OUR RFP

EASTERN BRANCH BOYS AND GIRLS CLUB

PUBLIC MEETING

Friendship Chamberlain Elementary

February 16, 2017

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DMPED
OFFICE OF THE DEPUTY MAYOR FOR PLANNING & ECONOMIC DEVELOPMENT

District of Columbia Office of Planning

Dion **Townley**

Project Manager

Office of the Deputy Mayor for Planning and Economic Development

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Brian T. **Kenner**

Deputy Mayor for Planning and Economic Development

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Charles **Allen**

Ward 6 Councilmember

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OurRFP is a Mayoral initiative to get community input at the start of the solicitation process so that the community's desires are considered in any potential future development

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AGENDA

- SITE BACKGROUND/ANALYSIS
- SUMMARY OF PUBLIC WORKSHOP
- COMMUNITY PRIORITIZATION EXERCISE
- NEXT STEPS

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SITE INFORMATION

261 17th Street SE:

Ward: 6

SMD: 6B09

Lot: 1088

Square: 0802

Lot Size: 11,125 Sq. Ft

Building Size: 31,028 Sq. Ft

Owner: District of Columbia

Zoning: RF-1

NEIGHBORHOOD CONTEXT

Facilities Within 1/2 Mile Radius Of Site

RECREATION CENTERS:

Watkins Recreation Center

SCHOOLS:

