

# Parcel 42 RFP: Questions and Answers

1707 7<sup>th</sup> Street, NW | Square 0442, Lots 0106, 0803

The following questions were asked by attendees of the Parcel 42 Request for Proposals (RFP) Pre-Response Information Session & Site Tour on September 9th, 2015, or submitted via e-mail to Parcel42@dc.gov.

**Q: Are there civil drawing, site drawings, or a survey available?**

A: Please see the Phase 1 Environmental Site Assessment report (pages 30- 48). These are for illustrative purposes only. Respondents should not rely on this information and should conduct their own due diligence.

**Q: Is there a Phase 1 Environmental available? Do you know if there was a gas station on the site?**

A: Please see the Phase 1 Environmental Site Assessment report. There was a gas station on the site as indicated in the Environmental Site Assessment (page 5). Respondents should not rely on this information and should conduct their own due diligence.

**Q: Is there any risk mitigation/assurity for developers?**

A: As noted in the RFP, Respondents pursue this solicitation at their own risk. The property will be transferred “as-is.”

**Q: Can Respondents propose using subsidies for providing additional affordable housing?**

A: DMPED will not provide direct subsidy, but Respondents can propose a financing strategy that involves additional sources of financing to make the project feasible.

**Q: As a Resident I’m concerned about crime at the metro. Will there be a plan to address this concern and community problem?**

A: DMPED will coordinate with MPD to ensure that crime at the Metro station is addressed through the appropriate channels.

**Q: What if anything was decided about possibly closing or moving the alley to make it all one site?**

A: The District has not made a decision on how to treat the alley. We are looking to the development community to propose creative solutions that may include a range of ways to address the traffic needs of the site and others who use the alley.

**Q: What’s more important: the city setting the most value for the land or the most affordable housing?**

A: The District will do its best to balance the needs for more affordable housing with obtaining an appropriate land value.

**Q: Will presentations to ANC 6E take place at same time as community presentation?**

A: The District will coordinate all community presentations with ANC 6E.