



# **St. Elizabeths East Surplus Meeting**

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January 9, 2020



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- The Council of the District of Columbia may declare property surplus by reviewing and approving legislation submitted by the Mayor under D.C. Official Code §10-801.
  - To inform the Mayor's determination whether the real property is no longer required for public purposes a public meeting is held to obtain community input on potential public uses of Property prior to submitting the legislation to Council. Comments received from tonight's meeting will be submitted to Council with the surplus legislation.

# Parcel Map (Numbers and Building Heights)

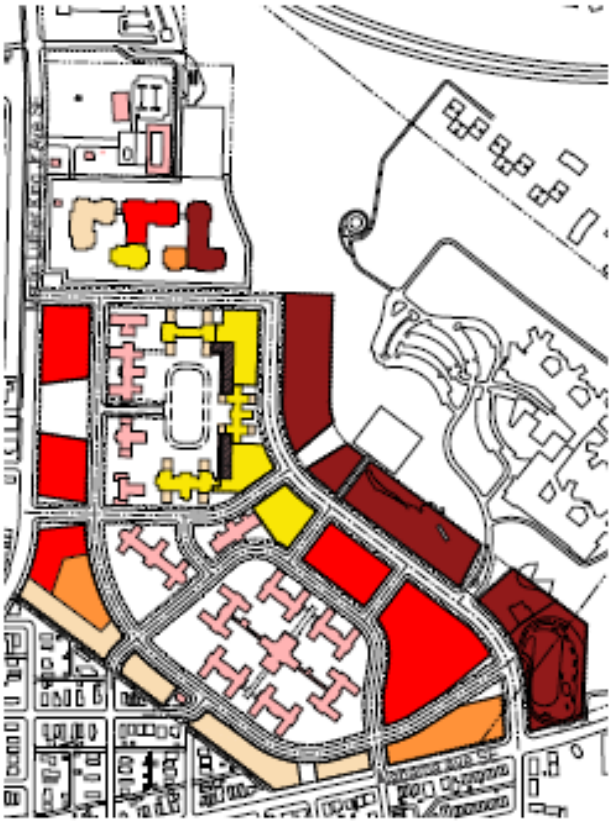
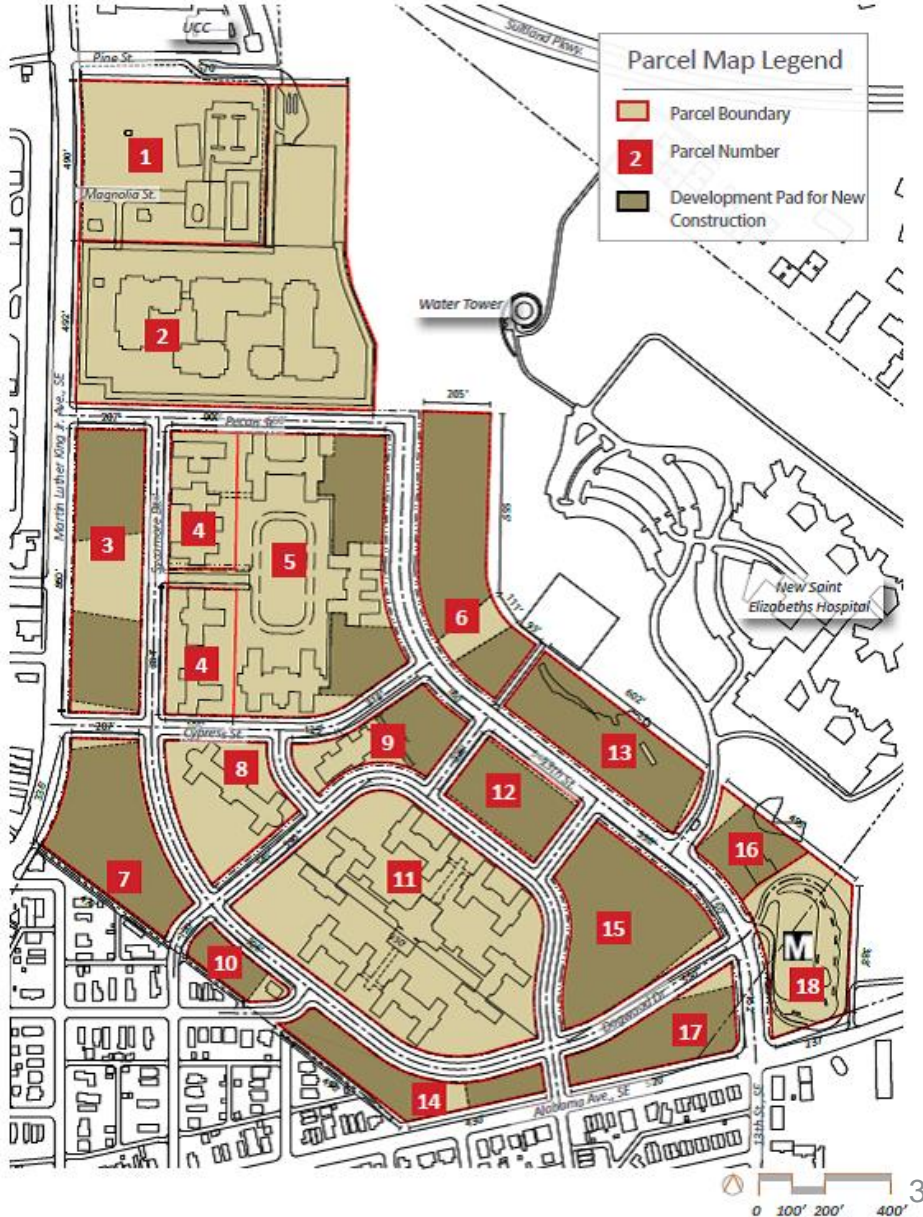


