



St. Elizabeths East Campus Update

May 15, 2018

St. Elizabeths – Brief History



- St. Elizabeths East is located at the site of a formerly self-contained mental health community, St. Elizabeths Hospital, in the Congress Heights neighborhood.
- Established in 1855, the first buildings on the East campus weren't built until 1902 as part of a major expansion on approximately 183 acres.
- By the 1940s, there were 7,000 patients and staff housed across 350 acres on both the East and West campuses.
- Coinciding with the federal deregulation of mental healthcare, the St. Elizabeths East campus was transferred to the District in 1987. The campus has been mostly vacant since that time.
- St. Elizabeths was designated a National Historic Landmark in 1990.
- In April 2010, a new hospital opened to continue to serve local patients and federally assigned inmates with mental health concerns.

St. Elizabeths East Update - Infrastructure



- Phase 1, Stage 1 infrastructure construction started in November 2016. New roads and utilities will be installed between now and fall of 2018. (\$58M)
- Phase 1, Stage 2 infrastructure will include a reconfiguration of the Congress Heights Metro Station bus terminal and a new 13th St. Construction estimated to begin in FY19.
- Infrastructure improvements will facilitate and support the construction of the Entertainment & Sports Arena “ESA” (delivery in 4Q 2018); 252 units of multi-family affordable housing (delivery in 4Q 2020); 85 townhome units (delivery in 4Q 2020); and 170K square feet of commercial office space with 40K square feet of ground floor retail (delivery in 2Q 2021). Redbrick LMD is the lead developer for the residential and office/retail space.
- DC Water has completed construction of a new 2 million gallon water tower which will provide improved water pressure and service for residents in Congress Heights and other neighborhoods in Ward 8. The tower will be in service in summer 2018.
- A master parking study has been completed for the St. Elizabeths East campus. Approximately 1,200 new parking spaces are being added to the campus on surface lots.

