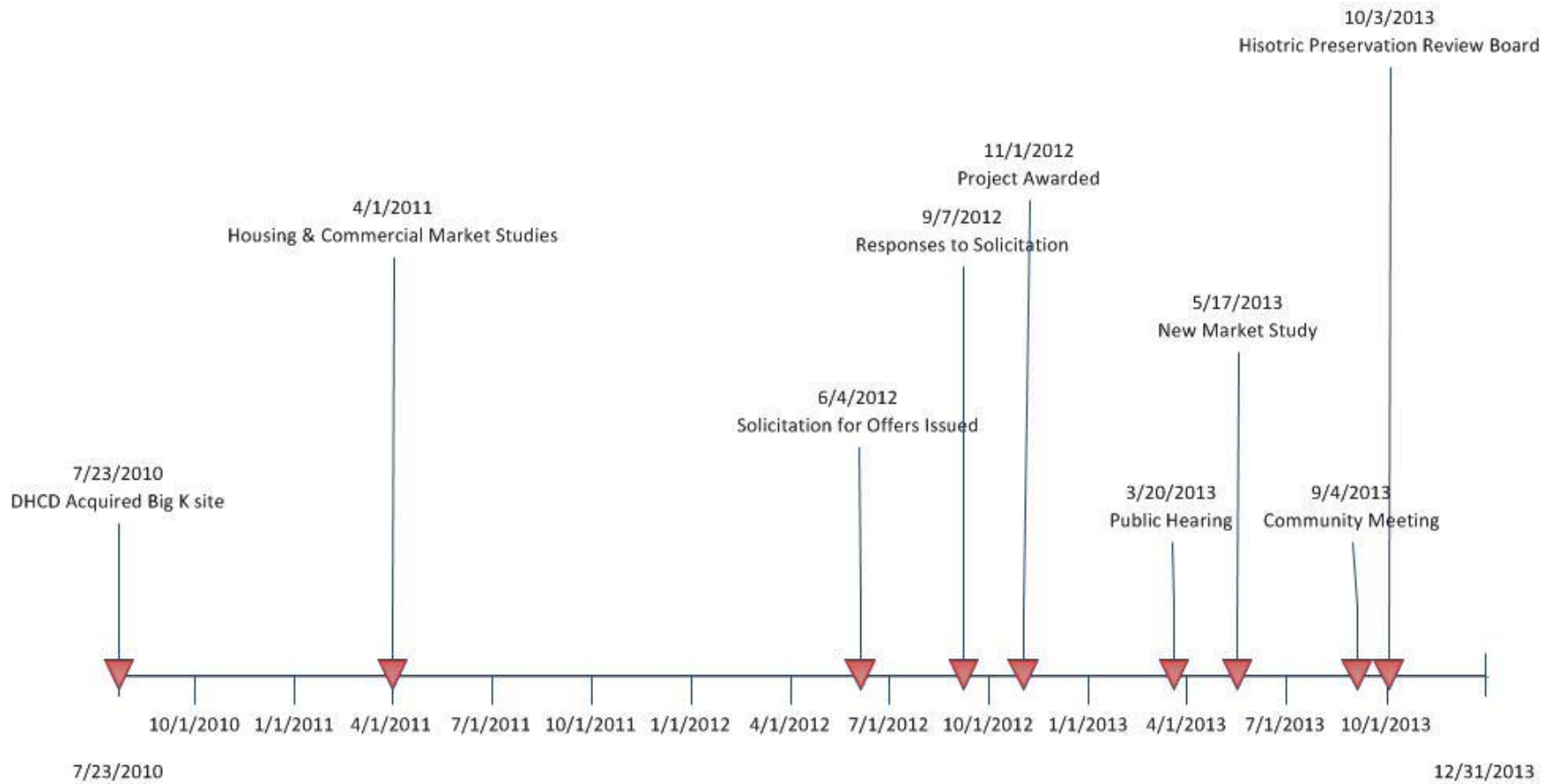


CEDAR HILL FLATS

UPDATE FEBRUARY 2014

Big K Recap

TIMELINE



COMMUNITY SURVEY

Spring 2011 Community Survey Highlights

- Desire mixed-use project
- Project that will support/benefit the community
- Full-service restaurant was top choice for retail
- Interest in having cultural use / community garden on-site

