

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



**Property Acquisition and  
Disposition Division**

**Disposition – 2501, 2503, 2509 & 2514  
West Street, SE and 1430 Morris Rd. SE  
Solicitation For Offers – Project Information**

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



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**Solicitation Organization**

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### A. Property and Neighborhood Information

#### 1. West Street and Morris Road Neighborhood

Anacostia is a historic neighborhood in Southeast Washington, D.C. Its downtown is located at the intersection of Good Hope Road and Martin Luther King, Jr. Avenue. It is bounded by Good Hope Road, 16<sup>th</sup> Street, Mapleview and Martin Luther King, Jr. Avenue. It is located east of the Anacostia River, after which the neighborhood is named. The area was originally Nacochtank, a settlement of the Necostan or Anacostan Indians on the banks of the river now known as the Anacostia River.

The Anacostia neighborhood was originally incorporated as Uniontown in 1854, one of the first suburbs of the city, as a neighborhood for workers at the Navy Yard. Originally restrictive covenants barred the sale, lease or rental of property to people of African American or Italian descent. Two Anacostia landmarks are the historic Frederick Douglass home, Cedar Hill, located on W Street and the big chair on MLK installed by the old Curtis Brothers Furniture Store.

#### 2. West Street and Morris Road Parcels Property Characteristics

<b>Location</b>	<b>2501 West Street, SE</b>
<b>Square</b>	<b>5808</b>
<b>Lot</b>	<b>0824</b>
<b>Total Square Footage</b>	<b>4,184 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>\$121,040</b>
<b>Ward</b>	<b>8</b>

<b>Location</b>	<b>2503 West Street, SE</b>
<b>Square</b>	<b>5808</b>
<b>Lot</b>	<b>0069</b>
<b>Total Square Footage</b>	<b>4,196 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>\$17,330</b>
<b>Ward</b>	<b>8</b>

<b>Location</b>	<b>2509 West Street, SE</b>
<b>Square</b>	<b>5808</b>



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<b>Lot</b>	<b>0050</b>
<b>Total Square Footage</b>	<b>3,147 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>\$143,310</b>
<b>Ward</b>	<b>8</b>

<b>Location</b>	<b>2514 West Street, SE</b>
<b>Square</b>	<b>5809</b>
<b>Lots</b>	<b>0043, 0044</b>
<b>Total Square Footage</b>	<b>4,183 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>\$121,810</b>
<b>Ward</b>	<b>8</b>

<b>Location</b>	<b>1430 Morris Road, SE</b>
<b>Square</b>	<b>5810</b>
<b>Lot</b>	<b>0002</b>
<b>Total Square Footage</b>	<b>3,084 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>\$106,550</b>
<b>Ward</b>	<b>8</b>



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### 3. West Street and Morris Road Parcels Map and Pictures



Site Map of West Street Lots and Morris Road, SE





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2501-2509 West Street, SE





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2514 West Street, SE





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1430 Morris Road, SE

### B. Comprehensive Plan

2509 West St, SE (Square 5808 Lot 0050), 2503 West St, SE (Square 5808 Lot 0069), 2501 West St, SE (Square 5808 Lot 0824), 2514 West St, SE (Square 5809 Lot 0043), West St, SE (Square 5809 Lot 0044) 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 Enhancement Area, where any infill development should be of a residential character and help provide physical improvement to the area. 1430 Morris Road, SE (Square 5810 Lot 0002) 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 is anticipated to be consistent with the existing neighborhood character.

The properties are within the Barry Farm/Hillsdale/Fort Stanton Policy Focus Area and Policy FSS-2.3.2: Housing Opportunities encourages compatible infill development on underutilized





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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](http://www.planning.dc.gov)).

### C. **Zoning**

The existing zoning for all of the properties is R-3, a low density residential zone. R-3 permits single family, duplex, rowhouse, and flat development (2 residential units) by right. The zone does not permit new multi-family development. The regulations include a maximum lot occupancy of 60% for row dwellings, 40% for all other structures, and a maximum height of three (3) stories/forty (40) feet for all permitted residential structures. 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 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