St. Elizabeths East Campus 2012 Land Use Plan

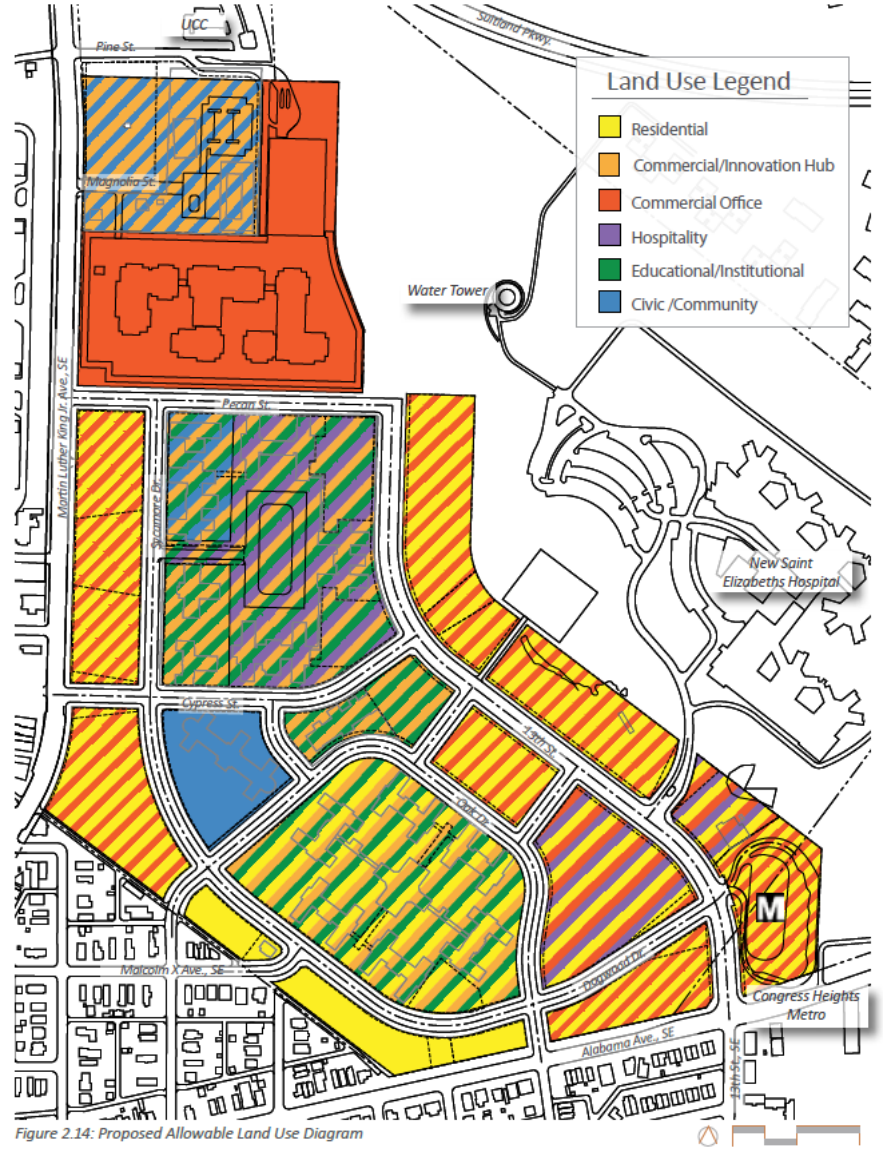


Figure 2.14: Proposed Allowable Land Use Diagram

Phase One Summary



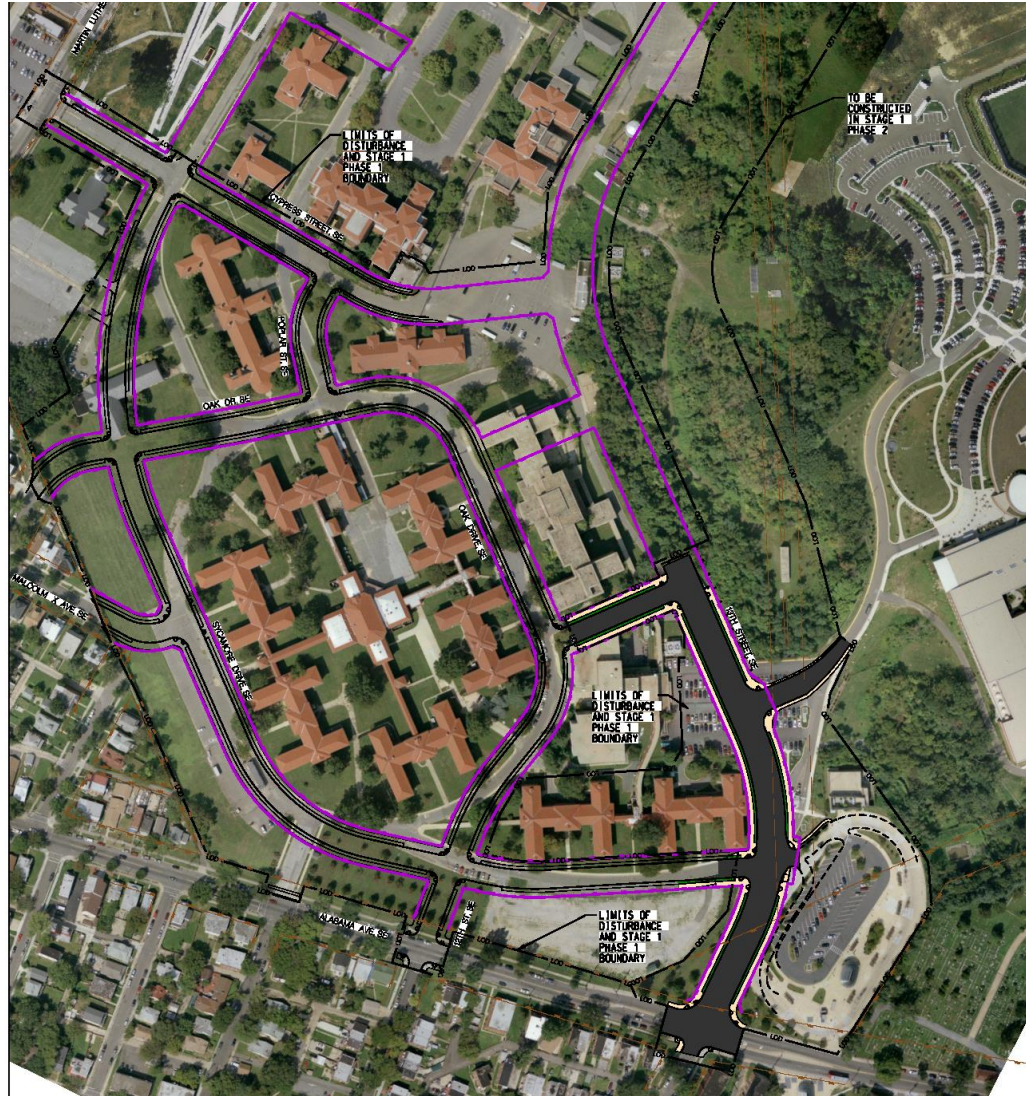
St. Elizabeths East Phase One



Anticipated 5 -Year Use Map	
Blue	Phase 1 Development Residential - Townhomes/Multifamily
Red	Phase 1 Development Mixed Use
Purple	Buildings In-Use - Gateway DC - RISE Demonstration Center
Green	Events DC's Planned Development - Washington D.C. Entertainment and Sports Complex
Phase One Key Features:	
Retail (Parcel 17)	47,000 GSF of Retail
Office (Parcel 17)	171,000 GSF of Office
Townhomes (Parcel 10/14)	Between 80-120 homes Townhomes (30% affordable)
Multifamily (Parcel 11)	250 units multifamily units (30% affordable) in 6 historic buildings and one center amenity building
Entertainment (Parcels 9/12)	4,200 seat Entertainment and Sports Arena for use as a concert/ entertainment venue, Wizards Training Facility and arena for Mystics and other sports teams



St. Elizabeths Phase One Infrastructure



New Temporary Surface Parking Lots

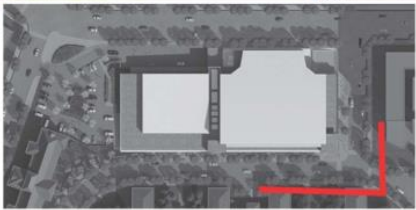


Entertainment & Sports Arena (“ESA”)



ENTRANCE VIEW

PERSPECTIVE VIEWS

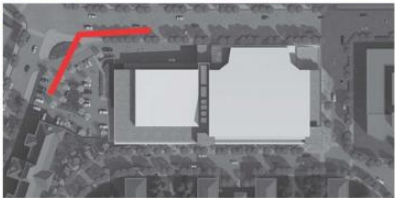


Entertainment & Sports Arena (“ESA”)