FOCUS GROUP

Focus Group Comments

- Residents should be the ones to define what the “benefits” are
- Make sure to talk with homeowners, not the more transient residents
- Include seniors’ and long-time residents’ opinions (survey and outreach)

QUESTION 1

- **What does the MLK Jr. commercial corridor look like 5 years from now? 10 years from now?**
 - Good shopping, retail stores, outlet stores (like at National Harbor)
 - Movies
 - Grocery store/market (Whole Foods, organic)
 - A building that talks about the history of Anacostia
 - A police substation
 - Partner with the historic Anacostia High School to get their input
 - A community flag (Big Chair, St. E's)

QUESTION 2

- **How do you view the importance of the Big K project in relation to the other planned development along the commercial corridor?**
 - No response

QUESTION 3

- **What does the word “affordable”, in the context of housing mean to you?**
 - AMI in DC, not outside of DC
 - Houses that cost \$150,000 to \$200,000
 - Have housing options that go lower than 60% AMI
 - Think of the big picture, a wide range of incomes

QUESTION 4

- **How do you think Anacostia will change demographically over the next 5 – 10 years? How does affordable housing fit into your viewpoint?**
 - 70% black/30% others
 - 60% black/40% white and others
 - Affordable housing in DC should always be a priority
 - Strike a balance in the incomes that will be coming into Anacostia
 - Recent college grads want to come to Anacostia; have options for them

QUESTION 5

- **What would make the Big K project catalytic?**
 - Nice sit-down restaurant
 - The building should be enough
 - A place residents can walk to
- **What kind of retail **don't** you want to see at the Big K?**
 - Liquor store
 - Dollar store
 - Laundromat
 - Church/mosque
 - Fast food
 - Nail shop
 - Starbucks

MARKET STUDIES

2011 Market Studies

Housing

- Anacostia will continue to draw new households from DC neighborhoods.
- Majority of the new households interested in renting will be young singles and couples (65%).
- In the short term and long term, the area supports both rental and homeownership.

Commercial

- Near term growth will be driven primarily by the residents of Anacostia
- Key retail opportunities include:
 - Small hardware/homes goods – *Ace Hardware*
 - 1-2 full service/sit down restaurants
 - Small grocery store – *Yes, FreshGrocer*
 - Pharmacy – *Walgreens/CVS*
 - Small clothing/accessories, office supply, convenience – *Fedex Kinkos, 7-11*

2013 Market Study

- DHCD asked for updated market study because the 2011 studies were stale.
- Highest and best use includes what is financially feasible.
- The study concluded that mixed use (housing and 1st floor retail) was the highest and best use for the site.

PROCUREMENT PROCESS

Solicitation for Offers

- The Solicitation for Offers was issued on June 4, 2012 pursuant to DHCD's authority under Sec. 42-3171.03 of the D.C. Official Code. The Solicitation for Offers did not:
 - (i) specify a minimum price,
 - (ii) define any unacceptable uses, or
 - (iii) require the two dilapidated homes located in the Anacostia Historic District to be incorporated into the winning development.
- The Solicitation for Offers was held open for 90 days with responses due on September 7, 2012. An orientation meeting for interested bidders was held on June 27, 2012.
- DHCD received two responses to the Solicitation for Offers. One offer was unresponsive.

- A selection panel consisting of professional staff from DHCD, Office of Planning, and the Deputy Mayor's Office for Planning and Economic Development reviewed the responsive proposal from Chapman Development and made a recommendation to the Director of DHCD to award the project to Chapman Development, subject to the developer obtaining a market study at his expense to determine the highest and best use for the Property.
- A conditional award letter was issued to Chapman Development on November 1, 2012. DHCD and Chapman Development negotiated a Property Disposition Agreement.
- In accordance with Sec. 42-3171.03 of the D.C. Official Code, DHCD advertised the terms of the property disposition agreement in the D.C. Register for a period of 30 days and held a public hearing on the terms of the property disposition agreement on March 20, 2013.
- Following the public hearing the Director of DHCD signed the Property Disposition Agreement.

