

**District of Columbia
Department of Housing and Community Development**

**Property Acquisition and
Disposition Division**



**Halley Terrace
Solicitation For Offers**

To Be Released: April 29, 2015
Pre-Bid Meeting: May 19, 2015
Responses Due: August 27, 2015



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Solicitation Organization

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A. **Property and Neighborhood Information**

1. Halley Terrace Neighborhood

The neighborhood of Bellevue sits at the far southern end of the District, and has many garden apartments, one high-rise apartment building and some 1940s era detached homes with yards. Ward 8 also has several large federal and local institutions. Bolling Air Force Base, for example, is in many ways a small town of its own, stretching along the Anacostia riverfront. Saint Elizabeths Hospital is a large campus with sweeping views of the city. The Blue Plains Wastewater Treatment Plant and D.C. Village both take up significant acreage at the southern tip of the city. The neighborhood is characterized primarily by attached and semi-detached properties along with some detached housing and multi-family dwellings. South Capitol Street and 295 provide access to downtown Washington and suburban Maryland. The subject properties are three semi-detached two story brick 4 unit apartment buildings with basements and a large area in the rear that could accommodate parking.

2. Property Characteristics

Site Cluster:

SSL	Property Address	Property Type	Ward	Zoning	Historic District	Neighborhood
6214,0013	4338 Halley Terrace	Vacant	8	R-5-A	NO	Congress Heights/Bellevue
6214.0018	4324 Halley Terrace	Vacant	8	R-5-A	NO	Congress Heights/Bellevue
6214,0017	4326 Halley Terrace	Vacant	8	R-5-A	NO	Congress Heights/Bellevue



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3. Halley Terrace Parcels Map





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B. Comprehensive Plan

The properties are all located in an area designated on the Comprehensive Plan Future Land Use Map for moderate density residential development; and on the Generalized Policy Map as Neighborhood Conservation Area, where any infill development should be in keeping with the prevailing neighborhood character. The site is within the Comprehensive Plan Far SE/SW Planning Area. There is no site specific guidance for the property, however general policy guidance CH-1.1.1 Conserving Residential Uses provides guidance in terms of the maintenance of the moderate residential density of the area. The Comprehensive Plan is available on the DC Office of Planning website (www.planning.dc.gov).

C. Zoning

The existing zoning is R-5-A, a moderate density residential zone. R-5-A permits single family and duplex dwelling development by right, and rowhouse and multi-family development by special exception with review by the Board of Zoning Adjustment. As such, while retaining and/or renovating the existing apartment buildings on the site could be permitted by-right, any new multi-family development or replacement of the current buildings at R-5-A density and height would require BZA review. Any replacement at a higher density or height would require a Planned Unit Development with Zoning Commission review, although this site alone may not meet the minimum lot size requirement for a PUD.

Preference will be given to developers who submit Offers for Projects that may be constructed as a matter of right over those which require regulatory relief. Developers should review all applicable District zoning regulations while preparing their Offers. Please refer to Title 11 of the District of Columbia Municipal Regulations (“DCMR”) for a complete list of zoning provisions and requirements. Developers may elect to develop the Development Site and Properties to conform to the existing zoning designation or to apply for rezoning of the classification of the property, including a Planned Unit Development (PUD), a zoning variance, or special exception. Developers will be responsible for all costs associated with obtaining the required zoning, PUD, zoning variances or special exception. A developer should detail its zoning strategy and present an estimated schedule that fully describes each step in the approval process necessary for the entitlements assumed in the Offer.

The zoning regulations are available on the Office of Zoning (OZ) website (www.dcoz.dc.gov). Information on any proposed changes to the zoning is also on the OZ website, or may also be obtained from the District’s Office of Planning (<http://planning.dc.gov/planning>). This website may also contain city and neighborhood revitalization plans relevant to this Solicitation. All proposals must be consistent with the appropriate plans. Developers must demonstrate this consistency, through narrative and by using relevant land use maps.



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D. Historic Preservation

The parcel found in this Solicitation is not located within a historic district. All relevant regulations must be followed if the site or any buildings on the site are landmarked or deemed to be eligible for landmarking as a historic resource, or if it is determined that archaeological work is required to be completed prior to any site disturbance. The development plan and budgets should note any associated cost items. Maps, regulations and other information on District historic districts are at [http://planning .dc.gov/DC/Planning/Historic + Preservation](http://planning.dc.gov/DC/Planning/Historic+Preservation).

E. Developer Requirements

1. Affordability Requirements

The developer shall demonstrate that at least 20% of all new units created shall be affordable to households with incomes at or below 80% of AMI, as defined in the Solicitation Materials.

2. Construction Completion

The developer shall be expected to complete construction within 24 months of closing on the acquisition of the Property or Development Site, unless special circumstances such as the Board of Zoning Adjustment (“BZA”) requirements dictate a longer period.

F. Selection Process Timetable

PADD shall select the winning Offer within ninety (90) days of the submission deadline and notify the selected developer by award letter. The selection process will follow the schedule outlined below. All offers must be submitted to PADD by **4.00 p.m., August 27, 2015**.

Action	Development Site Award Timeline
Release Date	April 29, 2015
Pre-Bid Meeting	May 19, 2015
Submission Deadline	August 27, 2015

These above-referenced dates are estimated timelines and shall not be binding on PADD or District.



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IMAGES OF THE DEVELOPMENT SITES





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