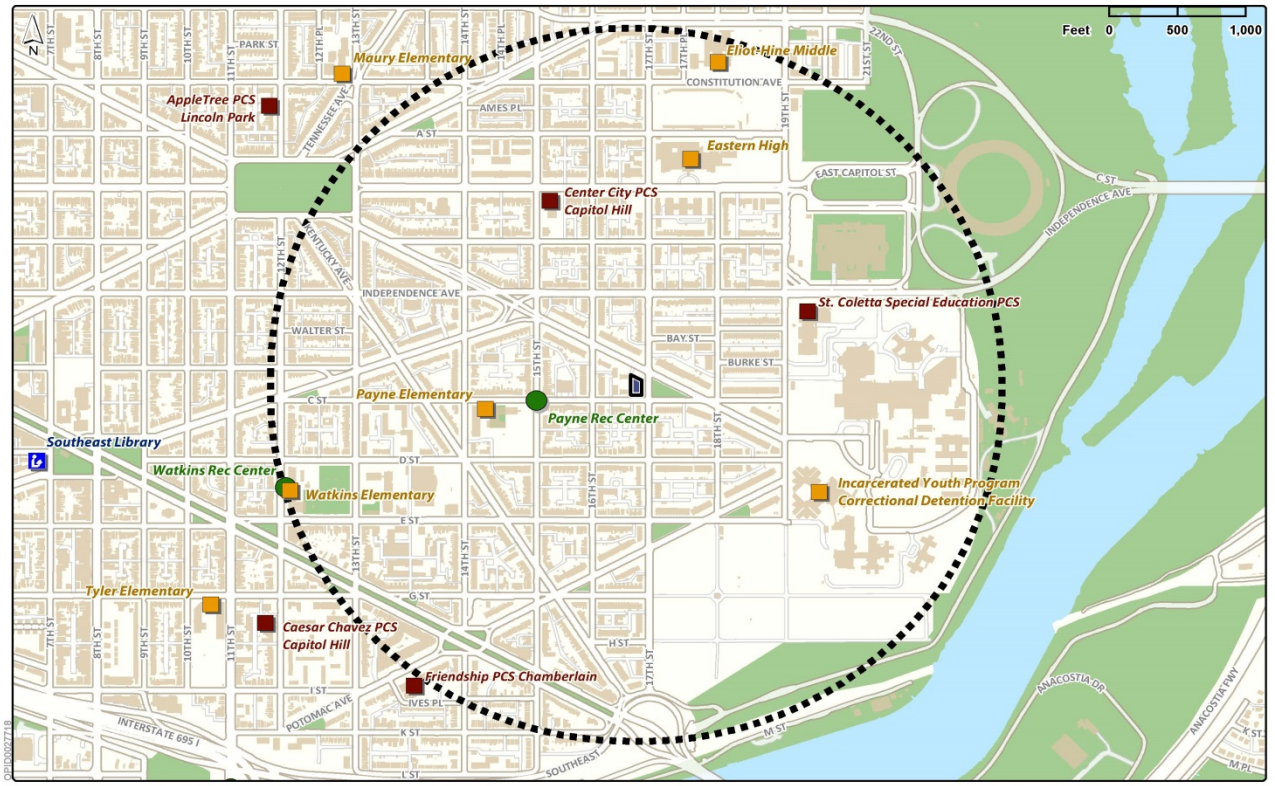
Eastern High School

Center City PCS

St. Coletta PCS

Watkins Elementary

Payne Elementary



PLANNING AND ZONING GUIDANCE

Site Location:

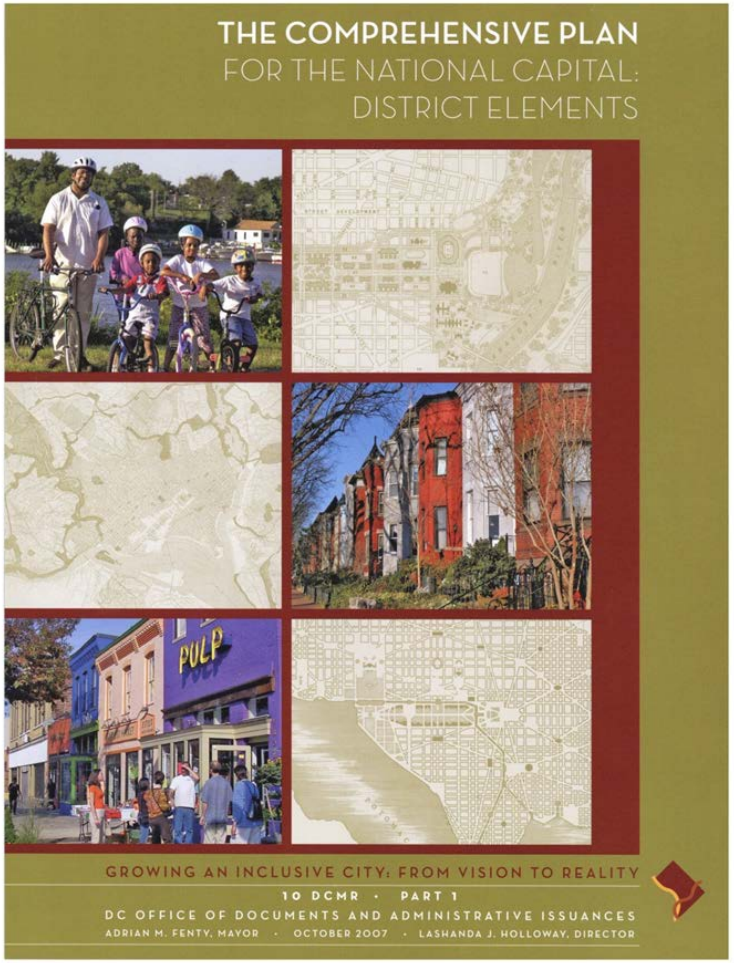
- Located within the Capitol Hill Area Element
- Not within in the Capitol Hill Historic District,
- Not a designated historic landmark.

Planning Guidance from:

- General Policies of Capitol Hill Area Element,
- Future Land Use Map,
- Generalized Policy Map and
- Zoning designation (RF-1).

