Request for Expressions of Interest

for the Development of Poplar Point

Washington, DC

Issued by:
The Government of the District of Columbia
Office of the Deputy Mayor for Planning and Economic Development

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1. INTRODUCTION

The Government of the District of Columbia ("District"), through the Office of the Deputy Mayor for Planning and Economic Development ("DMPED"), invites developers ("Developers") to respond to this Request for Expressions of Interest ("RFEI"). The purpose of the RFEI is to identify Developers who have the creative vision, demonstrated experience, and organizational and financial capability to plan and develop a world-class mixed-use waterfront development at Poplar Point. Responses to this RFEI are due by **October 19, 2007 at 12:00 noon EDT**.

Poplar Point offers an unparalleled opportunity to create a residential, commercial, cultural, and recreational development in one of the nation's strongest real estate markets. It boasts exceptional views of the downtown skyline, including the US Capitol, the Washington Monument, the new Washington Nationals Baseball Stadium, and the Navy Yard, as well as a tree-lined ridge in Southeast Washington. Poplar Point and its mile-long shoreline on the Anacostia River is one of the last major undeveloped waterfront areas in the District. Excellent mass transit and highway access opportunities exist in the immediate vicinity.

Today, however, Poplar Point is a collection of underutilized parcels with poorly sited local and Federal government facilities. It is further constricted by highway ramps that occupy valuable developable area and restrict access. Portions of Poplar Point contain environmental contaminants. The District seeks, over time, to relocate existing facilities, clean-up the site as necessary, rebuild the bridges, and improve Poplar Point's infrastructure in an effort to create a vibrant waterfront district east of the river.

The District's vision for the redevelopment of Poplar Point, embodied in the Anacostia Waterfront Framework Plan, anticipates high-quality design, an emphasis on urban waterfront life, a commitment to environmental stewardship and the preservation of community character. The District expects the Developer to fully engage local residents and other stakeholders during the planning and development process. The development should promote equitable housing access, greater job and business opportunities, and a clean, safe, and sustainable environment.

The responsibilities of the selected Developer will include general planning and redevelopment of Poplar Point as more fully described below. The developer must also demonstrate a strong:

- Commitment to implementing the District's vision for Poplar Point
- Track record in creating high quality mixed-use, public/private development ventures
- Financial capability to obtain the requisite project financing to successfully redevelop Poplar Point

- Track record of successfully developing mixed use projects, particularly those that have included significant cultural components
- Commitment to creating public spaces of superior quality, including parks, recreational areas, civic uses, and maritime amenities
- Track record of developing projects with excellent design, including sustainable design
- Commitment to the District's goals regarding creating contracting and investment opportunities for local, small and disadvantaged businesses, jobs for District residents and affordable housing
- Track record of implementing effective strategies for engaging affected communities

2. SITE DESCRIPTION

As part of the Anacostia Waterfront Initiative ("AWI") planning process[1], which led to the Anacostia Waterfront Framework Plan (see Appendix B to access the Plan), a 150-acre parcel around Howard Road SE in Washington, DC was identified as the Poplar Point **"Planning Area."** Within this Planning Area, approximately 130 acres comprise the **"Development Area."** A significant portion of the Development Area may be available for lease and/or sale to the selected Developer. The District anticipates that it will obtain control of these approximate 130 acres, pending transfer from the National Park Service ("NPS") under the *Federal and District of Columbia Government Real Property Act of 2006*, PL 109-396 ("Federal Lands Act"). The District also anticipates that the land transferred from NPS to the District may be subject to compliance with the National Environmental Policy Act (NEPA) and other applicable laws. The Development Area is anticipated to be assembled in two phases over the next six years.

Planning Area	Development Area
The 150-acre area roughly bounded by the Anacostia River to the North, the 11th Street Bridget to the East, the South Capitol Street Bridge to the West, and the Anacostia Freeway to the South. The Planning Area includes a mix of District-owned land, land that will transfer from the US Government to the District, and privately owned land.	The Development Area lies within the Planning Area and is comprised of (1) District-owned land and (2) land that will transfer or may be transferred from the US Government to the District. The Development Area does not include the 11 privately owned acres on Howard Road nor does it include the WMATA parking garage.

The selected Developer will be responsible for creating a conceptual master plan for the entire 150-acre **Planning Area**, and a detailed development program for the approximate 130-acre **Development Area**. In preparing a response to this RFEI, Developers are advised to consider all existing land uses, ownership, physical constraints, parcel availability and timing constraints, environmental attributes, and additional Planning Area characteristics. The remaining discussion areas in this section provide summary-level information in each of these areas.

[1] On March 22, 2000, former District of Columbia Mayor Anthony Williams brought together the 20 federal and District agencies that own or control land along the Anacostia River to sign the Anacostia Waterfront Initiative (AWI) Memorandum of Understanding (MOU). The AWI MOU created an unprecedented partnership between the federal and District governments to transform the Anacostia River from the city's forgotten river to a gem that could rival any urban waterfront in the world. Under the leadership of the District of Columbia Office of Planning, along with extensive input from the community, in Fall 2003 the partnership released a draft AWI Framework Plan to guide the revitalization effort.

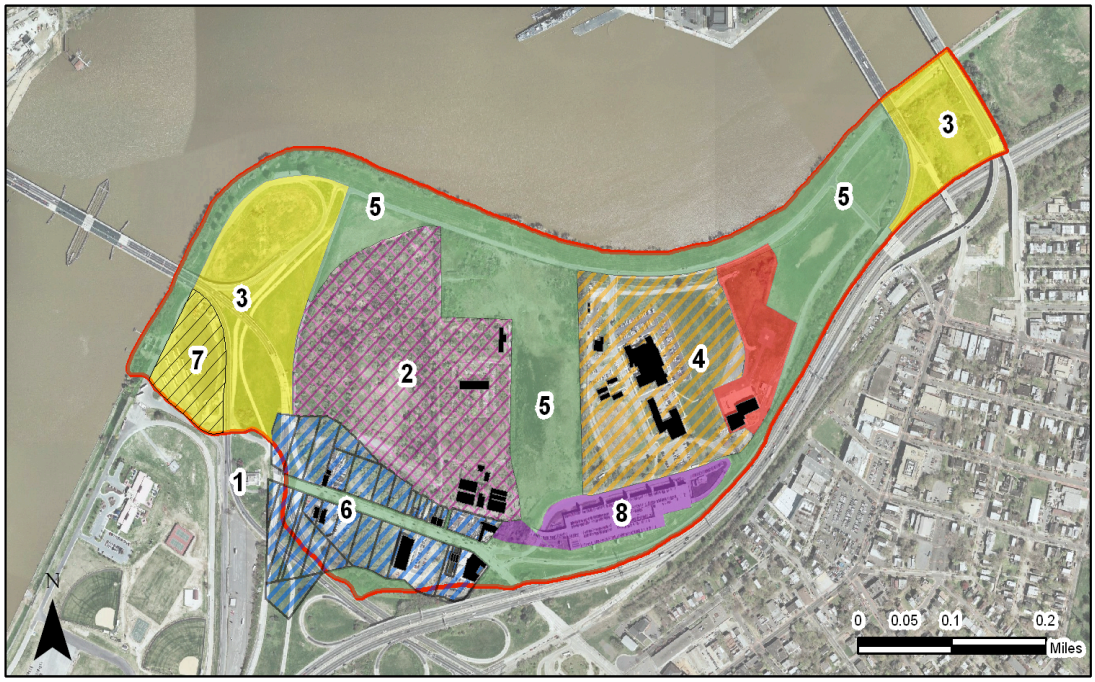
2.1. OVERVIEW OF PLANNING AREA BOUNDARIES

The Planning Area includes a mix of District-owned land, land that will transfer from the NPS to the District, and privately owned land. The diagram and table below provide further definition to overall Planning Area boundaries:

