

Proposals for development of Reservation 13

(also known as DC General campus or Hill East Waterfront)

Reservation 13 is approximately 67 acres, of which 40 available for development. Reservation 13 is some of the most valuable land on the East Coast offering:

- Capitol Hill location
- river views
- its own Metrorail stop.

What the community was promised in the Master Plan approved by the Council and the zoning regulations:

- Capitol Hill streets lined with trees,
- buildings that look like traditional Capitol Hill buildings,
- health care,
- retail,
- housing (including affordable housing),
- parks. See color maps.

In 2008 everything in place for development to begin. The Deputy Mayor for Planning and Economic Development (DMPED) issued an RFP seeking a development team to be the Master Developer, which would control the development of Reservation 13. Four developer teams competed to be selected as the Master developer.

- October 31, 2008: Four competing developers submit proposals to DMPED.
- December 2008: DMPED holds a public meeting where all four competing developers made presentations and answered questions. Each team offered health care, retail, housing, and parks. The four color slides summarize each team's proposal. Many on Capitol Hill, including CHRS, favored the Hunt Development Group. See 4 color slides summarizing the competing developers' proposals.
- DMPED promised to select the Master Developer in 2009, and promised again in 2010 to select the Master Developer. DMPED has never selected a master developer. According to one media report, this was because DMPED did not have the \$40 million needed for the infrastructure it promised to developers. See Jonetta Rose Barras, Examiner, March 7, 2012.
- The result: the promised health care, housing, retail, and parks have never been built.