



**Government of the District of Columbia**

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



**Property Acquisition and  
Disposition Division**

**Disposition – 4244 6<sup>th</sup> Street, SE and  
62, 64 & 157 Forrester Street, SW  
Solicitation For Offers – \*Project Information**

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

## **Solicitation Organization**

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### A. **Property and Neighborhood Information**

This solicitation includes parcels in two neighborhoods: Bellevue and Washington Heights.

#### 1. Bellevue Neighborhood

Bellevue is a residential neighborhood in far Southwest. It is bounded by South Capitol Street to the north and east, Joliet and First Streets to the south, and the Potomac River to the west. The area was named by Thomas Addison when he purchased the land in 1795 because of its spectacular views; the name means beautiful view in French. Bellevue is undergoing revitalization with a new library designed by David Adjaye. Also located in the Bellevue neighborhood are Bolling Air Force Base, the Naval Research Laboratory, the Blue Plains Treatment Plant, Hadley Hospital, the Metropolitan Police Academy, the Washington Firefighters Training Center and the Architect of Capitol's Botanic Garden production facility. Of note, opera singer, Denyce Graves and country music star, Roy Clark both lived here.

Bellevue has many characteristics that set it apart from the others. At 33 percent, Bellevue has the highest home ownership rate, highest percentage of single-person households (41 percent) and the highest percentage of house- holders aged 55 and over (32 percent). According to the Ward 8 Comprehensive Housing Analysis conducted in 2008, this demographic profile suggests an opportunity for development of affordable and market-rate senior housing. Such development would help older homeowners move into lower- maintenance living quarters while making their houses available for purchase by younger families. The Office of Planning conducted a Small Area Plan for the Bellevue neighborhood in 2008.

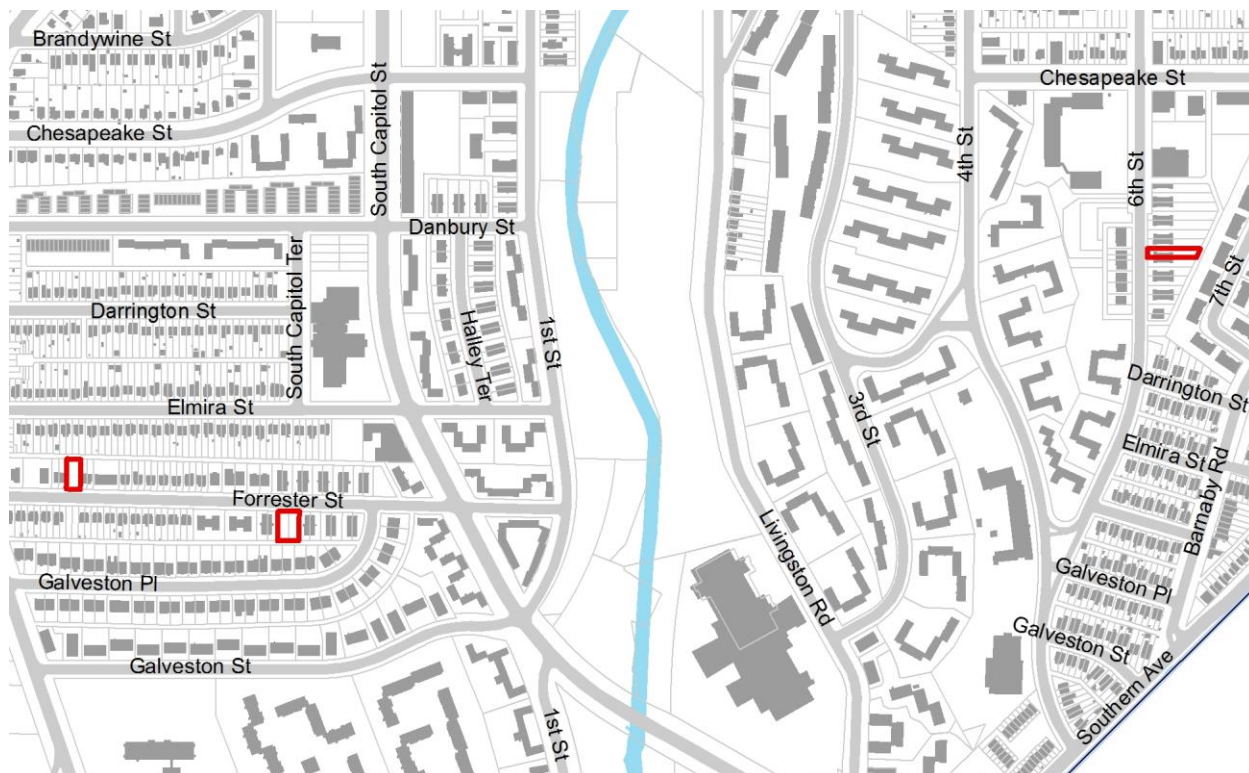
#### 2. Bellevue Parcels Property Characteristics