Geographic Boundary	Description
North	The Planning Area is bordered to the north by the Anacostia River. On the opposite side of the Anacostia River (approximately 1,000 feet to the north) are the Washington Navy Yard and the Southeast Federal Center.
East	The Planning Area is bordered by the Anacostia Freeway (Interstate 295) extending up to the 11th Street/Kevin Welsh Memorial Bridge. Various commercial and medium density residential developments are located farther to the east along Good Hope Road, Martin Luther King Jr. Avenue, and its intersecting streets.
South	The Planning Area generally follows the Anacostia Freeway (Interstate 295) and is bordered by the Anacostia Metrorail Station Parking Garage, various transportation rights-of-way, undeveloped parcels and adjacent commercial/residential use properties along Howard Road. Some of the commercial properties along Howard Road (a fuel oil company, auto salvage yard, and auto repair shop) appear on environmental regulatory listings and some current/historical property uses may have environmentally impacted the Planning Area.
West	The Planning Area is bordered to the west by South Capitol Street, the Frederick Douglass Memorial Bridge (as realigned), and the Anacostia River. Farther to the west and southwest is the Anacostia Naval Station.

2.2. LAND USES AND OWNERSHIP

The diagram and table below depict the ownership of the various parcels that comprise the Poplar Point Planning Area.



Legend

- Existing Buildings
- NPS Land- Publicly Accessible
- Infrastructure
- Transit with Private Parking Garage - WMATA
- Privately Owned Land
- NPS Facilities
- NPS Land- Limited Access
- Use Restricted Land

Map ID #	Land Use	Ownership Status			Included in Development / Park Area
		District Owned	US Government	Privately Owned / Other	
1	Pump Station Infrastructure	✓			
2	Former Nurseries		✓		✓
3	Freeways, Interchanges and Bridges	✓	✓		✓
4	National Park Service Complex		✓		✓
5	Parkland/Open Spaces		✓		✓
6	Private Land			✓	
7	Tour Bus Parking		✓		✓
8	Transit Authority Parking Garage			✓	

The following pages provide additional details on each of these land uses.

2.3. LAND USE AND OWNERSHIP DETAILS

2.3.1. PUMP STATION INFRASTRUCTURE

Ownership Status: District Owned
Controlling Entity: District of Columbia Water and Sewer Authority (WASA)
Included in Development/Parkland Area: No
Availability for Transfer: Not available for transfer to selected Developer
Description: A pump station, located amidst the ramps leading to the freeway, is controlled by the District of Columbia Water and Sewer Authority (WASA). The properties are owned by the District but are controlled by WASA.

2.3.2. FORMER NURSERIES

Ownership Status: To Transfer to the District from NPS
Controlling Entity: US Government
Included in Development/Parkland Area: Yes
Availability for Transfer: Available once the District receives title and NPS facilities are relocated
Description: The DC Lanham Tree Nursery and the Architect of the Capitol Nursery formerly were located at Poplar Point. Both of the sites have been vacant since 1993 and are currently fenced and closed to the public; both have some amount of contaminated soil and/or ground water. The land is titled in the United States and under the jurisdiction of the NPS.

2.3.3. PARKLAND/OPEN SPACES

Ownership Status: To Transfer to the District from the NPS
Controlling Entity: US Government
Included in Development/Parkland Area: Yes
Availability for Transfer: Available once the District receives title and NPS facilities are relocated
Description: There are several areas of open space located at Poplar Point that are titled in the United States and under the jurisdiction of the NPS. These areas include the shoreline stretching from the Frederick Douglass Bridge to the 11th Street Bridge, an athletic field located to the north of the NPS facility, and a narrow parcel of land between the Metrorail garage and the Anacostia River.

2.3.4. NATIONAL PARK SERVICE COMPLEX

Ownership Status: To Transfer to the District from the NPS
Controlling Entity: US Government
Included in Development/Parkland Area: Yes
Availability for Transfer: Available once the District receives title and NPS facilities are relocated
Description: The US Park Police Aviation Section Facility (which includes a heliport and a helicopter hanger), US Park Police Anacostia Operations Facility and the National Park Service, National Capital Parks-East Headquarters are all located at Poplar Point. The NPS and Park Police facilities will need to be relocated as part of the development. The District is currently seeking to relocate these facilities, currently located in the vicinity of Good Hope Road.

2.3.5. PRIVATE LAND

Ownership Status: Privately Owned
Controlling Entity: Private Party
Included in Development/Parkland Area: No
Availability for Transfer: No
Description: Approximately 11 acres of land along Howard Road is privately owned. Current uses include several auto-related industries, a charter school, and abandoned residential buildings. As indicated previously, the District does not currently anticipate acquiring this site for the purpose of conveying to the selected Developer as part of the Poplar Point redevelopment effort. However, conceptual development plans prepared in response to this RFEI should consider approaches for potential future uses of this acreage and how it would coordinate with the Development Area.

2.3.6. FREEWAYS, INTERCHANGES AND BRIDGES

Ownership Status: District / Federally Owned
Controlling Entity: District Controlled
Included in Development/Parkland Area: Yes
Availability for Transfer: May be available upon future reconstruction / realignment is completed.
Description: The freeways, interchanges and bridges included in the study area are the Frederick Douglass Bridge, the 11th Street Bridge, I-295 (Anacostia Freeway) between the Suitland Parkway and the 11th Street Bridge, and the numerous freeway interchanges. Plans currently are underway for the improvement of the 11th Street Bridge (near-term) and realignment of the Frederick Douglass Bridge (long-term). Staging areas are needed for these bridge construction projects.

