- General Redevelopment Update
- St. Elizabeths East Innovation Strategy
- Incorporation of Microsoft Innovation Center in First Phase of Development
- Interim Use Efforts - R.I.S.E. Demonstration Center
<table>
<thead>
<tr>
<th>Project</th>
<th>Square Feet</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Innovation Hub</strong></td>
<td>174,561 SF</td>
<td>Innovation &amp; Academic</td>
</tr>
<tr>
<td><strong>CT Village</strong></td>
<td>335,392 SF</td>
<td>Residential Units, Appx. 200 Units</td>
</tr>
<tr>
<td><strong>Congress Heights Center</strong></td>
<td>603,688 SF</td>
<td>Office &amp; Retail</td>
</tr>
<tr>
<td><strong>Interim Use Parcels</strong></td>
<td>490,051 SF</td>
<td>Appx. 346 Parking Spots</td>
</tr>
<tr>
<td><strong>Gateway DC</strong></td>
<td>41,000 SF</td>
<td>(Licensing &amp; Management Rights)</td>
</tr>
<tr>
<td><strong>Total Phase I</strong></td>
<td>1,644,692 SF</td>
<td></td>
</tr>
</tbody>
</table>
- Citelum
- Microsoft
- VIMTrek
- Academic Institutions

### PARCELS EIGHT & NINE

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Building</th>
<th>Existing Building Size (Est.)</th>
<th>Maximum By-Right Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 8</td>
<td>Building 100</td>
<td>39,099 SF</td>
<td>47,208 SF</td>
</tr>
<tr>
<td>Parcel 9</td>
<td>Building 102</td>
<td>33,920 SF</td>
<td>127,353 SF</td>
</tr>
<tr>
<td>Parcels 8 &amp; 9</td>
<td></td>
<td></td>
<td>174,561 SF</td>
</tr>
</tbody>
</table>

**Total Permitted Development**

Parcels 8 and 9 include two existing historic buildings (Buildings 100 and 102), comprising 39,099 SF and 33,920 SF respectively. There is also an opportunity to construct a 8,109 SF addition on building 100 and a 93,433 SF addition to the 39,000 SF Building 102 to create a total development potential of approximately 174,561 SF on a 4.6-acre parcel. Please note that all square footages are estimates. Respondents should conduct their own due diligence to confirm actual sizes.

Building 100, located on Parcel 8, was constructed in 1902 and is a two-story masonry building comprising 39,099 SF. The building retains a number of historic features, including exterior masonry, cupolas, wood windows, red tile roofs, chimneys and porches, as well as interior sitting rooms and double-loaded corridors. Due to age and the weathering of the structure’s masonry envelope, roof, overhangs and drainage system, the building has general deterioration. To limit further decay, the District performed high priority hazmat remediation and abatement, as well as roof and other general repairs on Building 100 in the Summer of 2013. Please note that the building will be conveyed in “as-is” condition without warranty by the District as to its physical condition.

Building 102, located on Parcel 9, was also constructed in 1902 and shares many of the characteristics of Building 100, including masonry construction, symmetry in elevation and plan, stone and brick detailing and ornamentation and one- and two-story porches. The building comprises 33,920 gross square feet.

In addition to Building 102, Parcel 9 includes a buildable lot to the northeast of the existing building that can accommodate up to 93,433 SF of newly constructed space. While zoning is flexible as to its use, it is proposed that this new development would be ideal for office, classroom, research and product assembly.

Ideally, Innovation Hub facilities at Buildings 100 and 102 will be flexibly designed and programmed to accommodate a range of uses, including office, classroom, assembly, dry laboratory and meeting and gathering spaces. Refer to the appendix for the possible inclusion of the anchor tenants, as well as Building 94 and 95 in the Phase I footprint.

- Citelum
- Microsoft
- VIMTrek
- Academic Institutions
- By-Right Zoning that permits up to 5 million square feet of academic, commercial, residential and retail uses (2013)
- Over $100 million in capital funding committed to infrastructure and capital improvement investments (2012)
- Stabilization of Buildings 100, 94, 95 and 89 (2013)
- Continuation of the Stage 1 Infrastructure Improvements Solicitation (2012-2014)
- Construction and opening Gateway DC (2013)
- Commencement of Demonstration Center (2014)
- Comprehensive study of DHS economy in Washington, DC
- Discusses potential opportunities for St. Elizabeths East
- Includes a development & implementation plan for the Innovation Hub
GOAL: Create a Unique & Inspiring Built Environment