General Guidelines for RF-1

- Allowable Uses
- Parking

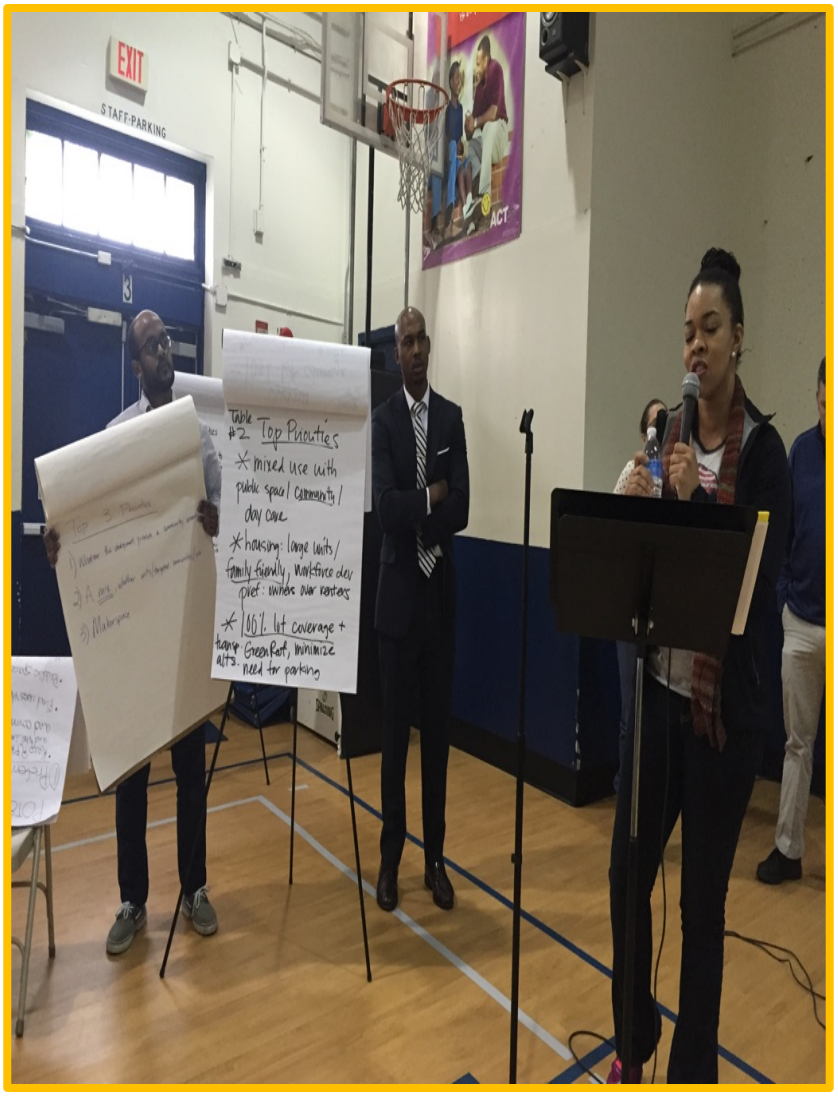


January 28 PUBLIC WORKSHOP

- Over 40 attendees
- Presentations from OP and DMPED
- Small groups with facilitated table discussions
- Priorities from each table

Photo Courtesy of Larry Janezich

SUMMARY OF COMMUNITY INPUT



SUMMARY OF COMMUNITY INPUT

POSSIBLE USES

- Residential Only
- Mixed-Use (Mostly Residential with Neighborhood Serving Retail like a Day Care, Senior Care, Corner Store, Community Space, etc.)
- Institutional (School, etc.)

SUMMARY OF COMMUNITY INPUT

HOUSING PRIORITIES:

- Family sized units
- Opportunities for homeownership
- Housing Reserved for Seniors
- Multigenerational housing

SUMMARY OF COMMUNITY INPUT

PUBLIC SPACE & SUSTAINABILITY

- Exceed Green Building Requirements (add sustainable elements, maximize energy efficiency)
- Sustainable Landscaping (rain garden, low impact, etc.)
- Public Art
- Street Furniture

PRIORITIZATION EXERCISE

‘MUST HAVE’- Tell us which community benefit is your **HIGHEST** priority for the project with this sticker

‘WOULD LIKE TO HAVE’-Tell us which additional community benefits you would like to see in the project with this sticker

