

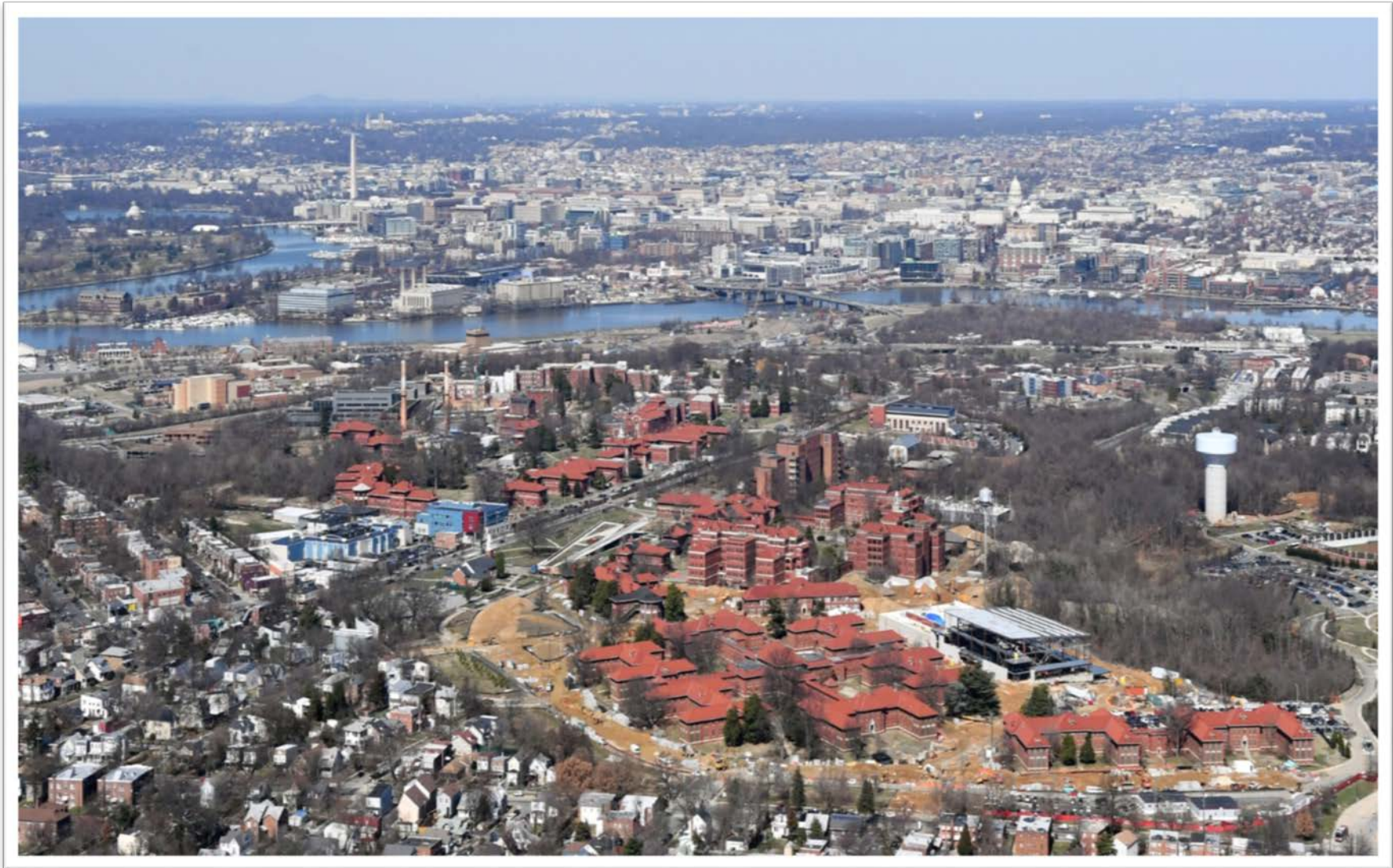


# St. Elizabeths East: Parcel 15 Pre- Response Conference

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June 29, 2018

# St. Elizabeths East





# St. Elizabeths East



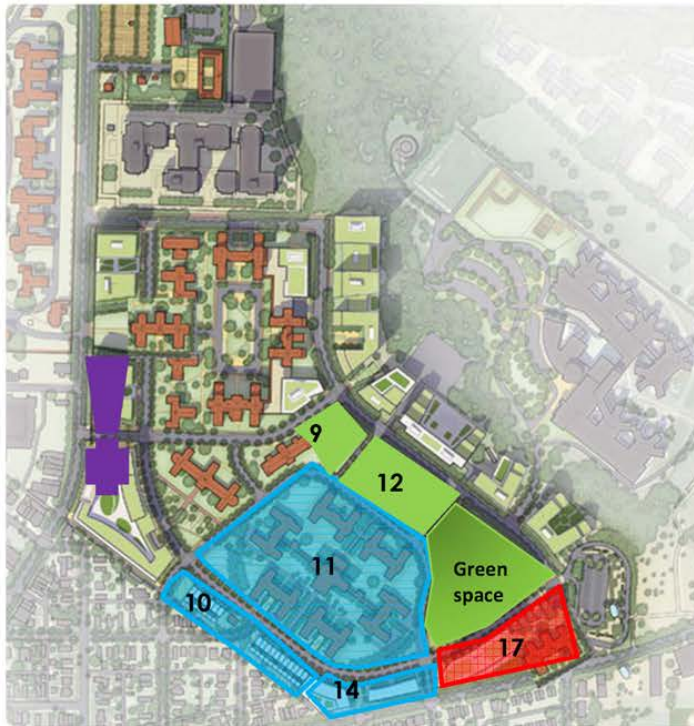


- St. Elizabeths East is located at the site of a formerly self-contained mental health community, St. Elizabeths Hospital, in the Congress Heights neighborhood.
- Established in 1855, the first buildings on the East campus weren't built until 1902 as part of a major expansion on approximately 183 acres.
- 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 Phase One



Anticipated 5 -Year Use Map	
<b>Blue</b>	Phase 1 Development Residential - Townhomes/Multifamily
<b>Red</b>	Phase 1 Development Mixed Use
<b>Purple</b>	Buildings In-Use - Gateway DC - RISE Demonstration Center
<b>Green</b>	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

