

Eden Place Phase II
Request for Proposals (RFP)

Amendment to RFP
Date: October 5, 2018

The Office of the Deputy Mayor for Planning and Economic Development (DMPED) received questions from the public during the Pre-Response Information Session that was conducted on September 21, 2018. DMPED's responses to those questions, described below, are hereby incorporated into the RFP by amendment.

Question 1:

Does DMPED prefer LEED or Enterprise Green Communities?

Answer 1:

DMPED does not have a preference between LEED or Enterprise Green Communities.

Question 2:

The RFP provides that Lot 0840 has reduced square footage. Is there some part of this lot that is not included in the solicitation?

Answer 2:

The land that is subject to the RFP is amended to only include the land comprising former Lot 806 in Square 5260 as identified on Assessment and Tax Plat 3778B (see attached).

Question 3:

Does DMPED have a survey that can be posted online?

Answer 3:

Surveys are available on the DC Surveyors website <https://dcra.dc.gov/node/1220456>

Question 4:

Are any environmental studies available?

Answer 4:

Environmental studies are not available.

Question 5:

What are the lots adjoining the alley and the Site, and who are the owners?

Answer 5:

Property Quest (www.propertyquest.dc.gov) indicates that the lots adjoining the alley and the Site are Lots 0834-0838 in Square 5260, and further provides that Dix Street Corridor Revitalization Partners LLC is the owner of these lots.

Question 6:

Can a portion of Phase I be utilized to construct the parking for the Phase 1 development and the shared space/community space?

Answer 6:

Please contact Eden Place Phase I Home Owners Association about utilization of this property.
Kiev Randall, Eden Place HOA President – mskrandall@gmail.com
Stephanie Williams, HOA At-Large – smissy2003@hotmail.com

Question 7:

Is the property surrounding Phase II available for development?

Answer 7:

The property that is being offered for development is the land comprising former Lot 806 in Square 5260. A respondent may propose including property surrounding former Lot 806 as part of its development proposal if the respondent has site control over such surrounding property.

Question 8:

Can DMPED provide more details regarding the preferred activity usage beyond “community space with play area for children”?

Answer 8:

DMPED has been engaged with Deanwood residents regarding Eden Place Phase II since the original solicitation was released in 2008. DMPED would like the Respondents to consider how they can incorporate the improvements requested by the residents into Phase II. Required Phase II elements include: (1) 5 Parking spots dedicated for Eden Place Phase I homeowners, (2) Community space with play area for children to be accessed by Phase I and Phase II residents, and (3) Address storm water management issues to ensure no water runoff to Phase I parcels.

Question 9:

Can the Phase I plans and any prior Phase II plans be posted online?

Answer 9:

No plans are available but prior iterations can be found online.
<http://dcmud.blogspot.com/2011/01/deanwood-heights-subsidized-housing.html>

Should you have questions, please contact Granville Woodson, Project Manager, at granville.woodson@dc.gov.