



St. Elizabeths East Disposition Meeting

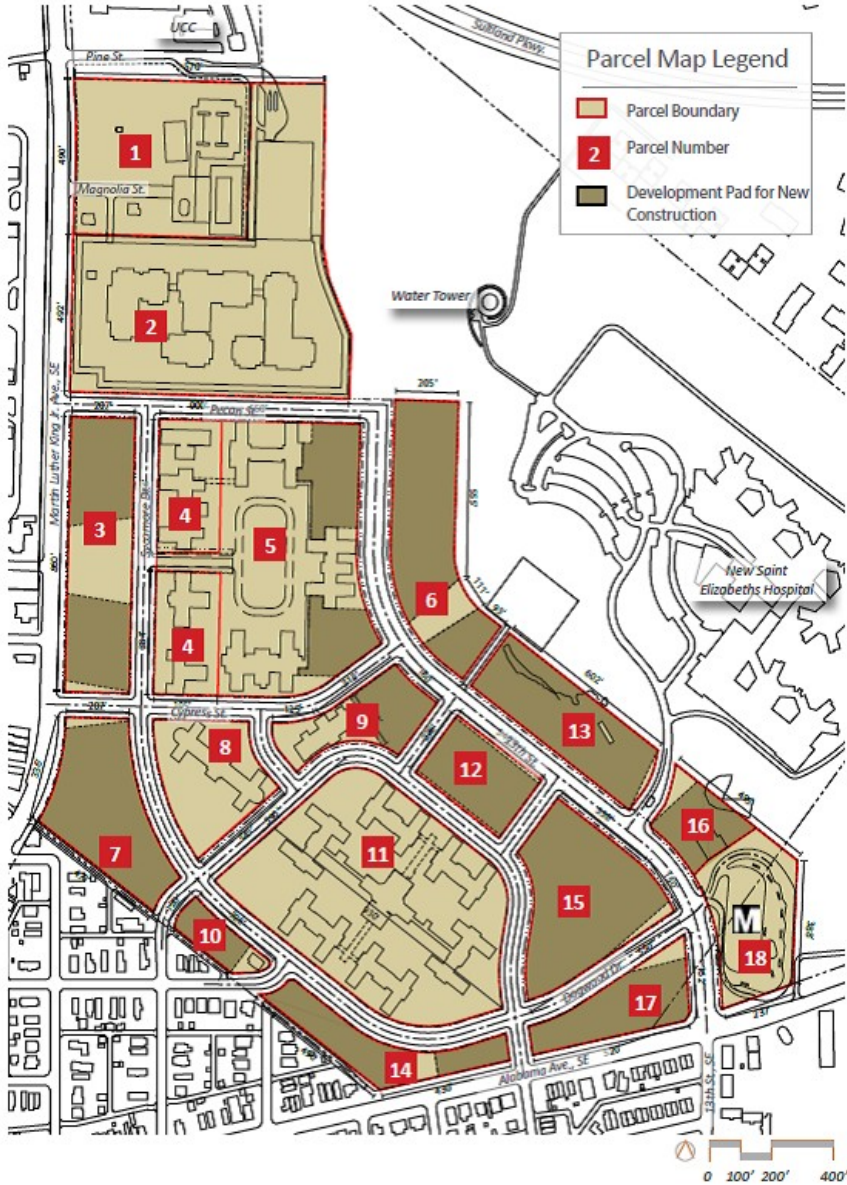
December 17, 2018

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 winter of 2018.
- 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 FY20.
- 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.
- Phase II infrastructure to begin design phase in FY19; Construction to begin in FY20 (Oct. 2019)

