

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

**Property Acquisition and
Disposition Division**



**Disposition – 3401 13th Street, SE
(Lot 0802 in Square 5936)
Solicitation For Offers – Project Information**

To Be Released: November 12, 2014
Pre-Bid Meeting: December 10, 2014
Responses Due: March 4, 2015



Government of the District of Columbia

Solicitation Organization

Property and Neighborhood Information	A
3401 13 th Street Neighborhood	1
3401 13 th Street Parcels Property Characteristics	2
3401 13 th Street Parcels Map.....	3
Comprehensive Plan	B
Zoning	C
Historic Preservation	D
Developer Requirements	E
Affordability Requirement.....	1
Construction Completion	2
Selection Process Timetable	F



Government of the District of Columbia

A. Property and Neighborhood Information

1. 3401 13th Street Neighborhood

The subject property is situated within the Congress Heights neighborhood in the Southeast quadrant of the District of Columbia. The irregularly shaped neighborhood is bounded by the St. Elizabeths Hospital campus, Lebaum Street SE, 4th Street SE, and Newcomb Street SE on the northeast; Shepard Parkway and South Capitol Street on the west; Atlantic Street SE and 1st Street SE (as far as Chesapeake Street SE) on the south; Oxon Run Parkway on the southeast; and Wheeler Street SE and Alabama Avenue SE on the east. Commercial development is heavy along Martin Luther King, Jr. Avenue and Malcolm X Avenue.

Prior to its development, the area known as Congress Heights was forest and farmland. The bay between Popular Point and Giesborough Point was open water, and would not be filled in and reclaimed for use until the 1880s. The area was served primarily by the Navy Yard Bridge (now known as the [11th Street Bridges](#)), constructed in 1820. The first residential development east of the river was [Uniontown](#) (now the neighborhood of Anacostia), begun in 1854. The following year, the federal government constructed the Government Hospital for the Insane (later known as [St. Elizabeths Hospital](#)). To serve the hospital, Asylum Avenue (now [Martin Luther King, Jr. Avenue](#)) was constructed from the Navy Yard Bridge to the new hospital and then, running on the east side of a line of hills, down to the District-Maryland line.

2. 3401 13th Street Parcels Property Characteristics

SSL	Property Address	Property Type	Ward	Zoning	Historic District	Neighborhood	Assessed Value	S.F.
5936, 0802	3401 13 th St, SE	Vacant Lot	8	R-5-A	No	Congress Heights	\$527,820	17,594



Government of the District of Columbia

3. 3401 13th Street Parcels Map



B. Comprehensive Plan

The property is 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 Southeast/Southwest Planning Area. There is no site-specific guidance for the property; however the general guidance of FSS-1.1.1: Directing Growth around the Congress Heights Metro Station and FSS-1.1.4 Infill Housing Development encourage growth and infill of vacant properties. 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 low-to-moderate density residential zone. R-5-A permits all types of urban residential development including single family, duplex rowhomes, and multi-family residential development. All new residential development, other than detached or semi-



Government of the District of Columbia

detached housing, requires special exception review by the Board of Zoning Adjustment (“BZA”). Development should conform to the height, density and area requirements found in Chapter 4 of the Zoning Regulations.

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 will be responsible for all costs associated with obtaining any zoning relief. 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.

Developers should note if the parcel found in this Solicitation is located within a historic district, and indicate the location within the district on a map. All relevant regulation must be followed if located in a historic district. The development plan and budgets should note any cost items impacted by being located in a historic district. 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).

D. Historic Preservation

Disposition and redevelopment may be subject to the District’s Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District’s historic preservation regulations, are available on the Historic Preservation Office/Office of Planning website (www.planning.dc.gov/hpo), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment.



Government of the District of Columbia

E. Developer Requirements

1. Affordability Requirement

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 PADD 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., March 4, 2015**.

Action	Development Site Award Timeline
Release Date	November 12, 2014
Pre-Bid Meeting	December 10, 2014
Submission Deadline	March 4, 2015

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



Government of the District of Columbia

IMAGES OF THE DEVELOPMENT SITES





Government of the District of Columbia