<b><i>Location</i></b>	<b><i>62, 64 &amp; 157 Forrester Street, SW</i></b>
<b><i>Square</i></b>	<b><i>6239 &amp; 6240</i></b>
<b><i>Lots</i></b>	<b><i>59, 60 &amp; 803</i></b>
<b><i>Total Square Footage</i></b>	<b><i>12,644 sq. ft.</i></b>
<b><i>Owner</i></b>	<b><i>District of Columbia</i></b>
<b><i>Status</i></b>	<b><i>Vacant</i></b>
<b><i>Zoning</i></b>	<b><i>R-2</i></b>
<b><i>2014 Tax Assessed Value</i></b>	<b><i>\$286,420</i></b>
<b><i>Ward</i></b>	<b><i>8</i></b>



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### 3. Bellevue Parcels Map and Photos





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62-64 Forrester Street, SW front





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62-64 Forrester Street, SW rear





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### 157 Forrester Street, SW

#### 4. Washington Heights Neighborhood

Washington Highlands Area is predominately made of multi-family housing and single family housing consisting of mostly duplex homes and rowhouses. There is limited commercial land use in the area, with most of the commercial element located along South Capitol Street. A small neighborhood serving commercial center exists at the corner of Chesapeake and 6<sup>th</sup> Streets. The topography of the area offers some views into downtown core as well into Prince Georges County. The elevations in the area are some of the highest in southeast DC and the District as a whole. WMATA bus service provides routes along the major connector streets of Atlantic Avenue, Valley Avenue, Wheeler Road, Chesapeake Street, Barnaby Street and South Capitol Street. These routes also connect residents to the Southern Avenue and Congress Heights MetroRail Stations along the Green Line. South Capitol Street serves as a major commuter route to Interstate 295 into downtown as well as Virginia and Maryland. Southern Avenue is also a major commuter artery that also serves as the boundary for the District and Prince Georges County.

