



St. Elizabeths East – Parcels 8,9 & 13

January 28, 2020

#36000by2025

ST. ELIZABETHS EAST AERIAL VIEW



PARCEL MAP (Numbers and Building Heights)

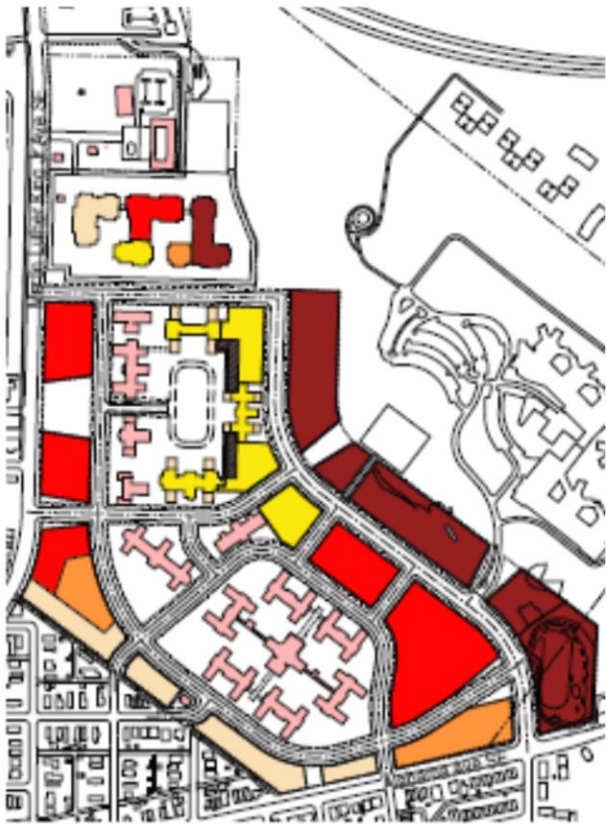
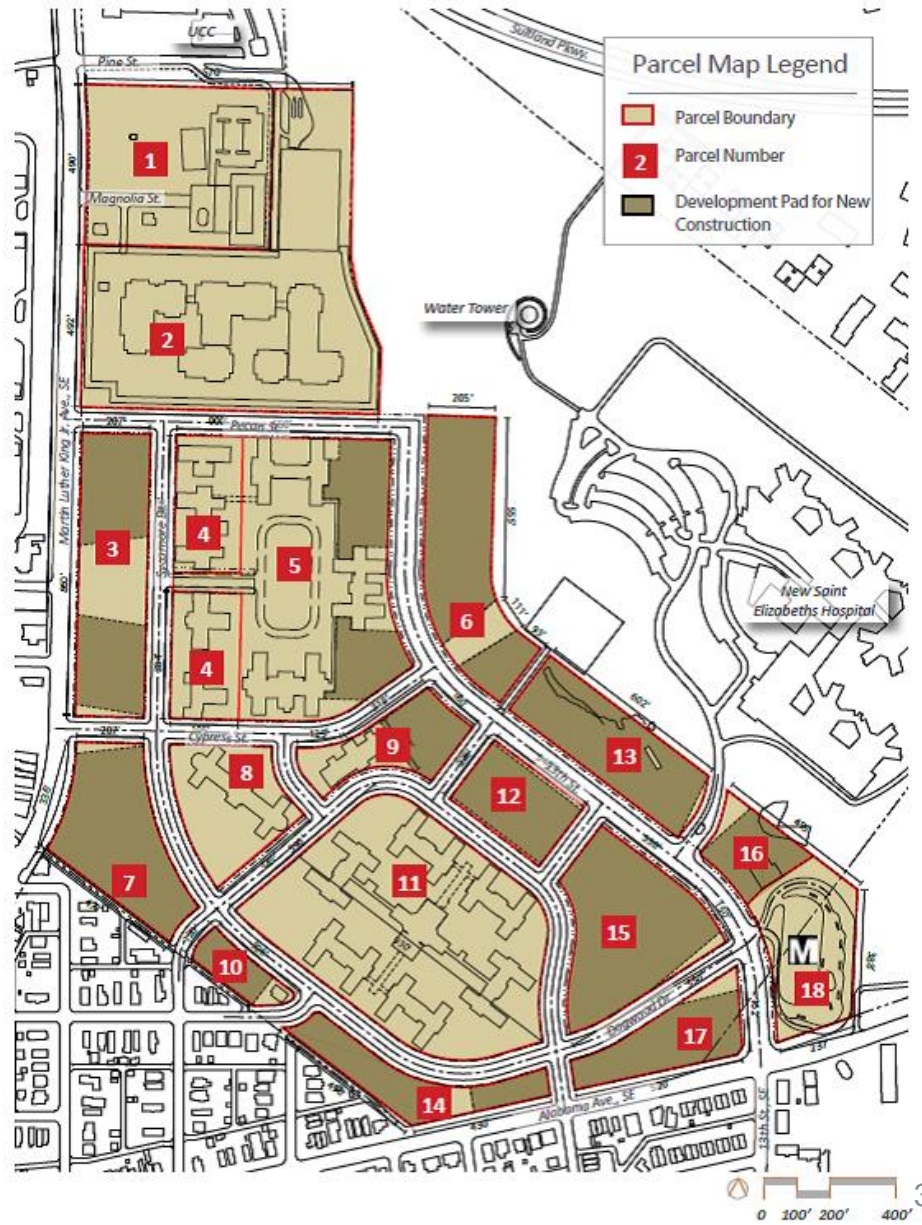


