

Request for Expressions of Interest

Parcels F-1 and G-1 -- Hill East District Redevelopment (Phase 1)

Infrastructure Requirements:

- Massachusetts Avenue SE (portions adjacent to Parcel G-1)
- 19th Street SE (portions adjacent to Parcels F-1 and G-1)
- Burke Street SE (portions adjacent to Parcel F-1)
- C Street SE (portions adjacent to Parcels F-1 and G-1)
- 20th Street SE (portions adjacent to Parcel G1)
- Village Square and adjacent drives

Development Strategy:

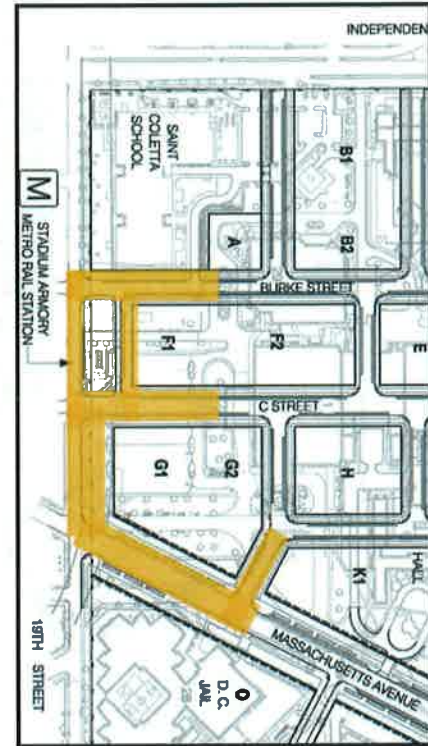
- Fee simple disposition
- Long term ground lease
- Other viable disposition options

Preference for development proposal that does not seek any District subsidy or funds.

RFEI Must Have:

- Submission of 2 development proposals (Proposal A and Proposal B)
- Evidence of respondents financial capacity and capability
- Executed statement of minimum terms
- Detailed project financing information (pro-forma, development budget, sources and uses, return analysis, etc.)
- RFEI Deposit (Letter of Credit)
- Forms of acknowledgement (First Source and CBE)
- Schedule of performance

Respondents not providing the items listed above will be considered non responsive.



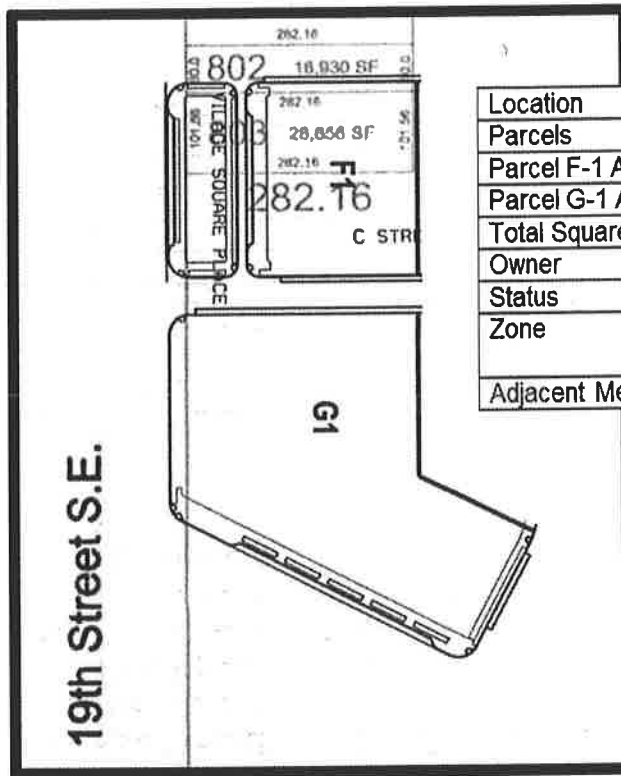
Selection Process Timeline*:

| | |
|---|-------------------|
| 1. Issuance of RFEI | October 4, 2012 |
| Pre-Response Conference (starting at 10:30am) | October 17, 2012 |
| 2. RFEI Proposal Submission Deadline (5pm) | January 7, 2013 |
| 3. Notification of Short Listed Respondents (If Applicable) | February, 2013 |
| Community Presentation by Respondents | February, 2013 |
| Request for Best and Final Offer (If Applicable) | TBD, 2013 |
| Best and Final Submission Due Date (If Applicable) | TBD, 2013 |
| 4. Final Selection of Development Team | Late Spring, 2013 |
| 5. Submission of Disposition Agreement & Accompanying Legislation to District of Columbia Council | TBD |

****Subject to change***

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| | |
|------------------------|---|
| Location | Hill East District |
| Parcels | F-1 and G-1 |
| Parcel F-1 Area | 36,039 SF |
| Parcel G-1 Area | 78,003 SF |
| Total Square Footage | 114,042 sq. ft. |
| Owner | District of Columbia (DMPED) |
| Status | Vacant (Little or No Improvements) |
| Zone | Predominantly zoned HE-1 with a portion of the G1 parcel zoned HE-2 |
| Adjacent Metro Station | Stadium-Armory Metro Station |

RFEI Take Away:

- Development Site offered "As-Is"
- Comply with Master Plan
- Comply with "Form Based Zone"
- Comply with Historic Landmark and Historic District Protection Act of 1978 (if applicable)
- Comply with environmental standards outlined in National Capital Revitalization Corps and Anacostia Waterfront Corporation Reorganization Act of 2008
- Comply with Green Buildings Act
- Comply with affordable housing standards outlined in National Capital Revitalization Corps and Anacostia Waterfront Corporation Reorganization Act of 2008
- Comply with Inclusionary Zoning
- Comply with Certified Business Enterprises requirements
- Comply with First Source requirements
- Comply with other applicable District laws

Development Proposals and Affordable Requirements:

- **Proposal A**
 - Comply with Hill East District Zone
 - Comply with affordable housing standards outlined in National Capital Revitalization Corps and Anacostia Waterfront Corporation Reorganization Act of 2008
 - Comply with Inclusionary Zoning
- **Proposal B**
 - Comply with Hill East District Zone
 - Alternate affordable housing option
 - Comply with Inclusionary Zoning