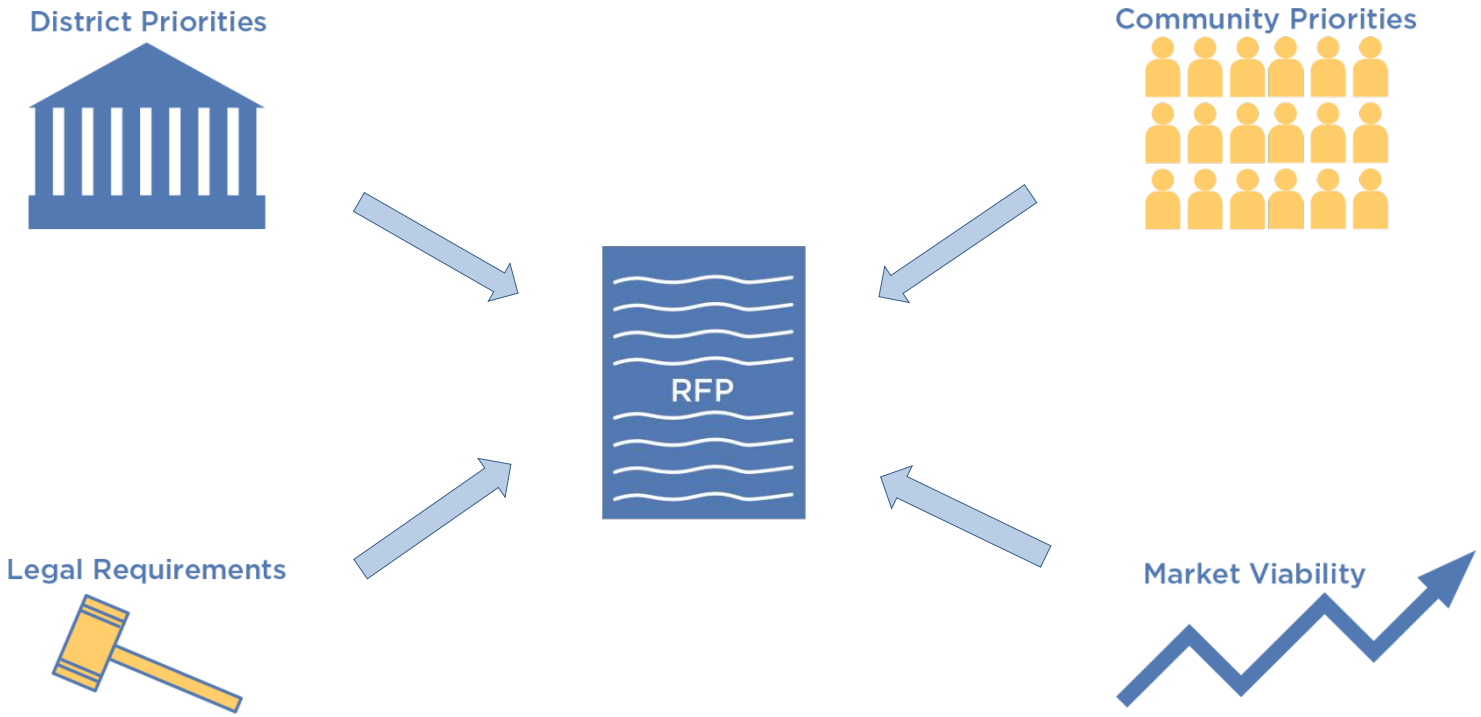
POSSIBLE USES

HOUSING

PUBLIC SPACE & SUSTAINABILITY

SUMMARY OF RESULTS

DISTRICT ANALYSIS



NEXT STEPS

- DMPED considers all feedback and priorities in drafting the RFP
- RFP release
- Pre-Response Information Session for developers who are interested in the site
- Responsive developers present proposals to the community

OUR RFP

Project Manager: Dion Townley
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Project Website:
http://dmped.dc.gov/page/eastern-branch-boys-and-girls-club-ourrfp

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