Figure 2.17: Maximum Building Height Diagram

Building Heights Legend

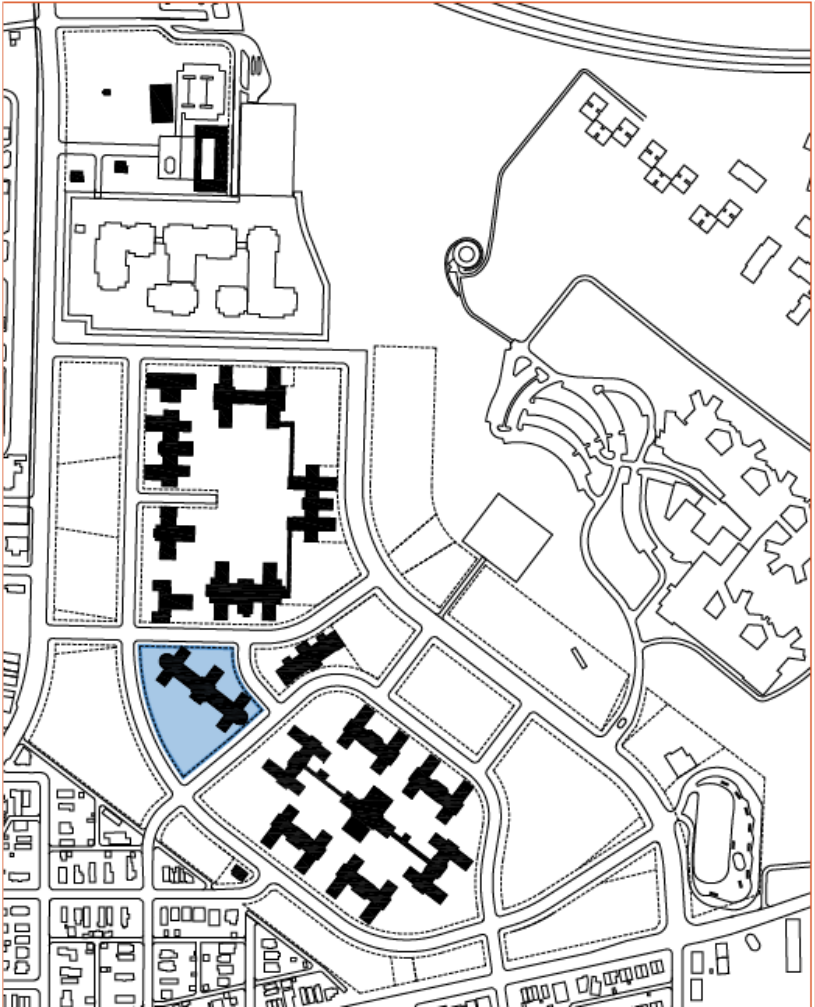
- | | | | |
|--|------------------------|--|-------------|
| | 1 Story | | 6 Stories |
| | 2 Stories | | 7 Stories |
| | 4 Stories | | 8-9 Stories |
| | 5 Stories | | |
| | Suggested Setback Area | | |