2.3.7. TOUR BUS PARKING

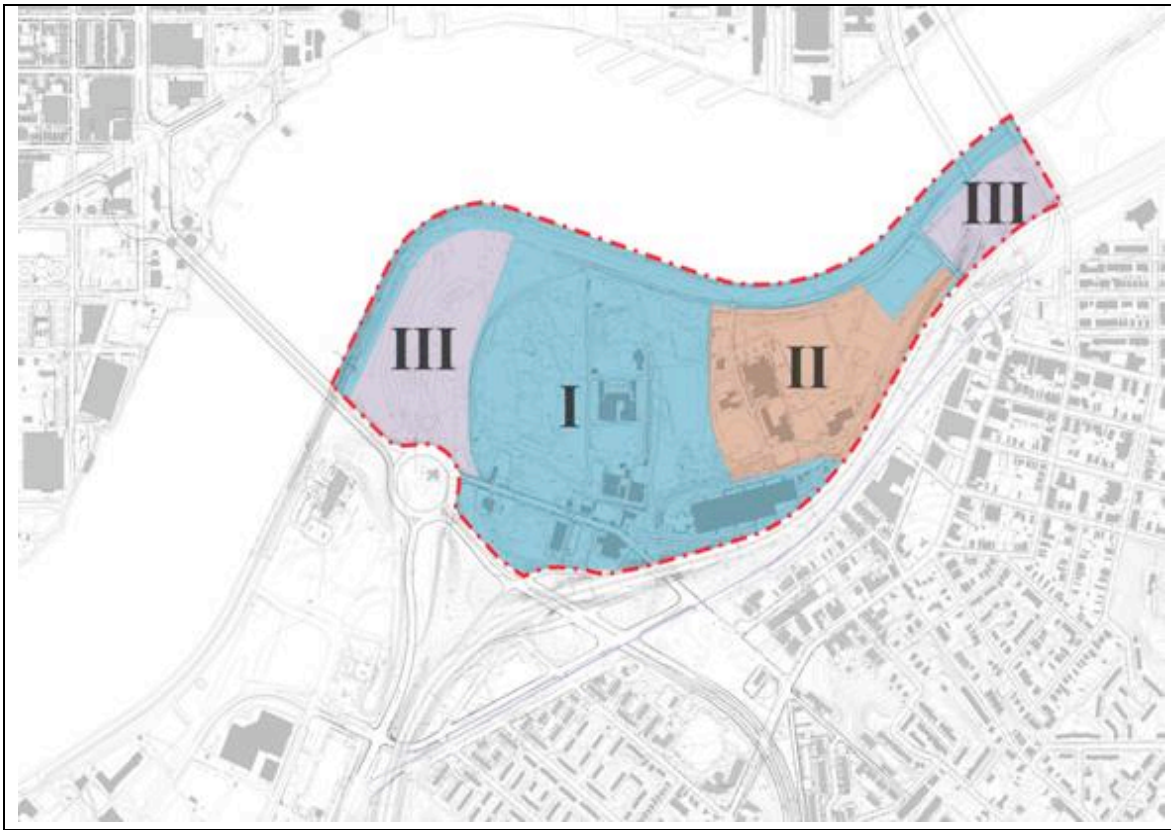
Ownership Status: US Government
Controlling Entity: US Government
Included in Development Area: Yes
Availability for Transfer: May be available upon future reconstruction / realignment is completed.
Description: Located just south of the Frederick Douglass Bridge is a partially paved tour bus parking lot. This lot is used by buses serving the major tourist attractions at the Mall and in downtown Washington. The land is owned by the US Government with the northern half under the direct control of the National Park Service and the southern half under the direct control of the US Navy at Bolling Air Force Base. Currently this site is leased to the District by the Navy.

2.3.8. TRANSIT AUTHORITY PARKING GARAGE

Ownership Status: Privately Owned
Controlling Entity: Private Party
Included in Development Area: No
Availability for Transfer: Not available for transfer to selected Developer
Description: A 1,200-space parking garage for the Anacostia Metrorail Station on Metrorail's Green Line and the access roads serving the garage from Howard Road are located in the Planning Area. In addition, the Metrorail tunnel runs underneath the site.

2.4. PARCEL AVAILABILITY

Due to the various ownership constraints described above, it is anticipated that parcels within the Planning Area will become available for development at different points in time. The Federal Lands Act mandates construction cannot occur on the lands to be transferred from NPS until these facilities have been relocated. It is anticipated that these relocations will take place within the next two years.



	Area I	Area II	Area III
Planning Area Description	Near-Future	NPS/NPP Relocation	Bridge Realignment
Estimated Availability for Development:	2008–2014	2012–2014	2015-2018
Approximate Land Area	3,985,740 SF 91.5 Acres	1,241,460 SF 28.5 Acres	1,306,800 SF 30 Acres
Elements and Constraints Within Areas	National Park Service Land (Publicly Accessible), Privately Owned Land, Transit Authority Parking Garage	National Park Service Land (Limited Access), National Park Service Buildings, National Park Service Facilities	Infrastructure (i.e. Freeways, Interchanges and Bridges) Frederick Douglas Bridge, 11th Street Bridges

2.5. ENVIRONMENTAL ATTRIBUTES

Environmental Conditions
A recent Phase 1 Environmental Assessment for portions of the Planning Area has been completed and is available for review (see Appendix B for list of available resources). This assessment reveals the potential for environmental conditions on and off-site that, if present, should be considered in connection with the redevelopment. The District currently is embarking on a Phase 2 Environmental Assessment to further evaluate these conditions. This information is being provided for convenience only; the District is not warranting that this information is accurate or complete.

Wetlands
Existing wetlands are subject to applicable Federal and District laws, rules, and regulations, which may impact development. The most recent wetland delineation report identified six (6) wetlands as shown in Appendix D. If alterations to the wetlands are permitted by applicable law, the AWC Environmental Standards require an in-kind and on-site mitigation ratio of 3:1 (reference Appendix B to access the AWC Environmental Standards).

Flood Plain
Approximately half of the Planning Area is within the 100 year floodplain. Most of the Planning Area is protected by a flood control wall in front of the National Park Service and Park Police facilities and a berm that extends around the Point. See Appendix E for a more detailed environmental description and delineation of the flood plain.

Topography
The Planning Area consists primarily of flat terrain, sloping gently to the north to northwest, toward the Anacostia River. Surface elevations vary from 5 to 20 feet in elevation above sea level.

2.6. LIMITING CONDITIONS

WASA Coordination
As part of the WASA's Long Term Control Plan for controlling combined sewer overflows, WASA must place a tunnel under the Poplar Point Planning Area, which will require coordination with future development. Certain development may still occur above the tunnels; however, this development must be coordinated with WASA.

2.7. ADDITIONAL SITE CHARACTERISTICS

Access
The Planning Area has convenient access to the District's downtown corridor via Interstate 295, South Capitol Street, and bridges located at 11th and 12th Streets NE. Interstate 295 also provides access to Prince George's County Maryland. Public transportation access is provided via the Anacostia Metrorail station (serviced by the Green Line) to the south of the site as well as ancillary public bus service.

Intra-Site Roadways
Two roads traverse the Planning Area: Howard Road, which runs east-west in the southwest corner of the Planning Area; and Anacostia Drive, which follows the Anacostia River.

Views

Desirable views from Poplar Point include the Anacostia River, the new Washington Nationals baseball stadium, Navy Yard, Washington Monument, Capitol Building, Hains Point, Bolling Air Force Base, and National Airport.

3. REGULATORY FRAMEWORK

3.1. SECRETARY OF THE INTERIOR SITE PLAN APPROVAL

A significant amount of acreage that comprises the Planning Area is currently owned by the Federal government, but is being transferred by the Federal government to the District as part of the Federal Lands Act. The land use plan for Poplar Point must conform to specific criteria in the Federal Land Act including:

- Reservation of 70 acres for a public park, which may include at least two federal memorial sites within area reserved for public park purposes
- Consistency with the Anacostia Waterfront Framework Plan to the greatest extent practicable
- Relocation of the existing NPS and U.S. Park Police facilities.

Pursuant to the Federal Land Act, the District must receive certification of the land use plan from the Secretary of Interior prior to the transfer of land from the United States to the District. The District has been in conversations with the Department of Interior (DOI) and anticipates working with the Developer to secure DOI certification of the land use plan.