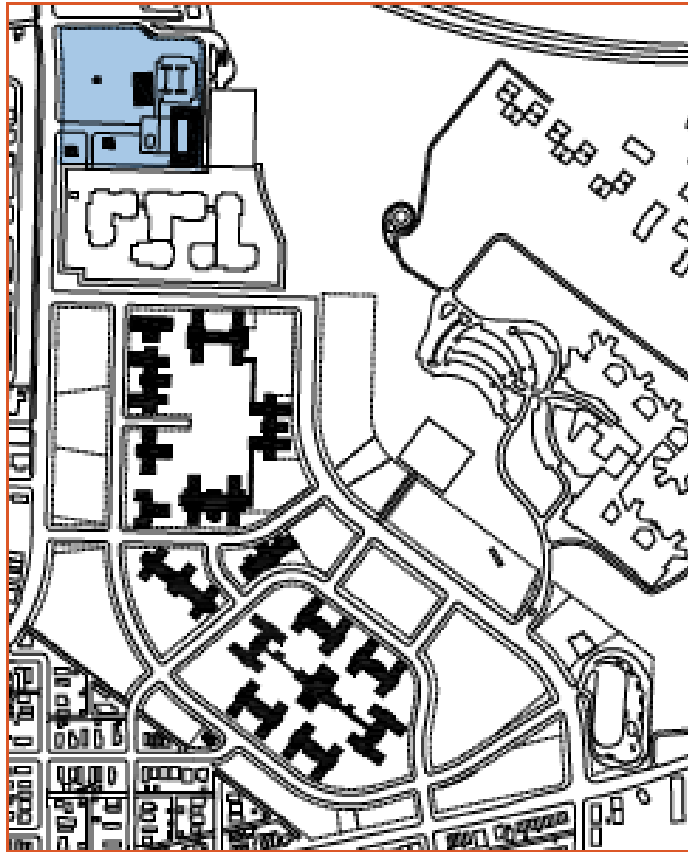
Figure 2.17: Maximum Building Height Diagram