AERIAL VIEW LOOKING SOUTHEAST

PERSPECTIVE VIEWS



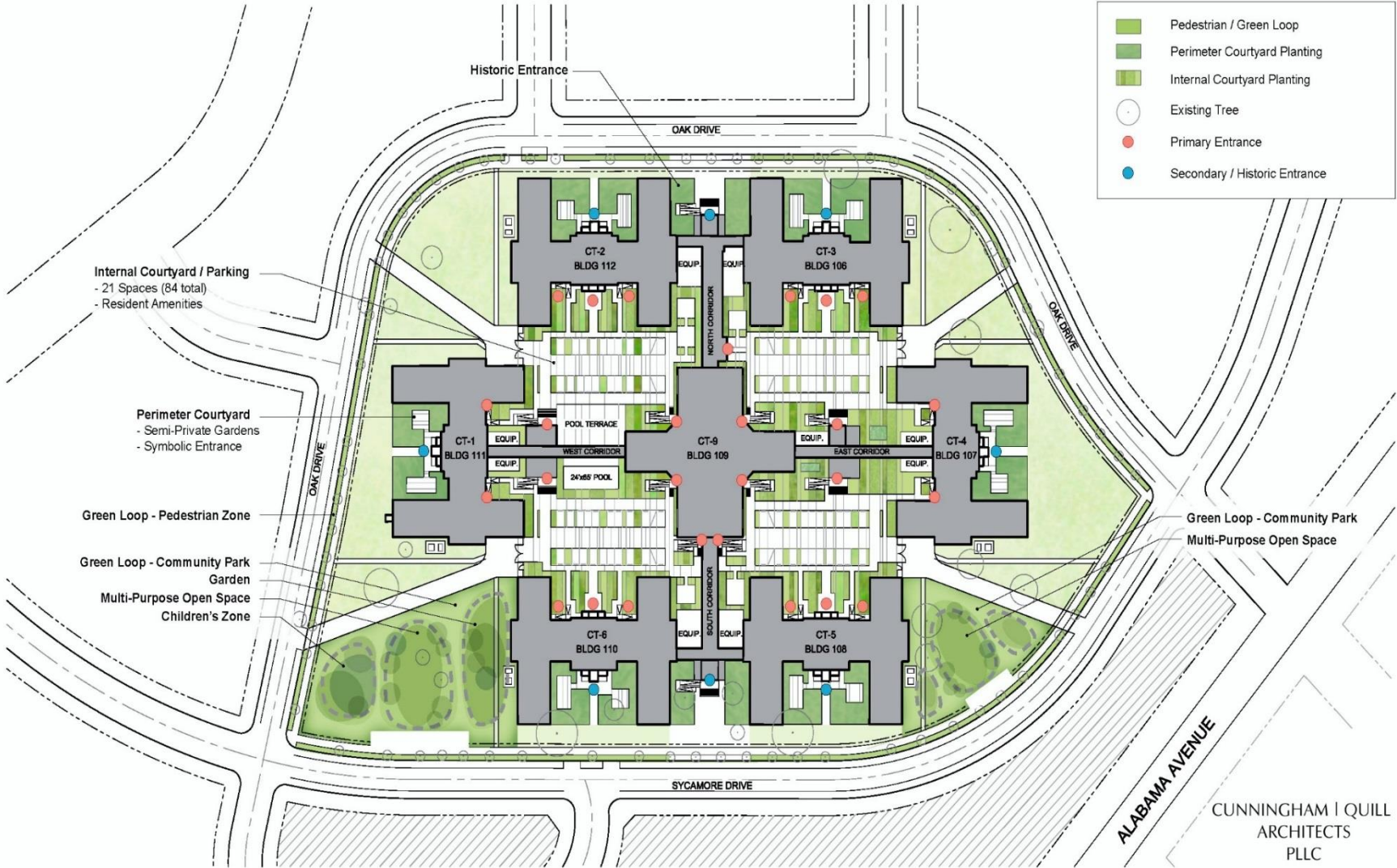
Live Shot of ESA on 5.15.18



Live shot of ESA on 5.15.18



CT Campus Preliminary Design



CUNNINGHAM | QUILL
ARCHITECTS
PLLC

Preliminary Townhome Design



July 5, 2017 ©2017 Torti Gallas + Partners 1300 Spring Street, 4th Floor Silver Spring, Maryland 20910 301.588.4800



REDBRICK LMD LLC

Revised Plan Option 1
ST. ELIZABETHS TOWNHOMES

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PARCEL 15



Figure 3.97: Illustrated plan focused on Parcel 15.

<i>Parcel Area</i>	4.0 Acres
<i>New Development Pad Area</i>	3.92 Acres
<i>Recommended Building Heights</i>	7 Stories
<i>Allowable Land Uses</i>	Residential, Commercial Office, Hospitality
<i>Ground Floor Retail</i>	Allowed, See Fig. 2.15 for specific locations
<i>Recommended FAR</i>	3.5
<i>Programmed Open Space</i>	Transit Plaza

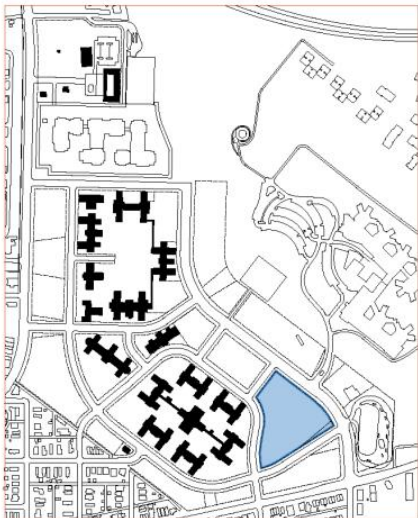


Figure 3.98: Parcel 15 Key Map



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