3.2. ENVIRONMENTAL REQUIREMENTS

Portions of Poplar Point may be impacted by one or more pollutants that may require remediation under applicable law. This information is being provided for convenience only; the District is not warranting that this information is accurate or complete. Developers should explain how they would promptly, efficiently, and appropriately address any environmental issues, including remediation, should it be necessary.

All or parts of the proposed redevelopment may be subject to environmental review under the National Environmental Policy Act (NEPA). Developers should be aware that the District may not make any decisions concerning the specific scope of the project prior to (i) transfer of the title of Poplar Point to the District of Columbia and/or (ii) completion of required reviews under NEPA and/or other applicable laws.

To ensure Poplar Point is developed in a manner that is responsible to both the environment and the District residents who depend upon it, all development must comply with the AWC Environmental Standards, the *District of Columbia Green Building Act of 2006* [D.C. Official §§ 6-1451.01 *et seq*. (2007)], and storm water management mandates. Further, new development will be expected to obtain silver certification by the United States Green Building Council Leadership in Environmental and Energy-Efficient Design (LEED) Program.

3.3. AFFORDABLE HOUSING

At least 30 percent of housing units developed at Poplar Point must be affordable for households across multiple income levels.

3.4. CBE REQUIREMENTS

Development must comply with the “Small, Local, and Disadvantaged Business Enterprise Development and Assistance Act of 2005,” codified in D.C. Official Code §§ 2-218.01 et seq. (2007) (“CBE Act”), which governs contracting and procurement with, and equity and development participation by, certified local, small and disadvantaged businesses (hereinafter referred to as “CBE”). Developers shall be required to include at least 20 percent CBE equity and development participation as part of their development team and to award at least 35

percent of contracting dollars to CBE contractors, with a preference that at least 10 percent of those CBEs be located in Ward 8.

3.5. HIRING OF DISTRICT RESIDENTS

The District is dedicated to ensuring that benefits derived from redevelopment include jobs for local residents. The selected Developer must enter into a First Source Agreement with the District Department of Employment Services that contains a commitment that at least 51 percent of new jobs created as a result of the development will be filled by District residents, with a preference that at least 20 percent of those jobs be designated for residents in Ward 8.

3.6. FEDERAL PROJECT REVIEWS

To the extent required by applicable law, development may be subject to federal governmental reviews, including, but not limited to, review of the plan and zoning by National Capital Planning Commission, Secretary of Interior as required under the Federal Lands Act, and Army Corps of Engineers as to potential impacts to the wetlands, seawall, and floodplain.

Depending on the scope and nature of the proposed redevelopment, other permits, approvals, or authorizations may be necessary. If so, they shall be identified and obtained by the selected Developer.

3.7. HISTORIC REVIEWS

To the extent the project would impact historic resources it may be subject to review under Section 106 of the National Historic Preservation Act, the "Historic Landmark and Historic District Protection Act of 1978" (as amended), and any other applicable law, which may involve consultation with the District of Columbia State Historic Preservation Office, federal Advisory Council on Historic Preservation, and others.

3.8. LOCAL PROJECT REVIEWS AND COORDINATION

Development must meet District land use, environmental, planning, zoning and other regulatory requirements. The following District agencies will be actively involved in the Poplar Point development review process:

- Advisory Neighborhood Commissions
- Department of Consumer and Regulatory Affairs (including zoning reviews, surveys, and permitting)
- District of Columbia Zoning Commission
- Department of Small and Local Business Development (CBE participation)
- Department of Employment Services
- Department of Transportation
- Department of Health
- Department of the Environment
- District of Columbia State Historic Preservation Officer (if Section 106 consultation is required)
- District of Columbia Water and Sewer Authority
- Washington Metropolitan Area Transit Authority (an interstate compact authority)

3.9. LOCAL ZONING

The Development Area is not currently zoned by the District of Columbia. Once the Development Area is transferred from the Federal government to the District, the zoning

determination will be an ongoing process that will involve District entities such as the Zoning Commission, Office of Planning, and possibly the National Capital Planning Commission.

The privately owned parcels surrounding the Development Area (some of which are included in the Poplar Point Planning Area) are zoned primarily for high-density waterfront uses as "W-3." According to the District of Columbia Municipal Zoning Code, the W-3 zone allows for high density residential, commercial, and certain light industrial uses to maximum lot occupancy of 75 percent for residential uses and a maximum height of 90 feet. The zoning code allows for a density of 6.0 floor-area ratio (FAR) for residential uses and a maximum of 5.0 FAR for other uses. Based on the size of the private development, the privately owned parcels along Howard Road could accommodate a maximum 1,900 dwelling units or 2.4 million square feet of commercial space. This number could be less if the buildings exceed height, lot coverage, or other regulations present in the zoning code.

3.10. THE DISTRICT OF COLUMBIA COMPREHENSIVE PLAN

The development plan must comply with the goals and priorities outlined in the District's Comprehensive Plan. As the map in Appendix F illustrates, the Comprehensive Plan designates Poplar Point as an area of high density residential uses, medium density commercial uses, institutional uses, and parkland. It also endorses the Anacostia Waterfront Framework Plan.

3.11. COMPLIANCE WITH APPLICABLE LAWS AND RELATED COSTS

If selected and authorized to proceed, Developer would be required to plan and developer its proposed vision in accordance with all applicable federal and District of Columbia laws, rules and regulations, and would be required to obtain all necessary permits, approvals, and licenses at the appropriate time. Developer shall submit with its proposal a description of all permits, approvals, and licenses expected to be required in connection with its proposal and its plans and schedules for obtaining the same. Developer should indicate in its response its experience and familiarity with such laws and permits at other significant urban redevelopment projects. All costs associated with complying with applicable laws, rules and regulations, and obtaining all necessary permits, approvals, and licenses shall be borne by Developer.

4. SUBMISSION REQUIREMENTS

This section describes RFEI submission requirements necessary for a Developer's response to be deemed a "Responsive Expression of Interest." The District generally will not consider any Expression of Interest that does not completely fulfill these requirements. Further, the District is not seeking overly elaborate or lengthy Expressions of Interest and will consider as non-responsive any Expression of Interest that exceeds 50 pages (not including appendices). Additionally, transportation, traffic engineering, economic analysis and real estate advisory services are not being solicited as part of this RFEI.

A Responsive Expression of Interest must contain the following components:

4.1 DEVELOPER

The District seeks highly qualified master development firms to plan and execute the entire multi-phased development process, including pre-development, land use planning, horizontal land development of the entire Development Area, vertical development (for all or part of the Development Area), and ongoing operations. The Developer shall be a master developer capable of managing the land planning, environmental remediation, and infrastructure development that will be required to support vertical development. The Developer shall be a single principal firm and not a joint venture or single purpose entity.

- Innovative Approaches to Sustainable Development
- Waterfront Development and Wetlands Restoration
- Public-Private Partnerships (Federal, State, and Local)
- Affordable Housing Development
- Utilization of Creative Financing Mechanisms
- Community Outreach and Stakeholder Engagement
- Experience in projects involving significant environmental engineering and infrastructure planning components
- Experience with projects requiring National Environmental Policy Act (NEPA) compliance and preparation of Environmental Impact Statements (EIS)

The Developer shall not designate an equity partner, architect, landscape architect, engineer, CBE development partner, or other members of the development team at this time. The District reserves the right to deem non-responsive any RFEI response that identifies any of the partners listed above. Once a Developer has been selected, the District intends to participate with the Developer in jointly selecting members of the Master Developer team.