## Building Heights Legend

- 1 Story
- 6 Stories
- 2 Stories
- 7 Stories
- 4 Stories
- 8-9 Stories
- 5 Stories
- Suggested Setback Area



# Parcel 1

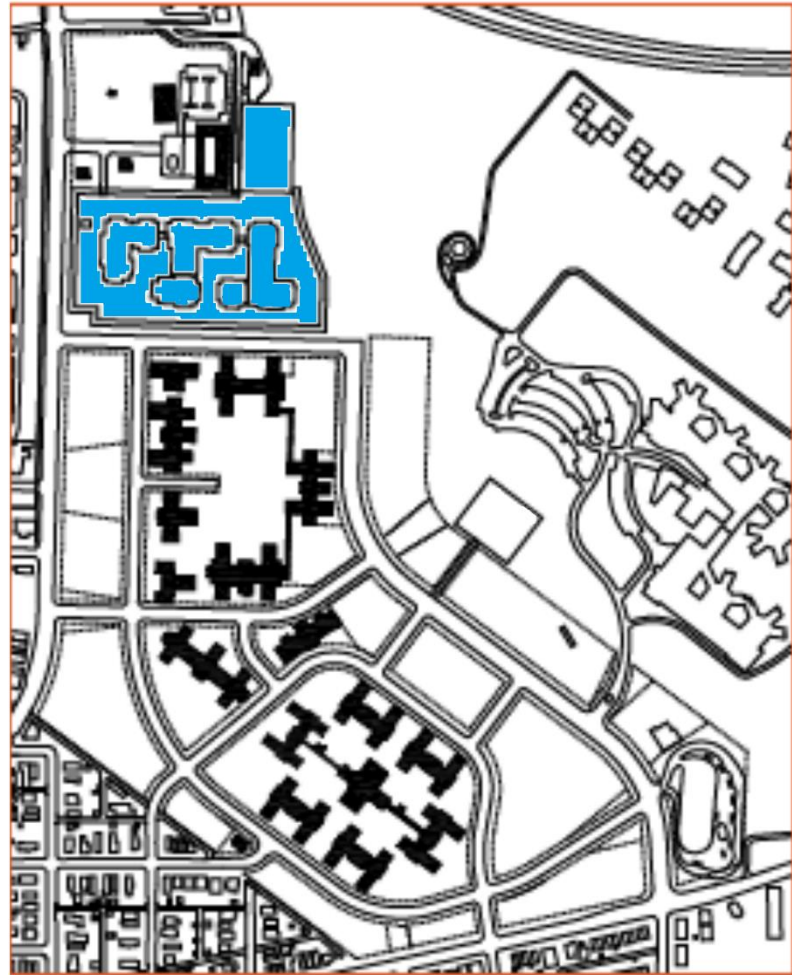


<i>Parcel Area</i>	6.6 Acres
<i>New Development Pad Area</i>	0 Acres
<i>Recommended Building Heights</i>	2 Stories
<i>Allowable Land Uses</i>	Commercial/Innovation, Civic/Community
<i>Ground Floor Retail</i>	Not Allowed, See Fig. 2.15
<i>Recommended FAR</i>	0.25
<i>Programmed Open Space</i>	Community Garden
<i>Additional Information</i>	Relocation of Unnamed Cottage

This parcel includes Buildings 86, 85, 83, and 82. These buildings are historic and must stay. It also includes Building 81, which is not historic.