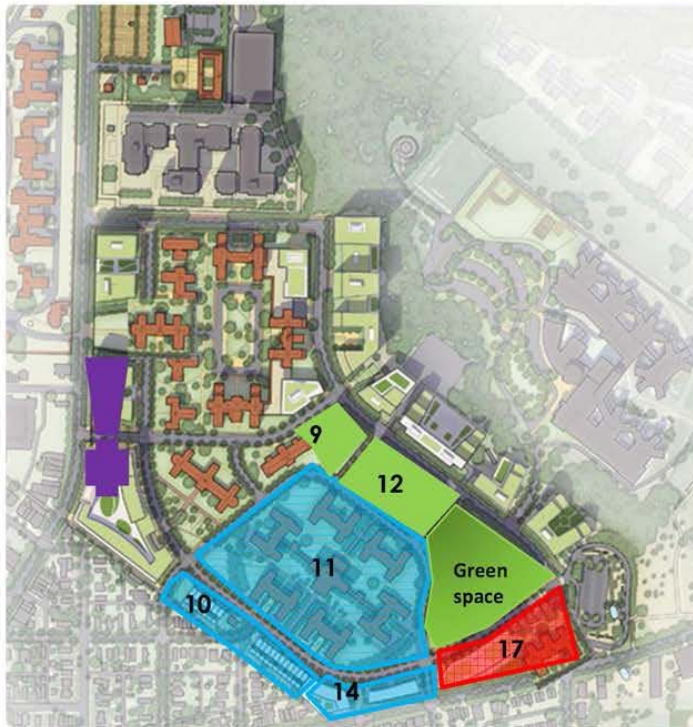
St. Elizabeths East Campus Map



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

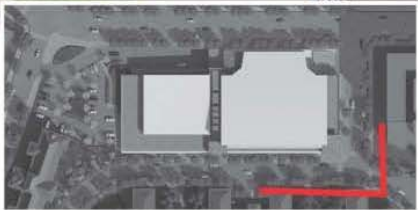


Entertainment & Sports Arena ("ESA")



ENTRANCE VIEW

PERSPECTIVE VIEWS



Entertainment & Sports Arena ("ESA")



ESA Ribbon Cutting Day



New Temporary Surface Parking Lots



Parcel 15



PARCEL 15



Figure 3.97: Illustrated plan focused on Parcel 15.

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

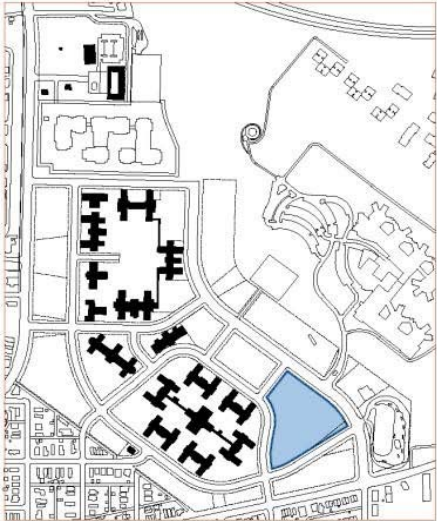
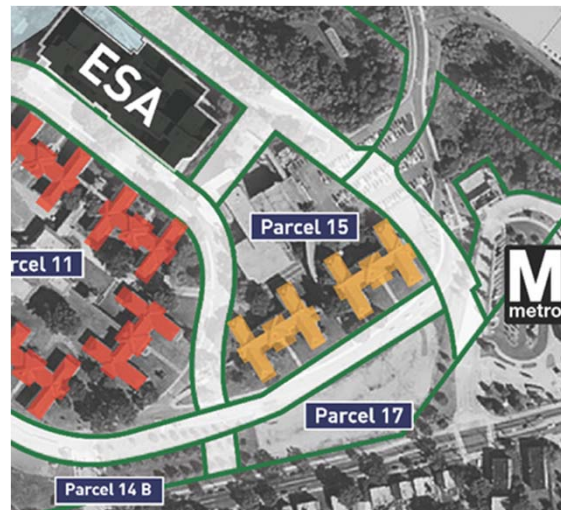


Figure 3.98: Parcel 15 Key Map

Parcel 15 Key Points



- St. Elizabeths East Parcel 15 is a 4.2 acre, 186,932 square foot lot located directly to the west of the Congress Heights Metrorail station and is adjacent to the new Entertainment & Sports Arena (“ESA”).
- While zoning requires some residential use on Parcel 15, the District envisions it as appropriate for additional Class A office use, with ground floor retail, open green space, and one or more levels of underground parking.
- The site can accommodate new construction of up to 373,538 SF



Parcel 15 Disposition Feedback Process



- We want to hear from you!
- Public comments will be sought from participants. We ask that everyone be patient, courteous, and respectful of others.
- Each commentator will have an opportunity to deliver his or her comments. The comments will be recorded by our recorder. If you cannot present at this meeting, or if the comments go beyond the 2 minute mark, we will request that the remainder of the comments be submitted in writing via email to James.Parks2@dc.gov or through regular mail to: Executive Director, St. Elizabeths East, Office of the Deputy Mayor for Planning and Economic Opportunity at 1350 Pennsylvania Ave, NW Suite 317, Washington, DC 20004
- The record will be opened until December 24, 2018.

Contact Information



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