4.1.1. KEY PERSONNEL

a. Identify the key personnel who will be assigned to the project and for each such person provide the following:
   1. Title
   2. Resume and contact information
   3. A description of the person's proposed role in the project
   4. A description of the person's relevant experience
   5. The percentage of the person's time to be spent on the project
b. The Developer shall identify the individual who shall serve as the day-to-day, primary point of contact for the Developer.

4.1.2. LEGAL STATUS

Describe the legal status of the Developer, indicating the state under whose laws it is organized and operating, and a brief history of the organization and its principals (for any entity required to file reports in the jurisdiction of its formation, include a certificate of good standing for such jurisdiction).

4.2 QUALIFICATIONS AND EXPERIENCE OF DEVELOPER

Developers must demonstrate prior experience and success with projects similar to that contemplated in this RFEI. Developers shall provide a minimum of three (3) and up to five (5) **PROJECT SUMMARIES** detailing its most relevant projects that demonstrate success in large-scale, urban, mixed-use development (including at least one mixed-use, multi-phased project in excess of 1,000,000 gross square feet and with minimum total development costs of $200 million). Projects should be ones for which the Developer had lead responsibility for implementation (beyond equity participation), and may include illustrative material submitted as an appendix. Projects that demonstrate the following experience will be viewed more favorably:

- Mixed-use projects with affordable and mixed-income housing components
- Projects that include waterfront development
- Projects that required wetlands restoration / preservation
- Projects that demonstrate experience successfully achieving LEED certification
- Prior developments that incorporate creative financing elements
- Prior developments that demonstrate public-private partnerships, including coordination with District of Columbia and Federal agencies

Project Summaries should be in a narrative format and address the topic areas indicated in Section 4.2.1 below. Detailed case studies that further describe these examples of prior experience may also be provided as an addendum to the Project Summaries.

4.2.1. PROJECT SUMMARIES

a. Brief project summaries including project name, address, project size, development program, total development costs, project team including roles, financing structure, date of completion
b. Physical description (may include photographs, site plans, renderings etc.)
c. Statement of how the project compares to the Poplar Point development
d. Evidence of design excellence and inclusion of sustainable design features
e. Role of the development in the creation of urban infrastructure (e.g., sewers, roads, utilities)
f. Any factual indications of success
g. One reference for each project, including names, addresses and telephone numbers, and, for each, a letter authorizing the reference to respond to inquiries regarding the design, financing, and development of the respective project
h. Description of past projects that included land and property right assemblages with affected owners and businesses, and the processes used to successfully acquire / assemble those properties.

4.3 VISION FOR POPLAR POINT AND DEVELOPMENT PROGRAM

As a starting point for creating a vision and potential development program for Poplar Point, Developers should use the principles and objectives outlined in Anacostia Waterfront Framework Plan,. These principles define the overarching policy objectives related to future uses for the entire Site. Developers may propose a mix of residential, retail, recreational/sports,

cultural, maritime, commercial/institutional, or public space uses consistent with goals outlined in the Plan that support the creation of dynamic, financially feasible, mixed-use waterfront.

4.3.1. PROJECT VISION

At minimum, Developers must:

a. Provide a narrative description of the Developer's vision for the project and how it relates to the concepts described in the Anacostia Waterfront Framework Plan.
b. Provide a one-page, high-level conceptual site plan that visually illustrates use and density in a public space (massing, type and location of uses, integration of public space, parklands, wetlands);
c. Describe how the Developer's vision will integrate with and enhance the surrounding communities that border the site
d. Identify and describe any significant variances from the Anacostia Waterfront Framework Plan and a rationale for those variances.

4.3.2. PROJECT DEVELOPMENT APPROACH

In addition, Developers also are asked to provide a(n):

a. Proposed development program, including square footage and percentage of residential rental (including number of units), residential for-sale (including number of units), office, retail, hospitality, recreational, and other (if applicable) uses
b. Description of the proposed location and configuration of uses, including conceptual site renderings to convey the vision for the project
c. Market overview supporting development program
d. Retail strategy, including the type of retail proposed and the Developer's strategy for ensuring success of retail component
e. Parking strategy, including the approximate number of spaces needed to support the proposed development program and rationale;
f. Affordable housing strategy, including a commitment to meet the District's affordable housing goals;
g. Infrastructure improvement strategy, including the expected infrastructure necessary to complete the proposed development and the Developer's approach to incorporating this infrastructure into the development plan;
h. Land preservation strategy that integrates open space for parks, recreational areas, wetlands and monuments/memorials as part of the larger development plan
i. Description of the public benefits anticipated from the proposed redevelopment, including construction jobs, permanent jobs, and annual tax revenue to the District of Columbia;
j. Phasing plan that describes Developer's strategy and timing for delivering the various product types (e.g., Residential, Office, Retail, Hospitality, Recreational, etc.) and the overall timeline for full development build-out.

4.3.3. COMMITMENT AND PROJECT READINESS

To showcase how the Developer will guarantee its commitment to implementation of the project, provide a timetable and milestones for the first 36 months after the District authorizes the development to proceed, including ability to mobilize and commence development.

4.3.4. COORDINATION WITH SURROUNDING LAND OWNERS

The Anacostia Framework Plan anticipated integrating development at Poplar Point with the Anacostia communities that are closest to the site, Developers should describe their plans to coordinate planning and development efforts for those areas to ensure that the Developer's program is well-integrated into the surround community. To the extent applicable, the Developer

shall describe the extent of the Developer's property rights and/or business interests on land within the Poplar Point Site or adjacent areas controlled by Developer.

4.4 PROJECT FINANCIAL FEASIBILITY DEVELOPMENT TEAM FINANCIAL CAPACITY

Developers shall provide preliminary project financial data and a preliminary project financial capacity and capability plan as described below. The short listed Developers will be required to provide more detailed information when requested in future negotiations or phases.

4.4.1. PRELIMINARY PROJECT FINANCIAL DATA

Developers should provide financial information so that the District may determine the initial feasibility of the proposed development. Financial information requested is as follows:

a. **Proposed Program Summary Sheet:** Preliminary Project Financial Data should be submitted on the Proposed Program Summary Sheet that is included as an addendum to this RFEI (See Appendix G for Proposed Program Summary Sheet template).
b. **Sources and Uses Statement:** Developers also should submit a sources and uses statement that describes the expected equity, working capital, permanent and construction debt financing sources, and the anticipated uses of funds depicting estimates of hard costs, soft costs, fees and financing costs.
c. **Proposed Transaction Structure Identification:** The Developer shall propose a transaction structure (e.g. ground lease, fee simple sale, participation, etc) for the disposition of the Development Area, including financial terms of the transaction. The District expects to achieve a fair market minimum sale price, rent, and return in any disposition scenario as well as the opportunity to share in profits (above a negotiated return) with the Developer.

Note that the District may seek additional project financial information from Developer at any time in the evaluation of RFEI responses to clarify project feasibility.