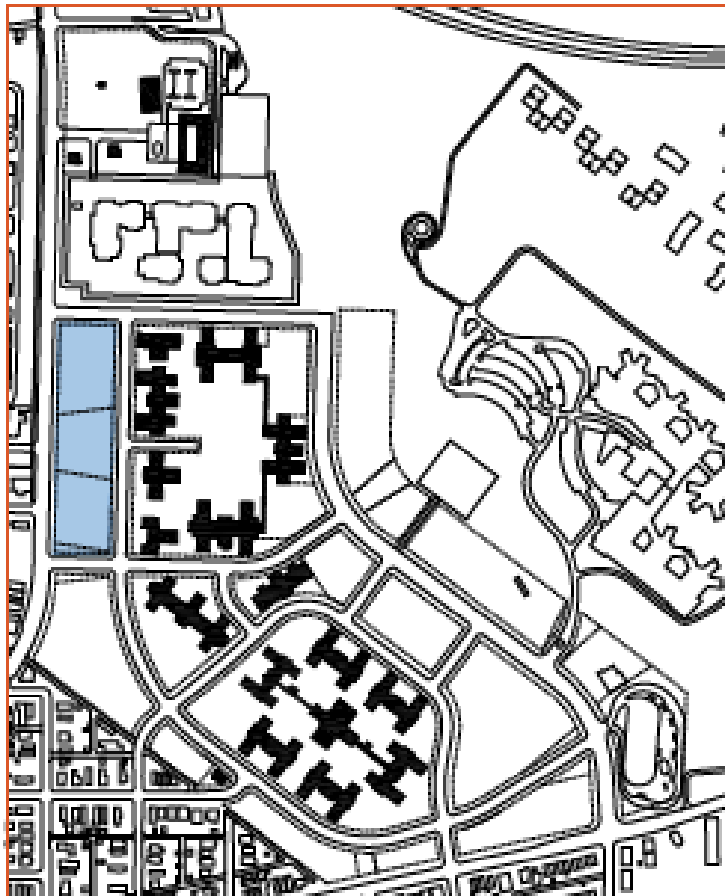
# Parcel 2

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This parcel includes the Red Lot.

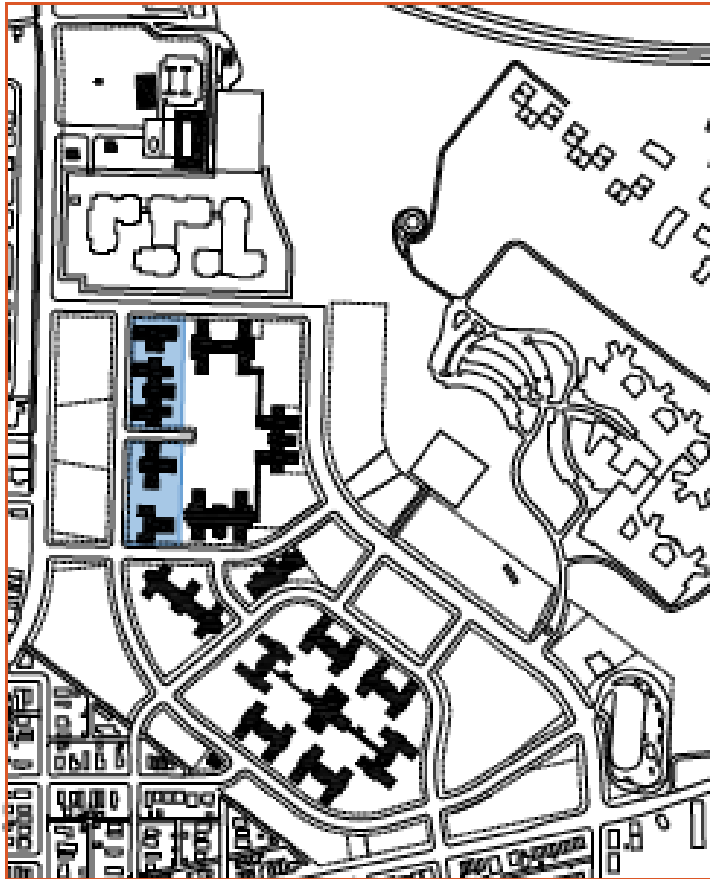
# Parcel 3



<i>Parcel Area</i>	4.1 Acres
<i>New Development Pad Area</i>	2.8 Acres
<i>Recommended Building Heights</i>	7 Stories
<i>Allowable Land Uses</i>	Commercial Office, Residential
<i>Ground Floor Retail</i>	Allowed, See Fig. 2.15 for specific locations
<i>Recommended FAR</i>	2.5
<i>Programmed Open Space</i>	MLK Forecourt

This parcel includes the Gateway DC building and the East-West Campus Connector.