What we asked for & What we got

- The Solicitation asked for
 - Mixed Use
 - Office/retail
 - Renovation of the houses
 - Economic Development
- The accepted proposal
 - Mixed Use
 - Medical office was rejected based on community feedback
 - Housing /retail was indicated by the market study
 - Renovation of the houses
 - Economic development

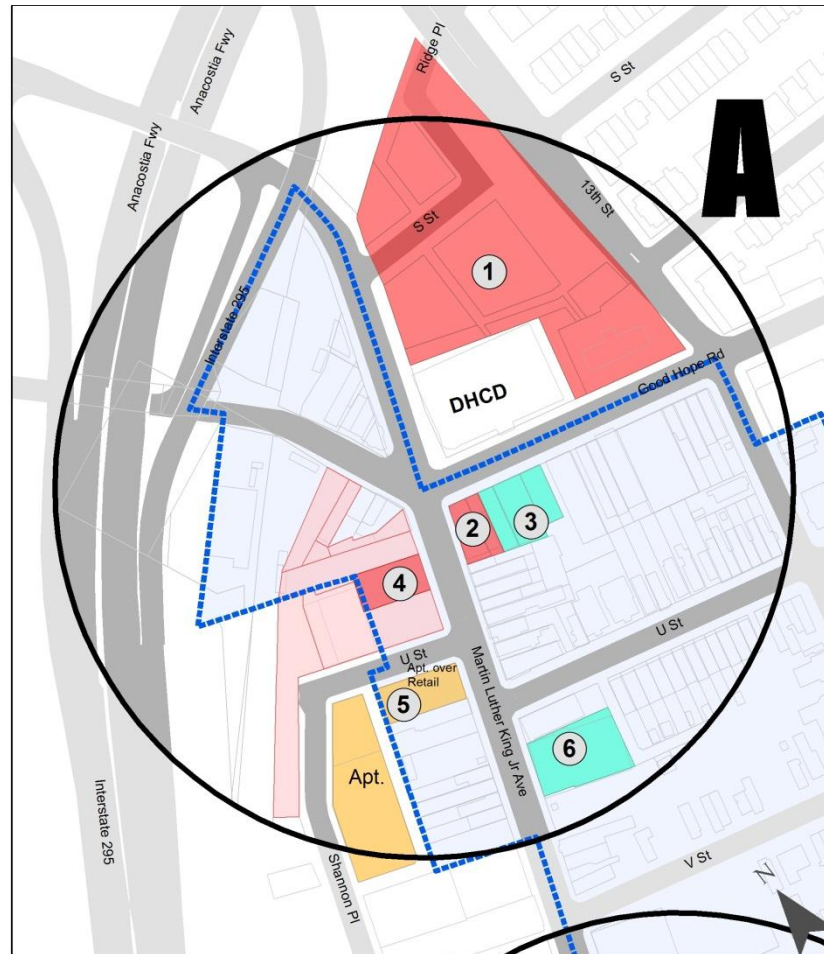
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COMMERCIAL CORRIDOR

NODE A - ANACOSTIA GATEWAY

1. Anacostia Gateway II (DGS)
2. 1201-1203 Good Hope Road (DHCD)
3. 1205-1215 Good Hope Road
4. 1900 MLK (DMPED)
5. Curtis Brothers Phase III
6. America's Furniture (2006 MLK)