- Parcel 6 – Design-Build
 - Public Parking Garage - Solicitation closed on Jan. 21st
 - 750 spaces min.
- CT Campus – Flaherty Collins & A.E.D.C
 - Parcel 11 (7 buildings) - The Residences at St. Elizabeths
 - 252 apartment homes – 202 affordable units
- Parcels 10 & 14 - Redbrick LMD
 - 90 for-sale townhomes
- Parcel 15 – Redbrick LMD
 - Residential, retail, Class A office space, hotel and town square
 - Close Q1 of 2020
- Parcel 17 –Commercial & Class A Office Space
 - Whitman Walker Health

PARCEL 8

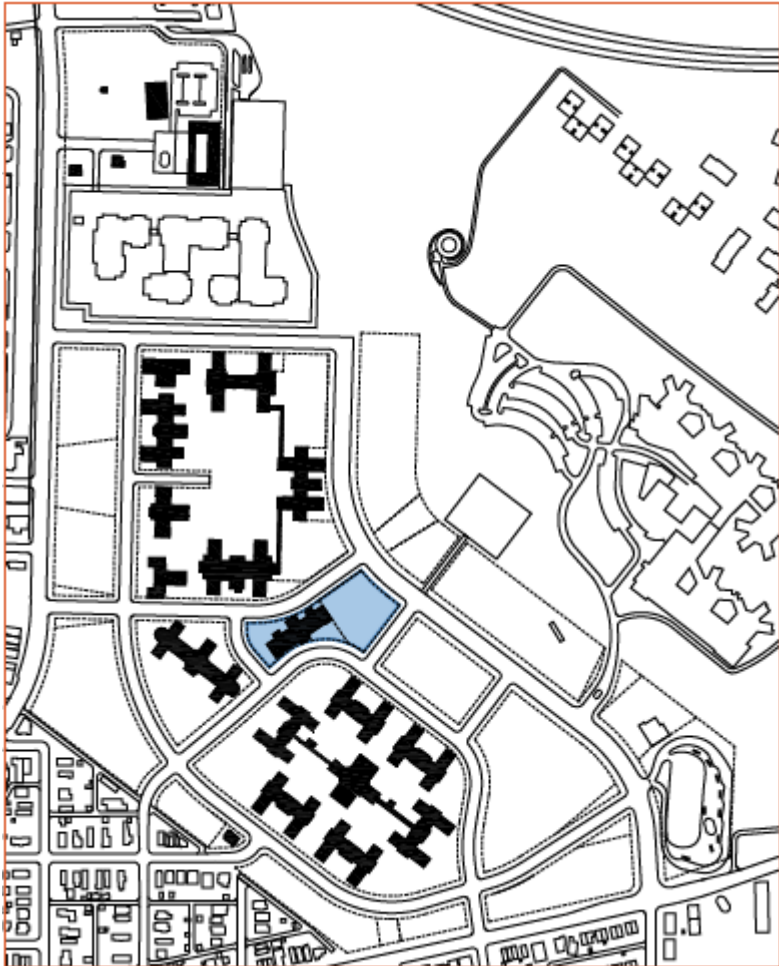


| | |
|-------------------------------------|----------------------------|
| <i>Parcel Area</i> | 2.6 Acres |
| <i>New Development Pad Area</i> | 0 Acres |
| <i>Recommended Building Heights</i> | 2 Stories |
| <i>Allowable Land Uses</i> | Civic/Community |
| <i>Ground Floor Retail</i> | Not Allowed, See Fig. 2.15 |
| <i>Recommended FAR</i> | 0.37 |
| <i>Programmed Open Space</i> | Community Park 1 |



- 113,256 sq. ft., By-right includes Building 100
- Constructed in 1920 – Adaptive reuse
- This building should be redeveloped with the ability of a tenant to accommodate activities such as:
 - Education;
 - Workforce development;
 - Business development needs;
 - DC entrepreneurs and innovators.
- Open space should provide residents and workers a quiet place to work and relax.
 - Ex. Downtown Atlanta, Woodruff Park
 - Fresh Air/Outdoor Work Spaces - outdoor workspace, social areas for people to congregate, collaborate and have unintentional touchpoints that drive productivity and overall business growth.