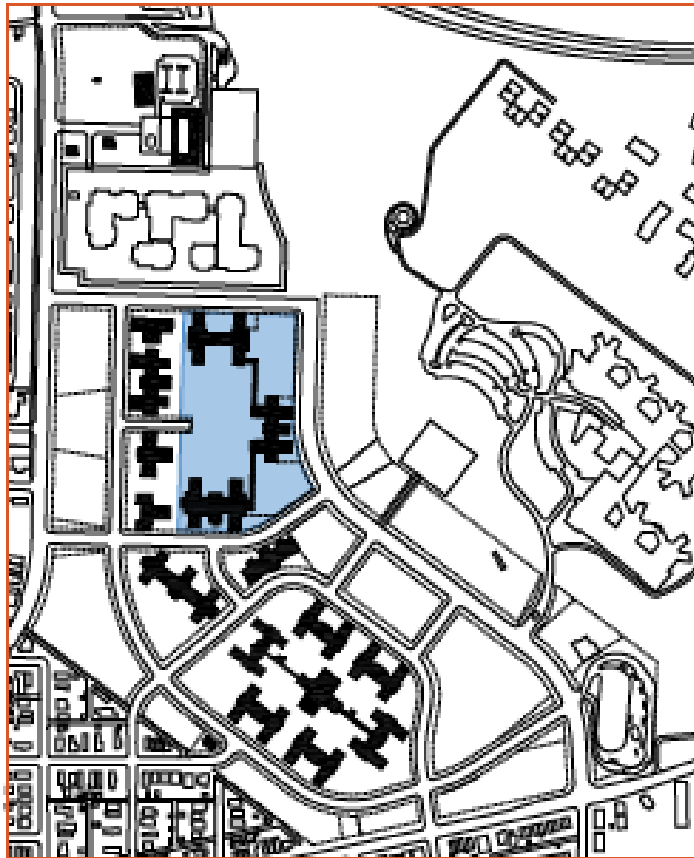
# Parcel 4



<i>Parcel Area</i>	3.6 Acres
<i>New Development Pad Area</i>	0 Acres
<i>Recommended Building Heights</i>	2 Stories
<i>Allowable Land Uses</i>	Commercial/Innovation, Educational Institution, Civic/Community
<i>Ground Floor Retail</i>	Allowed, See Fig. 2.15 for specific locations
<i>Recommended FAR</i>	0.58
<i>Programmed Open Space</i>	None

This parcel includes Buildings 89, 95, and 94. These buildings are historic and must stay.

