

Address: 1336 8th Street, NW

Development Partners: Roadside Development & Dantes Partners

Brief Project History: In 2013, DMPED issued an RFP for development of the Property in accordance with District planning and economic development goals and objectives. Based on the RFP process and selection panel review, District selected a team led by Roadside Development and Dantes Partners (“Developer”) to develop the Property. Based on revised project residential affordability requirements for District-owned land, District and Developer negotiated an updated project development program.

Project Redevelopment Plans: In accordance with District land use planning and economic development goals and objectives, the proposed development plan for the Property consists of mixed-use residential over retail development consisting of approximately 76 residential condominium units, and approximately 6,000 s.f. of neighborhood retail space.

Conveyance Details: Fee simple transfer.

Affordable Housing: There are approximately 22-23 affordable housing units including 30% affordable units at 50% and 80% AMI. The residential component of the Project will meet the requirements of the Disposition of District Land for Affordable Housing Act of 2014 (“Act”).

Community Benefits: The Developer is contributing \$100,000 for local marketing retail assistance. In addition, the proposed project accommodates 1,500 s.f. of space for the neighboring Immaculate Conception Parish Hall and also accommodates 25 replacement parking spaces at the adjacent O Street Market project to replace the existing surface parking utilized by ICC.

Current Project Status: District and Developer have negotiated a revised term sheet to accommodate required 30% affordability levels and will now proceed to negotiate an LDA and related deal documents and well as prepare a PUD application for the Zoning Commission.

Project Timeline/Upcoming Major Milestones: Negotiate and prepare LDA and related documents for Council submission in Spring 2015. Follow 10-801 disposition process including necessary community meetings and outreach in preparation for submission.

Contact DMPED:

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Brian T. Kenner
Deputy Mayor



Office of the Deputy Mayor for Planning and Economic Development

PROJECT HIGHLIGHTS

8th & O: 1336 8th Street, NW

Development partners: Roadside Development/Dantes Partners

Ward 6

As of August 4, 2015



Program & Benefits:

- 185 Construction jobs
- 17 Permanent jobs
- \$1M in estimated annual tax revenue
- Approx. 75 residential units inc. 30% affordable (approx. 23 units) at 50%/80% AMI
- 4,000 SF of neighborhood retail
- 1,500 SF of community space
- 25 replacement parking spaces for church use

Status/Milestones:

- December 2013: Request for Proposals issued
- March 2014: Received 6 responses
- September 2014: Roadside/Dantes Partners selected
- March 2015: Amended and Restated Term Sheet executed

Upcoming:

- District and Developer finalizing LDA documents for Sept 2015 submission to Council
- Developer conducting design and pre-development activities

