



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Executive Office of the Mayor

Office of the Deputy Mayor for Planning and Economic Development



Waterfront Station Parcel

Community Presentations

September 10, 2015



AGENDA

- Introductions
- RFP and Process Overview
- Discussion Rules
- Developer Presentations
- Community Q&A
- Individual Questions



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1000 4th Street, SW

SSL: 0542 0822

Size: 59,044 SF

ANC 6D

Zoning : C-3-C (per First-Stage PUD Order 02-38A)

400,000 SF (per First-Stage PUD Order 02-38A)

12 – 13 stories (per First-Stage PUD Order 02-38A)

Anacostia Waterfront Development Zone

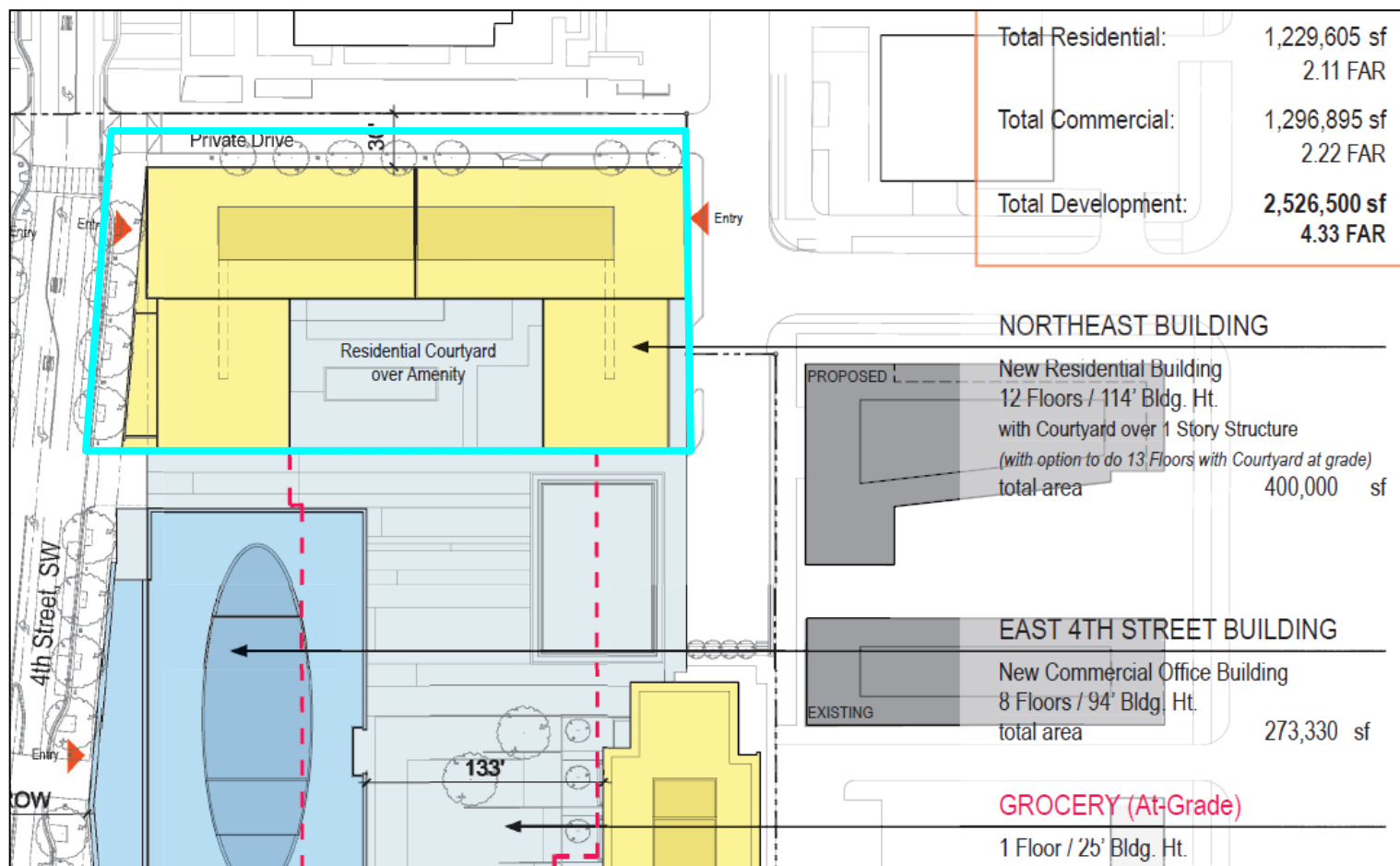
Southwest Small Area Plan



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Excerpt from *Stage 1 PUD Modification Application Supplemental Prehearing Submission*, page 2.0.



Vision

- High density, mixed use development with mixed-income residential and ground floor, neighborhood serving retail.

Development Goals

- Maximize economic value to the District
- Create affordable housing opportunities
- High architectural design quality
- Economic viability
- Mix of uses that are compatible with and leverage surrounding neighborhood development
- Responsive to community and stakeholder preferences
- Local and small business neighborhood serving retail



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Selection Timetable

RFP Issued	April 17, 2015
Pre-Response Conference and Site Tour	April 24, 2015
RFP Proposal Submission Deadline	May 22, 2015
Selection Panel Convened	June 2015
Notification of Short Listed Development Teams	August 2015
Interviews	September 2015
Community Presentation by Respondents	September 2015
Public Comment Period Open Thru	October 9, 2015
Request for Best and Final Offer (if applicable)	October 2015
Best and Final Submission Due (if applicable)	October 2015
Final Selection of Development Team	November 2015



Next Steps

- Developer presentations posted on the project website:
<http://dmped.dc.gov/node/1048432>
- Comment period is open until Oct. 9th, 2015.
- Submit questions by email to marc.bleyer@dc.gov or on a 3" x 5" notecard this evening.