PARCEL 9



| | |
|-------------------------------------|------------------------------------------------|
| <i>Parcel Area</i> | 2.0 Acres |
| <i>New Development Pad Area</i> | 0.96 Acres |
| <i>Recommended Building Heights</i> | 5 Stories |
| <i>Allowable Land Uses</i> | Commercial/Innovation, 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> | None |



- 41,817 sq. ft., By-right includes Building 102
 - Adaptive reuse - building that should be preserved and rehabilitated.
 - Building should be designed and reprogrammed for commercial tenants and/or educational uses.

PARCEL 13



| | |
|-------------------------------------|--------------------------------------------------|
| <i>Parcel Area</i> | 2.9 Acres |
| <i>New Development Pad Area</i> | 2.9 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> | None |
| <i>Additional Information</i> | Coordinate development with WMATA infrastructure |

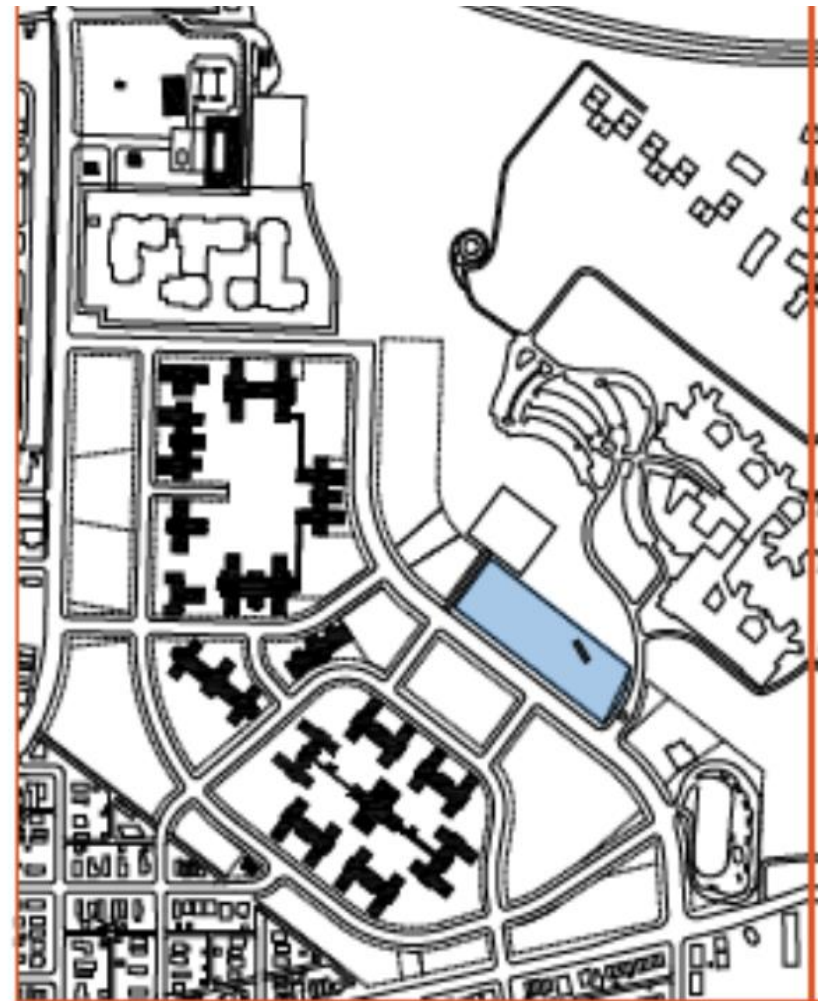


Figure 3.76: Parcel 13 Key Map



- New Construction – 126,324 sq. ft.
 - FAR 3.20
 - Minimum Residential Requirement – 1.60 FAR
- Zoning requires some residential use on Parcel 13.
- District also envisions it as appropriate for additional Class A office use, with ground floor retail, and three (3) or more levels of below-grade parking.

Important Points



- \$50,000 deposit per parcel
- Respondents are permitted to submit a response for one or more parcels
- Include a detailed schedule and plan to commence construction within eighteen months (18) months of D.C. Council approval;
- RFP Proposal Submission Deadline – March 9, 2020 (3:00pm)
- A key opportunity and responsibility is to successfully link the historic areas with larger-scale new development along and across 13th Street
- St. Elizabeths East 2012 Master Plan includes more detailed design guidelines for these parcels.



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