- Encourage Growth of Entrepreneurial Businesses at St. Elizabeths East
- Attract Dynamic, Innovation-driven Industries to the District
- Facilitate Public-Private Partnerships in the Innovation & Commercialization Arenas
GOAL: Create a Unique & Inspiring Built Environment

- Showpiece for District-wide Efforts in the Tech Sphere
- Contribute to the Diversification of the DC Economy
- Support DC-based Businesses as Competitors in the Private Sector National and Global Market
GOAL: Nurture Strong Community Connections

▪ Leverage Local Assets at the Innovation Hub
▪ Build Capacity within the District & Ward 8 Communities
▪ Ensure Local Participation in Economic Opportunities at St. Elizabeths
DECEMBER’S LAST FOOD TRUCKS FOR LUNCH @GATEWAYDC

MICROSOFT RETAIL DISPLAY

2700 MLK JR AVE SE
GATE 4 (MLK AVE)
GATE 3 (FROM DHS CAMPUS)
11AM TO 2:30 PM
DECEMBER 19

Microsoft will be on site with a great selection of their newest products.

Every hour one Microsoft notebook will be randomly gifted to a lucky attendee.

MICROSOFT BYTES & BITES

stelizabethseast.dc@dc.gov | stelizabethseast.com
State-of-the-art technology facilities designed specifically to allow the District to:
- Form partnerships with local companies
- Provide opportunities for local technology firms and entrepreneurs to share resources and ideas, collaborate on projects, and
- Translate projects into commercial applications.
- Over 100 MICs in 38 countries around the world, any recently launched, Miami, Florida
▪ Operated by local stakeholders, which may be
  ▪ Local Companies
  ▪ Universities
  ▪ Government Agencies
  ▪ Combination of the above
▪ The MIC will be branded by Microsoft, but not a Microsoft business, subsidiary or corporate affiliate
▪ The MIC is owned & operated by a non-Microsoft entity
▪ Confirms that the District and Microsoft are committed to making the MIC a reality
▪ Notes the District’s interest in having respondents identify potential operational partners for the MIC
▪ Identifies a location for the MIC in Building 100 & a proposed footprint of approximately 10,000-12,000 SF
▪ Outlines the next steps:
  ▪ Identify the operating partner that will be responsible for entering into an agreement with Microsoft relating to the MIC
  ▪ The operating partner is responsible for leasing the MIC space from the Master Developer for the MIC
  ▪ Respondents’ requests for subsidies sought, if any, from the District should be noted in responses to the RFP
SITE ACTIVATION EFFORTS: GATEWAY DC
CONCERTS & EVENTS
- Permanent Innovation Hub space not available until late 2016 when infrastructure improvements are complete
- Inability to clearly incorporate anchor tenants in the physical redevelopment efforts until 2016 when space is available
- Need to jump-start Innovation Hub activities in the short term to maintain and build momentum for the project
- Strong demand from community for early link into St. Elizabeths Innovation Hub
- Local affinity for the preservation and reuse of the chapel
- Opportunity to leverage excitement and interest from the Gateway DC
Mid-Term Opportunity (Estimated Minimum 10 years)
- Direct response to community desire to reuse the chapel coupled with the District’s desire to jump-start Innovation Hub efforts
- Design the space a demonstration space to showcase the District’s future of the Innovation Hub
- Expands the success of Gateway DC into the tech & innovation areas
DIGITAL INCLUSION CENTER
FLEXIBLE, CREATIVE SPACES
DEMONSTRATION SPACES
ONE-ON-ONE MEETING SPACES
UPGRADED FACILITIES
KITCHEN AREA
GREEN AREAS & SEATING
TOGETHER CREATING A CO-LOCATION OF COMMUNITY UNIVERSITY TECHNOLOGY


R.I.S.E. “REL8.INNOV8.STIMUL8.ELEV8”
- Allows for continued site activation
- Provides temporary space/demonstration areas & offers flexibility in community programming:
  - Flexible conference space
  - Meeting space for workforce development and tech training
  - Beacon for digital literacy
  - Platform for existing and new partnerships
Spring 2014
Release Phase 1 RFP for Master Development Partner and MIC Operational Partner
DDOT Release of Stage 1 Infrastructure Improvements (Estimated)
Roll-out of Gateway DC Series: Gateway to Creative, Gateway to Success & Gateway to Health

Summer 2014
Kick-off of Historic Building Beautification
Opening of R.I.S.E. Demonstration Center
Installation of Public Art

Fall 2014
Announcement of Phase 1 Master Developer & MIC Operational Partner