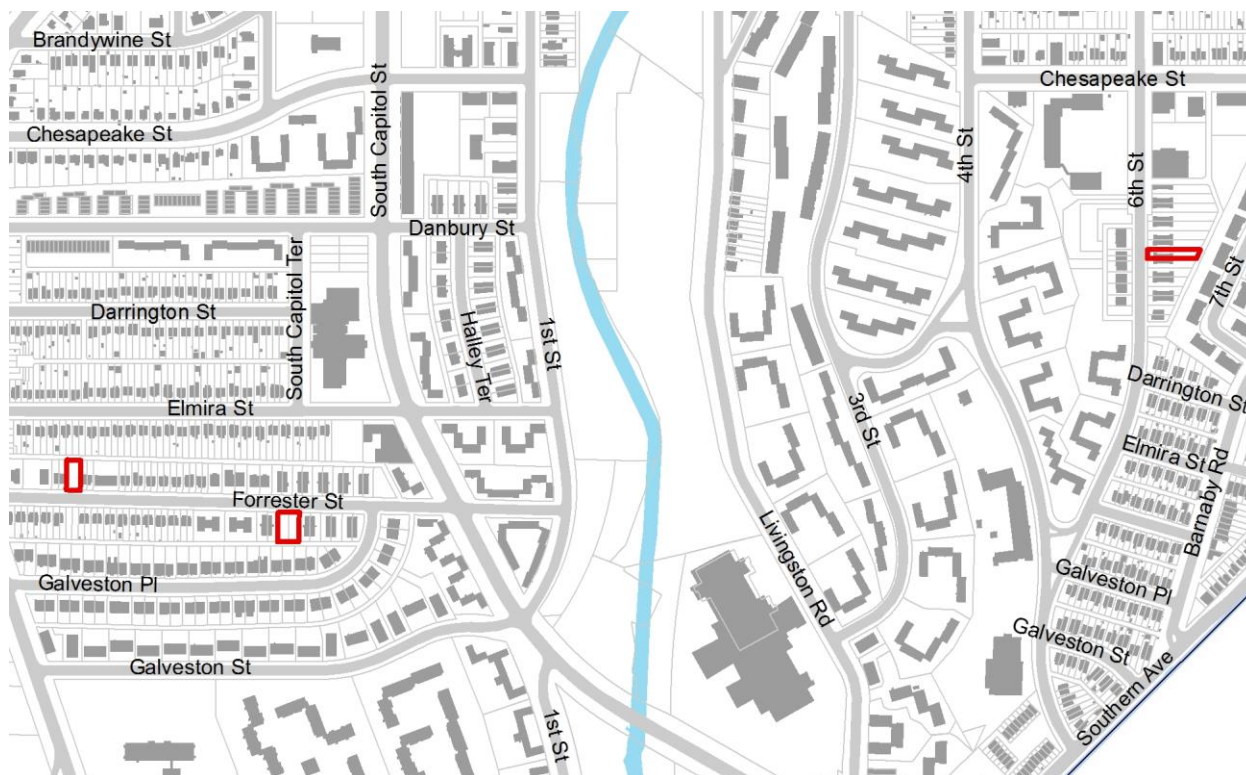


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### 5. Washington Heights Parcels Property Characteristics

<b>Location</b>	<b>4244 6<sup>th</sup> Street, SE</b>
<b>Square</b>	<b>6208</b>
<b>Lot</b>	<b>51</b>
<b>Total Square Footage</b>	<b>5,631 sq. ft.</b>
<b>Owner</b>	<b>District of Columbia</b>
<b>Status</b>	<b>Vacant</b>
<b>Zoning</b>	<b>R-3</b>
<b>2014 Tax Assessed Value</b>	<b>\$154,790</b>
<b>Ward</b>	<b>8</b>

