

Waterfront Station Parcel

1000 4th Street SW | Square 0542, Lot 0822

The following questions were asked by attendees of the Waterfront Station Parcel Request for Proposals (RFP) Pre-Response Information Session & Site Visit held at the Southwest Neighborhood Library on Friday, April 24, 2015.

- 1. Have there been any discussions with the Christ United Methodist Church, immediately north of the subject property, regarding plans for their site?**

The Office of the Deputy Mayor for Planning and Economic Development has met with a representative of the Christ United Methodist Church in order to keep the Church informed of the plans for development of the subject property. There has not been any discussion with members of the church regarding plans for their site.

- 2. What is the long-term plan for the Southwest Neighborhood Library?**

The disposition of the subject property does not include the Southwest Neighborhood Library in any way. The Library is controlled by DCPL. The community has stated a desire for the library to remain in its current location as a stand-alone facility.

- 3. Is a private drive required?**

Yes, the approved first-stage PUD requires that a private drive be built on the north edge of the property.

- 4. Have any environmental assessments been done at this point?**

No environmental assessment has been performed on the subject property at this point.

- 5. What are they building on the parcel across 4th Street?**

The parcel directly across 4th Street is under construction. It is referred to as the Northwest Building under Zoning Commission Order No. 02-38A. The building will contain residential and ground-floor retail.

- 6. What are the affordability requirements for the site?**

At a minimum, a respondent's proposal for residential development must include the number of Affordable Dwelling Units (ADUs) at Area Median Income (AMI) levels (as defined in the RFP) that are required by the PUD, District law, and the executed Land Use Restriction Agreement (LURA), which is recorded with the District of Columbia Recorder of Deeds as instrument no. 2008099321. Please see pages 4 – 5 of the RFP for further information.

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1000 4th Street SW | Square 0542, Lot 0822

May 8, 2015

The following questions were submitted to the District regarding the solicitation for the Waterfront Station Parcel.

1. **Should multiple concepts be submitted as independent proposals?**
If a respondent is submitting multiple concepts, each concept should be submitted as an independent proposal.
2. **Does the 25 page limit count single-sided printing or double-sided printing?**
If printing double-sided, each sheet counts as 2 pages towards the 25 page limit.
3. **Do appendices such as the form of acknowledgement, statement of minimum terms, and letter of credit count toward the 25 page limit?**
The appendices do not count towards the 25 page limit.
4. **Do blank tab sheets count towards the 25 page limit.**
Tab sheets do not count towards the 25 page limit.
5. **Is there a scoring matrix or scorecard that will be used to evaluate the proposals weighing the value of all the different project criteria (sales price, community benefits, sustainability, affordable housing, etc) when making an award? If so, could it be provided to the respondents?**
The District uses a consensus process to evaluate proposals and make a selection. Evaluation material is for deliberative purposes only and will not be shared.