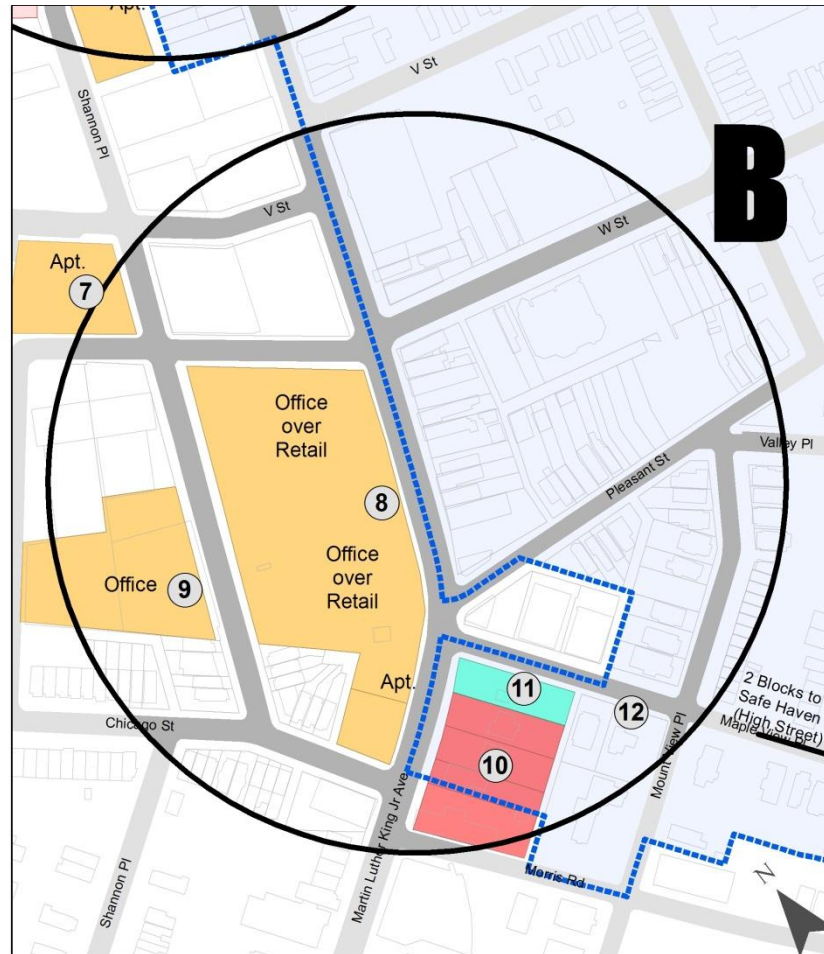
-  Historic District
-  District Owned
-  Potential DHCD Acquisitions
-  Privately Owned, Large Sites



NODE B - CENTRAL BUSINESS DISTRICT

- 7. Curtis Brothers Phase IV
- 8. Curtis Brothers Phase II
- 9. Curtis Brothers Phase I
- 10. Big K (DHCD)
- 11. Used Car Lot (2226 MLK)
- 12. 1220, 1225 & 1227 Maple View Pl

-  Historic District
-  District Owned
-  Potential DHCD Acquisitions
-  Privately Owned, Large Sites