# Parcel 5

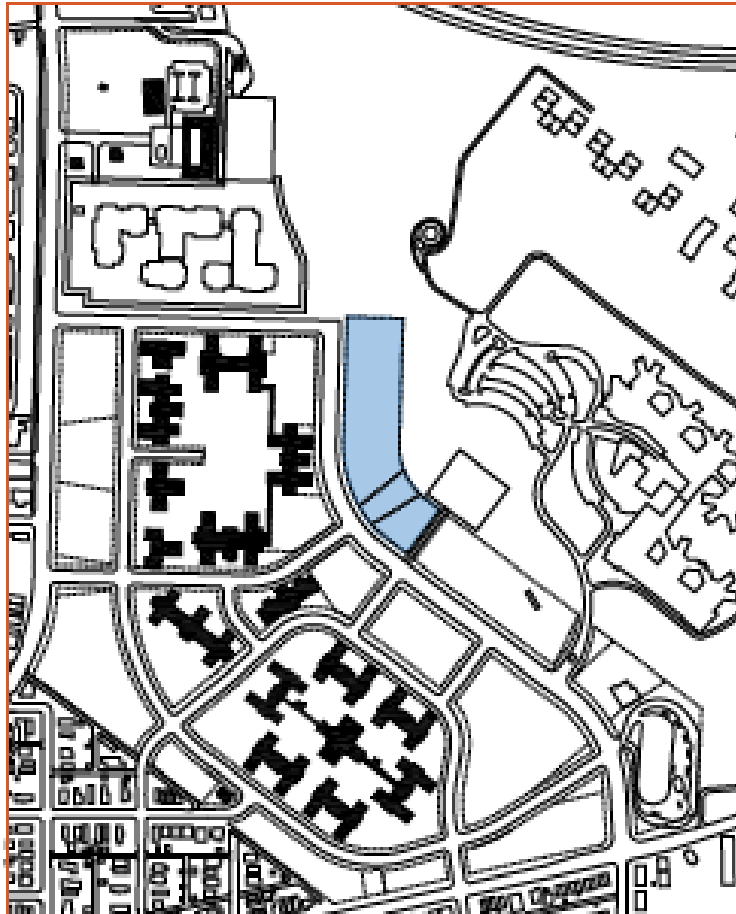


<i>Parcel Area</i>	8.9 Acres
<i>New Development Pad Area</i>	2.24 Acres
<i>Recommended Building Heights</i>	1 - 5 Stories
<i>Allowable Land Uses</i>	Commercial/Innovation, Hospitality, Educational Institution
<i>Ground Floor Retail</i>	Allowed, See Fig. 2.15 for specific locations
<i>Recommended FAR</i>	1.5
<i>Programmed Open Space</i>	Community Garden
<i>Additional Information</i>	Relocation of Unnamed Cottage

This parcel includes Buildings 90, 92, and 93. These buildings are historic and must stay.

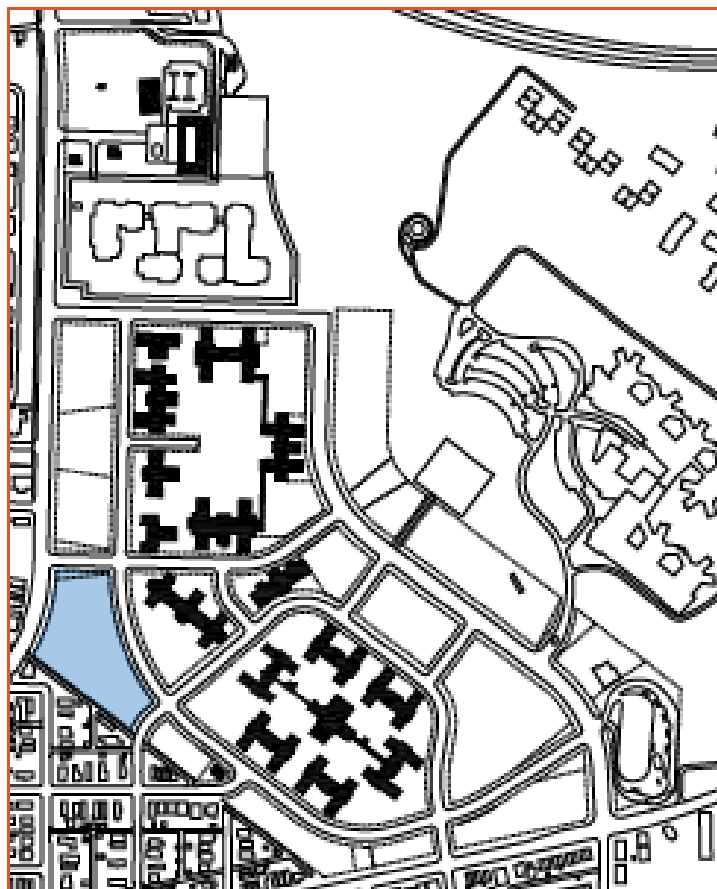


# Parcel 6



<i>Parcel Area</i>	4.0 Acres
<i>New Development Pad Area</i>	3.57 Acres
<i>Recommended Building Heights</i>	8 Stories
<i>Allowable Land Uses</i>	Residential, Commercial Office
<i>Ground Floor Retail</i>	Allowed, See Fig. 2.15 for specific locations
<i>Recommended FAR</i>	4.0
<i>Programmed Open Space</i>	Cypress Commons