4.4.2. PRELIMINARY FINANCIAL CAPACITY AND CAPABILITY PLAN

The requirements in this section are intended to ascertain a Developer's financial ability successfully accomplish the project. Developers should provide the most recent, audited (if available), financial statements of the Developer and equity providers with letters of recommendation from previous financing sources. Developers shall provide sufficient information for the District to ascertain the ability of Developer to secure financing for the proposed project with equity and/or borrowed funds including:

a. The nature and share of each participant's financial investment in the project;
b. Satisfactory evidence of the Developer's ability to secure financing for the project.
c. A table showing recent and current development projects that includes project description (including location and product type), year completed or percent completed to-date, size (land area and building area), project cost, and capital structure (debt and equity)

4.5 COMMUNITY BENEFITS, OUTREACH AND ENGAGEMENT STRATEGY

4.5.1. OUTREACH STRATEGY

Developers must address their proposed outreach strategy to ensure the proposed project can be executed with community support. The strategy should address the Developer's understanding of, and approach to, engaging with existing local stakeholders (the District may require the Developer to present elements of the project to the community). The strategy shall

also describe the potential for generating job growth and other community and public benefits as described in Section 4.3.2.i above.

4.5.2. SMALL, LOCAL, DISADVANTAGED BUSINESS ENTERPRISE (CBE) COMMITMENT AND DISTRICT HIRING

The District requires that any Developer selected as a result of this RFEI commit to a comprehensive approach to CBE participation. Developer shall demonstrate this commitment in a response to this RFEI that includes, but is not limited to, the following:

1. **Developer and Equity Participation:** Developers must comply with the CBE Act which governs contracting and procurement with, and equity and development participation by, certified local, small and disadvantaged businesses. Developers shall be required to include at least 20 percent CBE equity and development participation as part of their development team and to award at least 35 percent of contracting dollars to CBE contractors, with a preference that at least 10 percent of those CBEs be located in Ward 8. Proposals will be evaluated positively based on the extent that Developer's commitment exceeds the 20 percent CBE equity participation requirement. **Note that the District is not seeking for Developers to establish teams, joint ventures, or special purpose entities with CBE partners in the response to this RFEI. Developers shall indicate their proposed commitment to meet or exceed this goal and the approaches that will be utilized.**
2. **Contracting Participation:** In addition to meeting the CBE requirements described in Section 3.4, Developers shall demonstrate their commitment to exceed the requirement that 35 percent of its contractors are CBEs. Developers shall specifically identify/designate which part of the effort will be set-aside for CBE participation. Developers will be required to execute an agreement with the District setting forth its commitments in this regard.
3. **Entrepreneurial Opportunities:** Developer must demonstrate their commitment to recruiting and placing local businesses and community partners within the new developments, including but not limited to roles in operations, retail tenants, leasing, etc.
4. **District Resident Hiring:** Developers must demonstrate their commitment to consider District residents for jobs resulting from any contract awarded in connection with the development project. The District is dedicated to ensuring that benefits derived from redevelopment include jobs for local residents. The selected Developer must enter into a First Source Agreement with the District that contains a commitment that at least 51 percent of new jobs created as a result of the development project will be filled by District residents, with a preference that at least 20 percent of those jobs be designated for residents in Ward 8. Developers shall provide a description of the specific efforts that will be made to recruit District residents for newly created jobs. Developers will be required to sign a First Source Hiring Agreement with the District that sets forth its commitments in this regard.
5. **Local Apprenticeship Program:** Developers may be required to develop and implement a local apprenticeship program under D.C. Code §§ 32-1401 *et seq.* 2006
6. **Past Experience:** Developers shall describe successful efforts on previous projects to include CBE (or equivalent) participation and promote local hiring.

5. EVALUATION PROCESS

5.1 EVALUATION CRITERIA

The District of Columbia will evaluate responses to this RFEI for completeness, feasibility, innovation, responsiveness to the Anacostia Waterfront Framework Plan, and the strength of the financial proposal.

The District is particularly interested in identifying Developers with a world-class, feasible project vision and the qualifications and experience to execute that vision. The basis upon which Developers will be measured includes:

1. **Qualifications and Experience of Developer**
   The District will more highly rate Developers who:
   - Demonstrate through company experience and staff expertise that they are qualified to execute the delivery of a development opportunity with the complexity and magnitude of Poplar Point;
   - Can address their expertise with those functional areas described in Section 4.2; and
   - Have successfully served in master developer role for completed projects that were commensurate in scope and complexity to Poplar Point.

2. **Project Vision and Development Approach**
   The District will more highly rate Developers who:
   - Can articulate their creative vision for the implementation a world-class mixed-use development program at Poplar Point
   - Are able to incorporate and build upon the Anacostia Waterfront Framework Plan in their approach to the project;
   - Can immediately mobilize and commence predevelopment upon designation and are able to sustain involvement throughout the duration of the project; and
   - Can outline an approach to coordinating with surrounding land owners so as to incorporate the maximum amount of area identified as part of the Poplar Point Planning Area into the development program.

3. **Project Financial Feasibility and Development Team Financial Capacity**
   The District will more highly rate Developers who:
   - Can demonstrate the financial feasibility of their development concept;
   - Have the financial resources to complete a development project of Poplar Point's size and complexity; and
   - Demonstrate a willingness to provide the District with fair consideration for its real property assets.

4. **Community Benefits, Including CBE Commitment, Stakeholder Engagement, Community Outreach**
   The District will more highly rate Developers who:
   - Have demonstrated the ability to provide community benefits and execute an outreach and engagement strategy on previous projects;
   - Can develop an engagement and outreach strategy that is specific to the local and Federal stakeholders involved in the Poplar Point project; and
   - Ensure ample benefits accrue to CBEs, Ward 8 residents and businesses, and the surrounding community.

5.2 SELECTION PROCESS

The District of Columbia currently contemplates that all decisions relating to this RFEI will be made by a Selection Committee. The composition of the Selection Committee will be determined by the District, in its sole discretion.

Based upon RFEI responses, the District of Columbia, in its sole and absolute discretion, may choose to:

- Request more detailed information before final Developer(s) selection;
- Require oral presentations by Developers;
- Select a short list of Developer Developers and require additional information from the short-listed Developers;
- Enter into exclusive negotiations with one or more selected Developer(s) without requesting more detailed information or selecting a short list of Developers;
- Request more detailed information leading to final Developer(s) selection;
- Issue a formal Request for Proposals; or
- Take no action on the responses received.

If one or more Developer(s) is chosen for commencement of negotiations, the selected Developer(s) may be requested by the District to proceed to negotiate a long-term lease or sale/transfer that requires redevelopment of the Property consistent with final terms agreed upon by the District and Developer. If the District and the selected Developer are unable to agree on the final terms of a disposition agreement within a reasonable timeframe, the District, in its absolute and sole discretion, may terminate negotiations and select a different Developer that responded to the RFEI, re-issue the RFEI, or take such other measures as it deems reasonable, appropriate, and/or necessary.

5.3 LIMITATIONS ON DISTRICT AUTHORITY TO CONVEY

Developers should be aware that the District, in general, has no authority to convey any interest in real property absent authorization in accordance with D.C. Official Code § 10-801(2006 supp.). Furthermore, the District may not make any final decisions concerning the scope or nature of any project prior to (i) the transfer of title of Poplar Point to the District of Columbia and (ii) completion of required reviews, if any, under the National Environmental Policy Act and other applicable laws. Finally, the District cannot obligate itself to expend any funds without first obtaining a congressional appropriation of funds for such purpose. The District of Columbia makes no commitment (nor is authorized to make any commitment) to enter into any contract and does not intend to proceed with any proposed project until it and applicable federal agencies have satisfied all requirements of the Federal Lands Act and applicable environmental laws. The District may not proceed with any project unless and until it has first obtained all necessary authorizations required by applicable laws.

