



Government of the District of Columbia

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



**Property Acquisition and
Disposition Division**

**High Street
(2352, 2356, 2360 High Street SE)
Solicitation For Offers – *Project Information**

To Be Released: November 12, 2014
Pre-Bid Meeting: December 3, 2014
Responses Due: February 19, 2015



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Solicitation Organization

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A. Property and Neighborhood Information

1. High Street Neighborhood

Much of what is now Ward 8 was farmland during the early history of Washington, D.C., and a rural character is still sometimes evident among the houses, apartment buildings and institutions of the ward. The historic Anacostia neighborhood is the oldest in the ward, having been founded as Uniontown, one of Washington's first suburbs, in 1854. It has a variety of wood frame and brick houses and townhouses, as well as grander homes such as Cedar Hill, the Frederick Douglas House

This site was previously 3 large multi-family buildings.

2. High Street Parcels Property Characteristics

SSL	Property Address	Property Type	Ward	Zoning	Historic District	Total Assessed 2014 Value	Total SF
5799,0976	2352 High Street SE	Vacant Lot	8	R-3	NO	\$928,960	34,934
5799,0976	2356 High Street SE	Vacant Lot	8	R-3	NO		
5799,0976	2360 High Street SE	Vacant Lot	8	R-3	NO		



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3. High Street Parcel Map



B. Comprehensive Plan

The property is located in an area designated on the Comprehensive Plan Future Land Use Map for moderate density development; and on the Generalized Policy Map as Neighborhood Enhancement Area, where any infill development should be of a residential neighborhood character and help provide physical improvement in the area. The site is within the Comprehensive Plan Far Southeast/ Southwest Planning Area. The property is within the Barry Farm/Hillsdale/Fort Stanton Policy Focus Area and Policy FSS-2.3.2: Housing Opportunities encourages compatible infill development on underutilized land, with respect given to the existing topography and circulation patterns of the area. The Comprehensive Plan is available on the DC Office of Planning website (www.planning.dc.gov) for more information.

C. Zoning

The current zoning is R-3, which permits matter-of-right development of single-family residential uses (including detached, semi-detached, and row dwellings). Multifamily or



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apartment dwellings are not permitted in the R-3 District. A minimum lot width of 20 feet and a minimum lot area of 2,000 square feet for row dwellings; 30 feet and 3,000 square feet for single-family semi-detached dwellings; and 40 feet and 4,000 square feet for detached dwellings is required. The regulations also include a maximum lot occupancy of 60% for row dwellings, and 40% for all other structures, and a maximum height of three (3) stories/forty (40) feet. The rear yard requirement is twenty (20) feet for all aforementioned permitted housing types. Please see applicable regulations 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 may elect to develop the Development Site 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.

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).



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E. Developer Requirements

1. Affordability Requirement

The developer shall demonstrate that 40% of all new units created shall be affordable to households with incomes at or below 80% of AMI, as defined in the PADD solicitation.

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., February 19, 2015**.

Action	Development Site Award Timeline
Release Date	November 12, 2014
Pre-Bid Meeting	December 3, 2014
Submission Deadline	February 19, 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.



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IMAGES OF THE DEVELOPMENT SITES





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