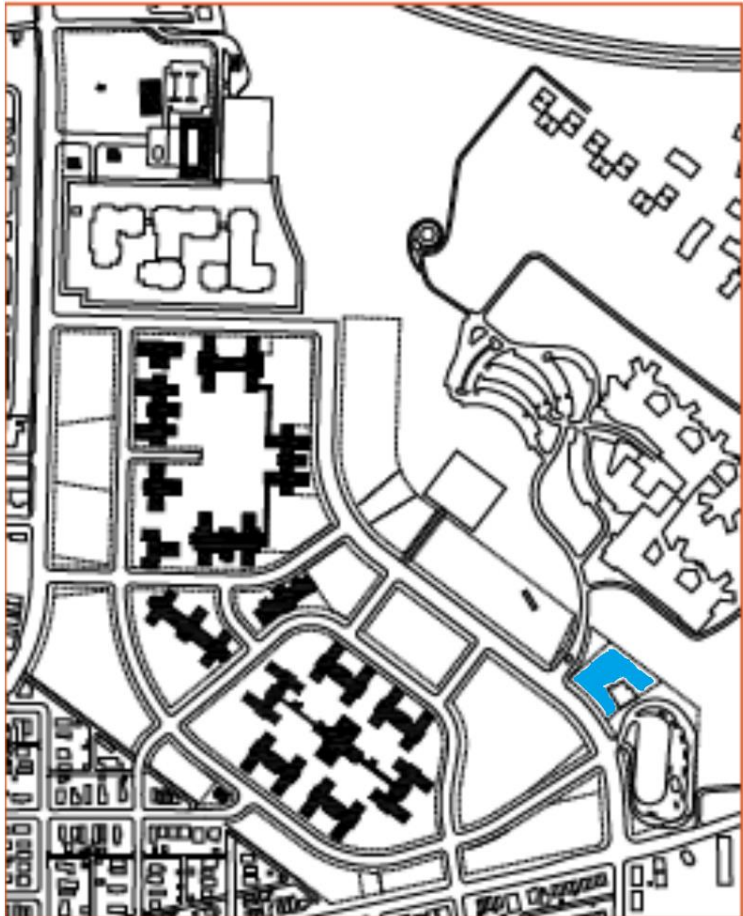
# Parcel 7



<i>Parcel Area</i>	3.4 Acres
<i>New Development Pad Area</i>	3.2 Acres
<i>Recommended Building Heights</i>	4 - 7 Stories
<i>Allowable Land Uses</i>	Residential, Commercial Office
<i>Ground Floor Retail</i>	Allowed, See Fig. 2.15 for specific locations
<i>Recommended FAR</i>	2.5
<i>Programmed Open Space</i>	MLK Plaza

This parcel includes The R.I.S.E. Demonstration Center and Building 99.

# Parcel 16



<i>Parcel Area</i>	1.2 Acres
<i>New Development Pad Area</i>	1.1 Acres
<i>Recommended Building Heights</i>	8 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>	4.0
<i>Programmed Open Space</i>	None
<i>Additional Information</i>	Coordinate development with WMATA infrastructure.

# Parcel 1-7, 16 Surplus Feedback Process

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- Public comments will be solicited 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 3 minute mark, we will request that the remainder of the comments be submitted in writing via email to [James.Parks2@dc.gov](mailto:James.Parks2@dc.gov) or through regular mail to: Project Manger, 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 January 24, 2020.



## St. Elizabeths Team

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