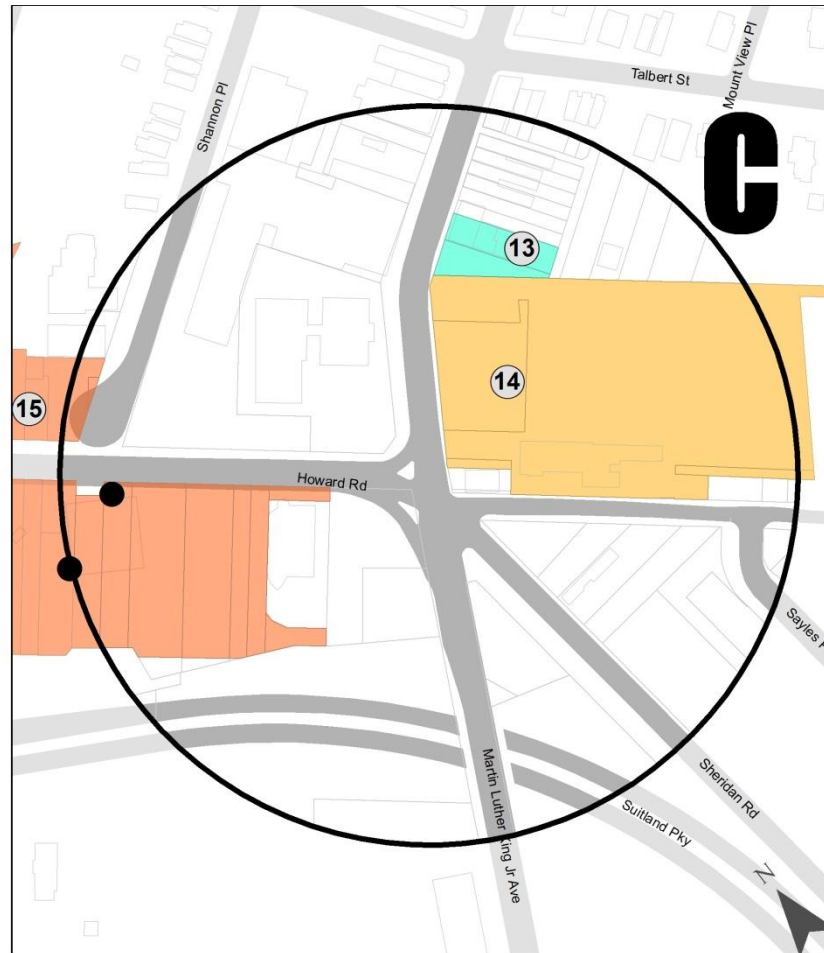
NODE C - ANACOSTIA METRO

13. Grocery Store and Barber Shop
(2416-2420 MLK)

14. Bethlehem Baptist Church

15. WMATA Site

- Metro Entrance
- District Owned
- Potential DHCD Acquisitions
- WMATA Owned
- Privately Owned, Large Sites



Context

Curtis/Four Points



A former warehouse in historic Anacostia, 2235 Shannon is being completely repurposed as a LEED Silver Class-A office building offering 80,000 sf with stunning Capitol and Monument views. This building is the first new offering in the planned Curtis/Four Points development at the Anacostia Metro. At completion the project will include as many as 500 multi-family units and over 1,100,000 sf of commercial office and neighborhood-serving retail.

St. Elizabeth's East Campus



The largest mixed-use development in Washington, D.C.
-183 acres, 5 million square feet of mixed-use development
-The first phase of development is anchored by a 500,000-SF "Innovation Hub" dedicated to academic, research and commercial technology uses

Context

1900, 1911 & 1913 MLK Jr. Avenue, S.E.



DMPED seeks qualified Respondents to respond to this opportunity to provide a catalytic project that will aid in the revitalization of the Historic Anacostia neighborhood located in Ward 8. 1909, 1911 and 1913 Martin Luther King Jr. Avenue, SE (Sq. 5770, Lot 829) (collectively, the “Site”) serve as the gateway into historic Anacostia and the community’s retail district.

1201 – 1215 Good Hope Rd., SE



These buildings have been acquired by DHCD for future redevelopment as another “gateway” to the Anacostia Historic District.

Matthews Memorial Terrace



Sheridan Station



These two properties are similar to what will be built on the Big K site.

Context

Barry Farm



When redeveloped, this will be a vibrant mixed income community.

CURRENT PROPOSAL

- Mixed Use
 - Housing
 - Total number of units = 114
 - Retail
 - Total square feet of retail = 16,542 square feet
- Move the historic houses to a new location in the Anacostia Historic District, and renovate

Housing

- Mixed income
 - Units serving Market Rate residents (under consideration)
 - Units serving 60% of Area Median Income
 - Typical professions at this salary:
 - Teacher
 - First responder
 - Administrative Assistant
 - Affordability restrictions for 30 years
 - Income restrictions only apply to new residents; existing residents can stay even if their income rises.