### 6. Washington Heights Map and Photos







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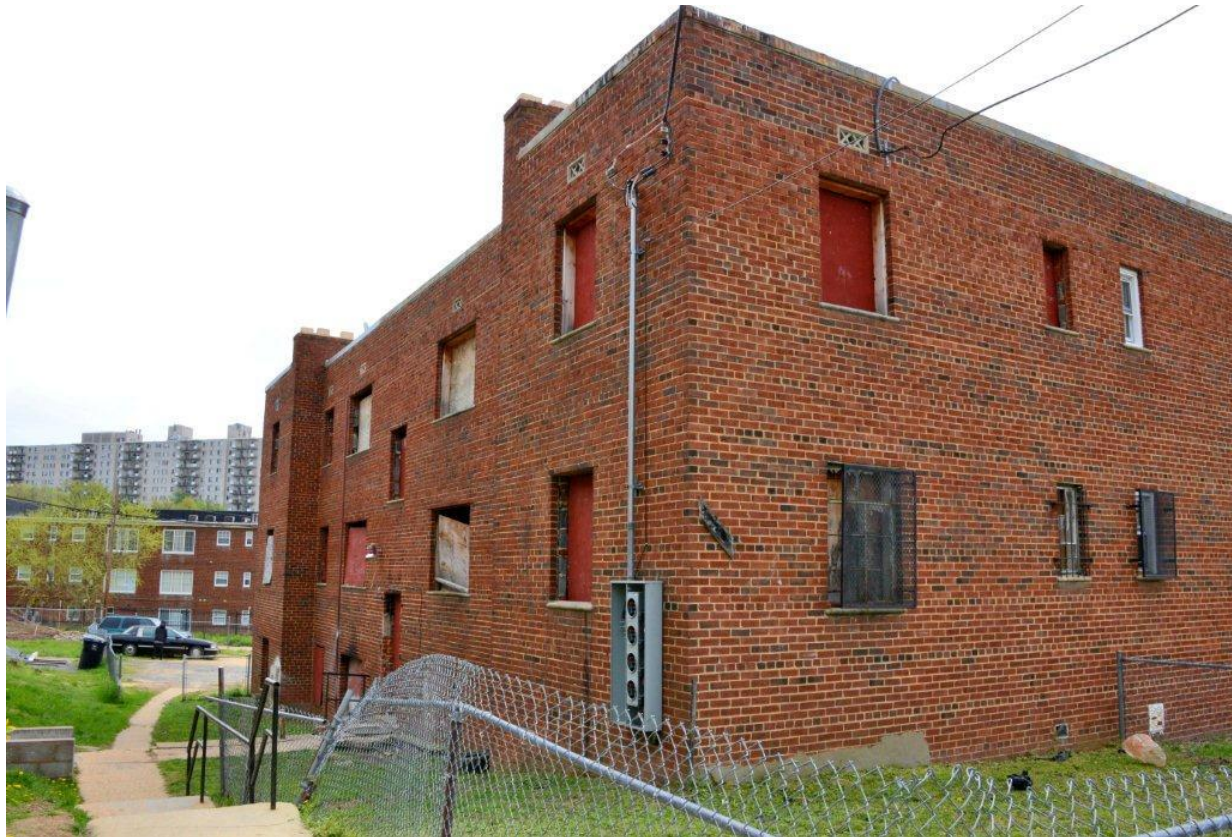


4244 6<sup>th</sup> Street, SE



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4244 6<sup>th</sup> Street, SE

### B. Comprehensive Plan

The 62, 64 and 157 Forrester Street SW properties are 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 is anticipated to be consistent with the existing neighborhood character. The 4244 6<sup>th</sup> Street SE 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 Enhancement Areas where new infill development should also be of a residential nature, small scale and help provide physical improvement of the area. All of the sites are within the Comprehensive Plan Far Southeast/ Southwest Planning Area. The Forrester Street SW properties are not included in a specific policy area, however the general policy guidance of FSS-1.1.4: Infill Housing Development encourages the infill of vacant sites in Bellevue. The 4244 6<sup>th</sup> Street SE property is included in the 2.6 Bellevue/Washington Highlands Policy Focus Area, and Policy FSS-2.6.3 Washington Highland Infill recommends the sensitive refurbishment or replacement of deteriorating apartments. The Comprehensive Plan is available on the DC Office of Planning website ([www.planning.dc.gov](http://www.planning.dc.gov)).





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**C. Zoning**

The existing zoning for 62, 64 and 157 Forrester Street SW is R-2, a low density residential zone which permits detached and semi-detached dwellings by right. 4244 6<sup>th</sup> Street SE is zoned R-3, a low density residential zone which permits detached, semi-detached, and attached (rowhouse) development by right. Building heights in both zones are 40' or 3 stories. Please see Chapter 4 of the Zoning Regulations for all applicable 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](http://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.

**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](http://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.





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**E. Developer Requirements**

**1. Affordability Requirement**

The developer shall demonstrate that 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**.

<b>Action</b>	<b>Development Site Award Timeline</b>
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.

**G. Evaluation Preference**

Preference will be given to proposals that provide homeownership opportunities.