5.4 NO CONFLICTS OF INTEREST

In its response to this RFEI, Developer should represent and warrant the following to the District.

1. The compensation to be requested, offered, paid or received in connection with this RFEI has been developed and provided independently and without consultation, communication or other interaction with any other competitor for the purpose of restricting competition related to this RFEI or otherwise.

2. No person or entity employed by the District or otherwise involved in preparing this RFEI on behalf of the District (i) has provided any information to Developer which was not made available to all entities responding to this RFEI, (ii) is affiliated with or employed by Developer or has any financial interest in Developer, (iii) has provided any assistance to Developer in responding to this RFEI, or (iv) will benefit financially if Developer is selected in response to this RFEI.

3. The Developer has not offered or given to any District officer or employee any gratuity or anything of value intended to obtain favorable treatment under this RFEI or any other solicitation or other contract, and Developer has not taken any action to induce any District officer or employee to violate the rules of ethics governing the District and its employees. Developer has not and shall not offer, give or agree to give anything of value either to the District or any of its employees, agents, job shoppers, consultants, managers or other person or firm representing the District, or to a member of the immediate family (i.e., a spouse, child, parent, brother or sister) of any of the foregoing. Any such conduct shall be deemed a violation of this RFEI. As used herein, "anything of value" shall include but not be limited to any (a) favors, such as meals, entertainment, transportation (other than that contemplated by this RFEI, if any, or any other contract with the District), etc., which might tend to obligate a District employee to Developer, and (b) gift, gratuity, money, goods, equipment, services, lodging, discounts not available to the general public, offers or promises of employment, loans or the cancellation thereof, preferential treatment or business opportunity. Such term shall not include work or services rendered pursuant to any other valid District contract.

4. The Developer shall report to the District directly and without undue delay any information concerning conduct which may involve: (a) corruption, criminal activity, conflict of interest, gross mismanagement or abuse of authority; or (b) any solicitation of money, goods, requests for future employment or benefit of thing of value, by or on behalf of any government employee, officer or public official, any Developer employee, officer, agent, subcontractor, or labor official, or other person for any purpose which may be related to the procurement of this RFEI by Developer, or which may affect performance in response to this RFEI in any way.

5. Neither Developer or any subcontractor or affiliate thereof, nor any employee of any of them, shall retain any material or items of any kind salvaged from the property at issue in this RFEI as memorabilia or souvenirs or otherwise.

5.5 INTEREST OF MEMBERS OF CONGRESS

Nothing herein contained shall be deemed to be inconsistent with or contrary to the purpose or intent of any Act of Congress or the law of the District of Columbia establishing, affecting, or

relating to this RFEI and any proposed project. No member of Congress shall be admitted to any share of part of any proposed project resulting from this RFEI, or to any benefits that may arise therefrom.

6. TIMETABLE

6.1 RESPONSE DEADLINE

RFEI responses are due by **12:00 noon EDT, Friday, October 19, 2007**. Any submissions received after 12:00 noon will not be considered.

Developers are required to deliver their Expressions of Interest, an original and fifteen (15) printed copies, as well as a CD containing the response in an electronic format, to:

Office of the Deputy Mayor for Planning and Economic Development
ATTN: Diane Sullivan
John A. Wilson Building
1350 Pennsylvania Avenue NW Suite 317
Washington, DC 20004

6.2 PRE-PROPOSAL CONFERENCE

A pre-proposal conference will be held on Wednesday, September 12, 2007. Details regarding location and timing of the pre-proposal conference will be posted on the DMPED website (http://dcbiz.dc.gov/dmped/site/default.asp).

6.3 QUESTIONS

Any questions regarding this RFEI should be submitted via e-mail to **info@poplarpointdc.com**. Developers shall not direct questions to any other person affiliated directly or indirectly with the District. Responses to Developer questions will be posted to the Office of the Deputy Mayor for Planning and Economic Development (DMPED) website (http://dcbiz.dc.gov/dmped/site/default.asp).

6.4 RFEI Updates

Additional information and project updates will be posted on the DMPED website throughout the response period. Those interested in responding to the RFEI should register on the website to be added to the District's mailing list to receive periodic updates and possible amendments to the RFEI.

6.5 TIMELINE

The District will endeavor to follow the timetable set forth below (*all days are calendar days unless otherwise noted*); however, the activities and timetable represented below is a guideline only and is subject to change in the District's sole discretion and without prior notice:

Issuance of RFEI:	Friday, August 10, 2007
RFEI Conference:	Wednesday, September 12, 2007
Expression of Interest Due to AWC:	Friday, October 19, 2007, No later than 12:00 noon
Developer Interviews (If Requested):	TBD

7. RESERVATION OF RIGHTS AND MISCELLANEOUS PROVISIONS

7.1 RESERVATION OF RIGHTS

The District reserves the right to:

a. Cancel or withdraw the RFEI prior to or after the submission deadline;
b. Modify or issue clarifications to the RFEI prior to the submission deadline;
c. Reject any submission it deems incomplete or unresponsive to the submission requirements;
d. Consider a submission that is in noncompliance with the submission requirements;
e. Reject all submissions that are submitted under the RFEI;
f. Modify the deadline for submissions or other actions;
g. Reissue the RFEI, a modified RFEI, or a new RFEI, RFQ, or RFP whether or not any submissions have been received in response to the initial RFEI issuance.

The District may exercise one or more of these rights, in its sole discretion, as it may deem necessary, appropriate, or beneficial to the District.

Failure to respond to this RFEI may bar future participation in this project as project Developer.

7.2 NOTICE OF MODIFICATION

The District may post on its website (dcbiz.dc.gov) notices or information regarding cancellations, withdrawals, modifications to deadlines, and other modifications to this RFEI. Developers shall have an obligation to check the website for any such notices and information, and the District shall have no duty to provide direct notice to Developers.

7.3 CHANGE IN DEVELOPER INFORMATION

If information provided in a submission changes (e.g., change or addition to any of the developer's team members or new financial information) the Developer shall provide updated information in the same format for the appropriate section of the RFEI and the District may consider the modified submission.

7.4 OWNERSHIP AND USE OF SUBMISSIONS

All submissions shall be the property of the District. The District may use any and all ideas in any submission, whether the submission is selected or rejected.

7.5 NEGOTIATION WITH OTHER DEVELOPERS

If the District and the selected Developer fail to execute an agreement or contract within 90 days after the selected Developer is selected by the District, the District may begin negotiations with the Developer which submitted the second-highest rated submission.

7.6 FURTHER EFFORTS

The District may request that Developers clarify their submissions and/or submit additional information pertaining to their submissions. The District may request best and final submissions from any Developer and/or request an oral presentation from any Developer.

7.7 RESTRICTED COMMUNICATIONS

Upon release of this RFEI and until selection of a Developer, potential Developers shall not communicate with ODMPED staff about the RFEI or issues related to the RFEI except as authorized in this RFEI.