Housing

Income Ranges

- 60% of AMI
 - 1 person household \$45,180
 - 2 person household \$51,600
 - 3 person household \$58,080
- 80% of AMI
 - 1 person household \$60,200
 - 2 person household \$68,800
 - 3 person household \$77,400

Rents

- 60% of AMI
 - 1 bedroom \$1,209
 - 2 bedroom \$1,452
- 80% of AMI
 - 1 bedroom \$1,720
 - 2 bedroom \$1,935

Retail

- Sit-down restaurant
- Other possible retail uses:
 - Developer will work with StreetSense to attract tenants

Historic Houses

- DHCD and Chapman Development have signed a letter agreement that commits both to the relocation and full renovation of the historic houses.
- Move to a vacant lot to be transferred to DHCD by the D.C. Department of General Services (DGS) at 14th & V Streets, S.E. (within Anacostia Historic District)
- DHCD will fully renovate houses as single family homes
- Houses will be sold at market rate

Additional Housing

- DHCD will redevelop the remainder of the DGS lot with historically compatible housing
- DHCD will consult the newly created Pattern Book to assure compatibility
- 2 - 4 houses, semi-detached to match the character of the neighboring homes
- New housing for up to 80% of AMI

REVISED DESIGN ELEMENTS

What has been revised



Current Massing



Previous Massing



Current Massing



Previous Massing



MLK Ave Elevation



Morris Road Elevation



Maple View Place Elevation



Site Plan at Street Level



Site Plan at Alley Level



Site Plan – Historic House Relocation



Site Plan – Historic House Relocation



Street Elevation – 2238 Historic House Relocation



Elevation – 2238 Historic House Renovation



Street Elevation – 2234 Historic House Relocation



Elevation – 2234 Historic House Renovation

BENEFITS

- Cedar Hill Flats building has been scaled back
- The project will offer additional benefits:
 - Moving the historic homes to the vacant DGS lot gives them a more residential setting
 - Additional development on the site allows for in-fill new construction homes and the removal of an existing temporary building.
 - Redevelopment of the DGS lot will provide housing opportunities to families earning up to 120% AMI.
- The overall project helps stabilize the commercial and residential neighborhoods.

Meets Comp Plan Elements

- Citywide

- ***Policy H-1.1.4: Mixed Use Development*** Promote mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use corridors, and around appropriate Metrorail stations.
- ***Policy H-1.2.5: Workforce Housing*** In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of teachers, fire fighters, police officers, nurses, city workers, and others in the public service professions with wages insufficient to afford market-rate housing in the city.

Meets Comp Plan Elements

- **Anacostia**

- ***Policy FSS-1.1.1: Directing Growth***

- The “Great Streets” corridor along Martin Luther King, Jr., Avenue from the Anacostia River on the north to just past Malcolm X Avenue on the south, including the St. Elizabeth’s Hospital site, should be developed with medium to high density mixed uses, offering supportive retail services to office workers and residents alike and providing housing opportunities to people who want to live and work in the area.

- ***Policy FSS-1.1.4: Infill Housing Development***

- Support infill housing development on vacant sites within the Far Southeast/Southwest, especially in Historic Anacostia, and in the Hillside, Fort Stanton, Bellevue, Congress Heights and Washington Highlands neighborhoods.

- ***Policy FSS-1.1.7: Retail Development***

- Support additional retail development within the Far Southeast/Southwest, especially in Historic Anacostia, and in the neighborhood centers at Malcolm X/Martin Luther King Jr Avenue and South Capitol/Atlantic. Projects which combine upper story housing or offices and ground floor retail are particularly encouraged in these three locations.

Historic Preservation Benefits

- Houses are restored; partnering with local training programs in historic preservation arts.
- Design elements of the new construction on Big K site reflect more compatibility with Historic District
- Compatible new construction of homes on DGS site (and removal of incompatible buildings)

Economic Development Benefits

- Jobs
 - Construction
 - Retail
- Retail Consumption
- Job training
- Increased real estate values
- Increased tax revenues

Community Benefits

- Restaurant
- Retail
- Increased foot traffic
- New housing (both rental and for-sale housing)
- The development on the DGS lot will be serviced by an alley