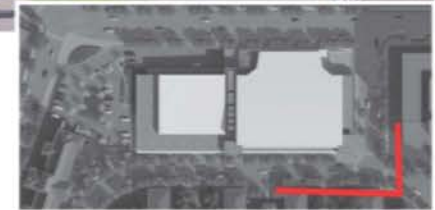


# Entertainment & Sports Arena ("ESA")



## ENTRANCE VIEW

## PERSPECTIVE VIEWS

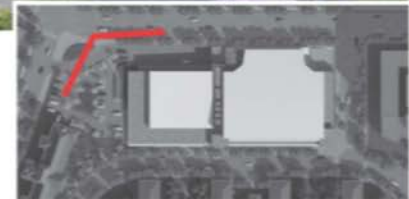


# Entertainment & Sports Arena ("ESA")



## AERIAL VIEW LOOKING SOUTHEAST

PERSPECTIVE VIEWS





# Entertainment & Sports Arena





# Entertainment & Sports Arena



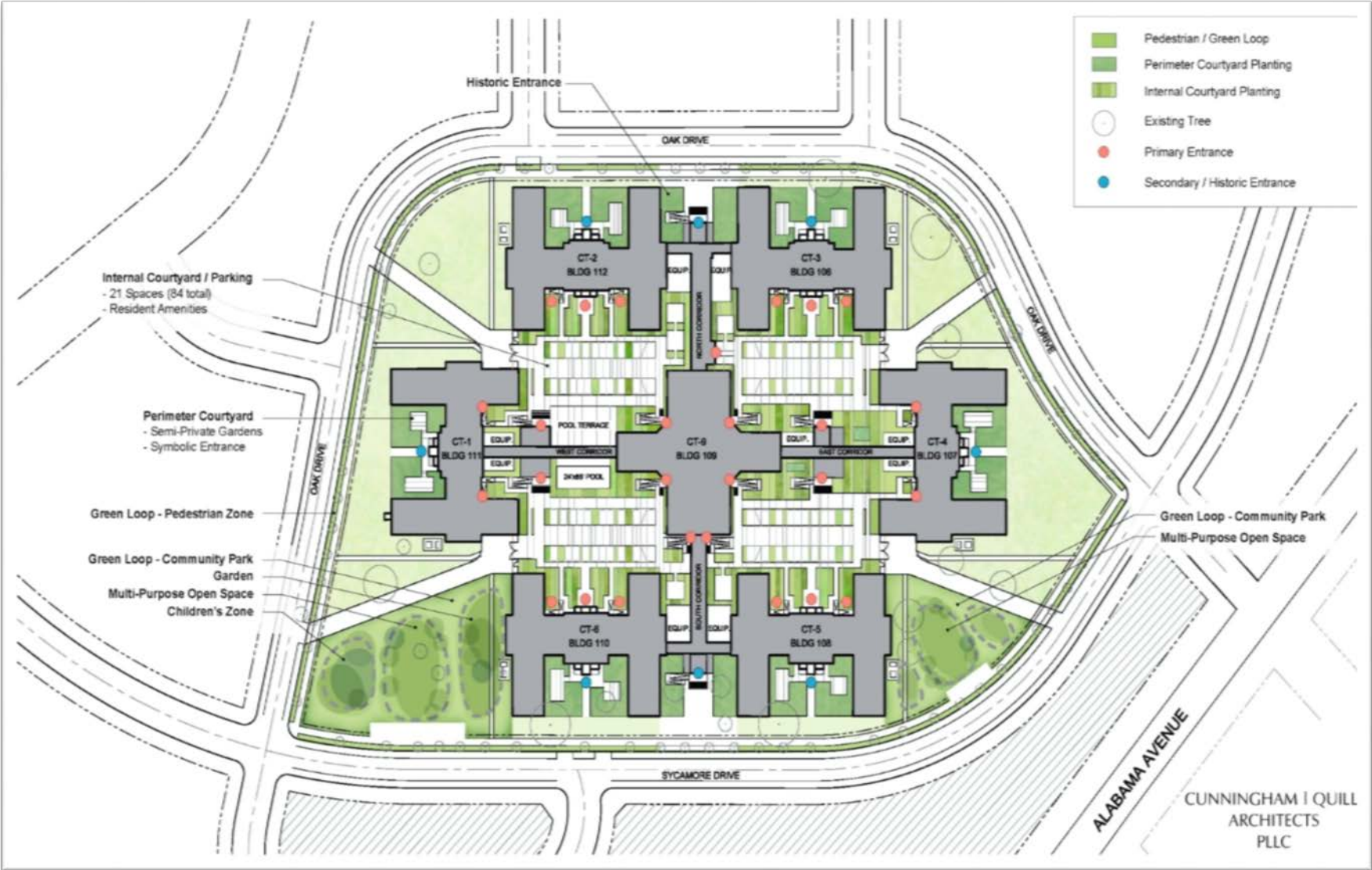


# New Temporary Surface Parking Lots





# CT Campus Preliminary Design



# Preliminary Townhome Design



July 5, 2017 ©2017 Torti Gallas + Partners 1100 Spring Street, 4th Floor Silver Spring, Maryland 20910 301.595.4800



REDBRICK LMD LLC

Revised Plan Option 1  
ST. ELIZABETHS TOWNHOMES



# St. Elizabeths Parcel 15



# Parcel 15



- Parcel Area: **4.2 Acres**
- New Development Pad Area: **3.92 Acres**
- Recommended Building Heights: **7 Stories**
- Ground Floor Retail: **Allowed**
- Recommended FAR: **3.5**
- Programmed Open Space: **Transit Plaza**
- Allowable Land Uses: **Retail, Residential, Office, & Hospitality**





- Propose an economically viable project.
- Detail a strategy to create **immediate** retail uses that complement the Entertainment & Sports Arena and serve the adjacent communities.
- Distinct and unique architecture that serves as a landmark point of interest.
- Detail a place-making strategy that includes operational financing plan and budget post stabilization.
- Propose a residential component that includes affordable housing units.
- Fulfill First Source, CBE, Green/sustainability standards, and applicable hiring requirements for District residents.

# Solicitation Timeline



Selection Process Timetable*	
1. Issuance of RFP	June 22, 2018
Pre-Response Conference and Site Tour	June 29, 2018
2. RFP Proposal Submission Deadline (3:00pm)	July 27, 2018
3. Selection Recommendation Panel Convenes	August 2018
4. Notification of Short Listed Respondents (if applicable)	August 2018
Interviews (if applicable)	TBD
Community Presentation by Respondents	TBD
Request for Best and Final Offer (if applicable)	TBD
Best and Final Submission Due (if applicable)	TBD
5. Final Selection of Respondent	October 2018
Submission of Disposition Agreement & Accompanying Legislation to District of Columbia Council	TBD
*ALL PROPOSED DATES ARE SUBJECT TO CHANGE	





## St. Elizabeths Team

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