7.8 NON-BINDING

The selection by the District of a Developer indicates only an intent by the District to negotiate with the Developer and the selection does not constitute a commitment by the District to execute a final agreement or contract with the Developer.

7.9 CONFIDENTIALITY

Submissions and all other information submitted in response to this RFEI are subject to the District's Freedom of Information Act (D.C. Official Code § 2-531 et seq.) ("FOIA"), which generally mandates the disclosure of documents in the possession of the District upon the request of any person, unless the content of the document falls within a specific exemption category. An example of an exemption category is "trade secrets and commercial or financial information obtained from outside the government, to the extent that disclosure would result in substantial harm to the competitive position of the person from whom the information was obtained."

If a Developer provides information that it believes is exempt from mandatory disclosure under FOIA ("exempt information"), the Developer shall include the following legend on the title page of the submission:

> ***THIS PROPOSAL CONTAINS INFORMATION THAT IS EXEMPT FROM MANDATORY DISCLOSURE UNDER THE DISTRICT'S FREEDOM OF INFORMATION ACT***

In addition, on each page that contains information that the Developer believes is exempt from mandatory disclosure under FOIA, the Developer shall include the following separate legend:

> ***THIS PAGE CONTAINS INFORMATION THAT IS EXEMPT FROM MANDATORY DISCLOSURE UNDER THE DISTRICT'S FREEDOM OF INFORMATION ACT***

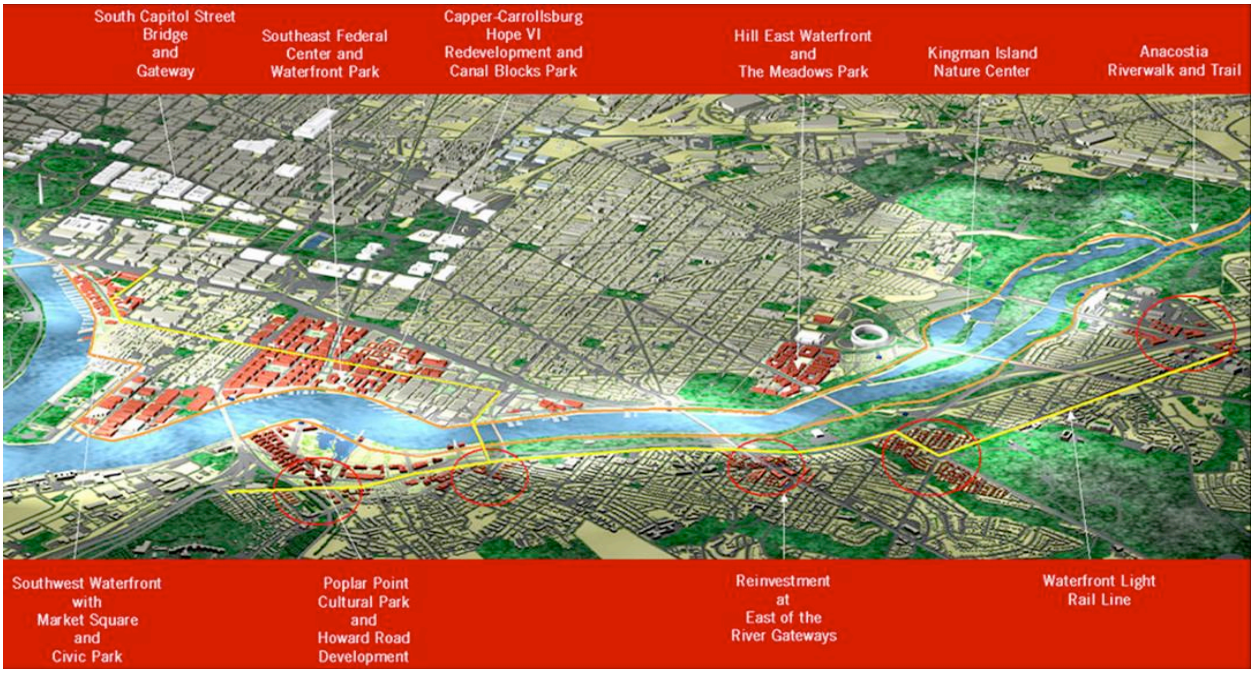
On each such page, the Developer shall also specify the exempt information and shall state the exemption category within which it believes the information falls.

Although ODMPED will generally endeavor not to disclose information designated by the Developer as exempt information, ODMPED will independently determine whether the information designated by the Developer is exempt from mandatory disclosure. Moreover, exempt information may be disclosed by ODMPED, at its discretion, unless otherwise prohibited by law, and the District shall have no liability related to such disclosure.

7.10 NON-LIABILITY

By participating in the RFEI process, the developer agrees to hold the District, its officers, employees, agents, representatives, and consultants harmless from all claims, liabilities, and costs related to all aspects of this solicitation.

APPENDIX A: SURROUNDING DEVELOPMENT



The neighborhoods along the Anacostia River are currently being transformed by a wave of development that promises to make these neighborhoods into among the most dynamic and desirable mixed-use waterfront communities in the District. New and planned developments include a mix of commercial and residential development, public investment, planning initiatives and recreational activities designed to breathe new life into this promising section of the District.

Below is a representative sampling of major development projects east of the Anacostia River, many of which are in close proximity to Poplar Point.

Commercial Development

- **Camp Simms (1500 Alabama Avenue SE)** – $30 million mixed-use project with 100,000+ square feet of retail space with anchoring grocery store Giant Foods and 75 units of housing. Construction is underway with anticipated completion in spring 2008.
- **Anacostia Gateway Government Center (Intersection of Martin Luther King, Jr. Avenue and Good Hope Road SE)** – $75 Million project to serve as District Department of Transportation Headquarters Building with 320,000 square feet of office space and storefront functions. Three-story commercial building located in the heart of Historic Anacostia with 70,000 square feet of office and 18,000 square feet of ground floor retail space by DRI/AEDC Partners is currently under construction (target completion date of August 2007) should be ready for occupancy by fall 2007. Construction for the government center is expected to commence in 2008.
- **St. Elizabeths West Campus GSA/DHS Development** – A new headquarters for the Department of Homeland Security that may potentially bring up to 4,000 new employees to the West Campus of St. Elizabeths in 2011 and potentially a maximum development of up to 14,000 employees at the time of full occupancy in 2015.

- **Additional Future Development** – A significant retail and office development project to be located at the intersection of W Street SE and Martin Luther King, Jr. Avenue SE is in the early stages of planning.

Residential Development

- **Barry Farm/Park Chester/Wade Road** – As part of the "New Communities Initiative," the Barry Farm/Park Chester/Wade Road Plan calls for the creation of a mixed-income community of mid-rise apartments and low-rise family housing, providing more than 1,000 new affordable and market-rate units. Neighborhood amenities to be included in the community include 20,000+ square feet of retail development, a grocery store, a new recreation center, rebuilding and enlarging of Birney Elementary School, and a new linear park.
- **Henson Ridge Phase II (1556 Alabama Avenue SE)** – Mid-City Urban/Integral, LLC is moving forward with Phase II of development of this HOPE VI project with the construction of 156 housing units for renters and homeowners of varying income levels.
- **Highland Addition (9th Street & Valley Avenue SE)** – The DC Housing Authority (DCHA) is working with Crawford Edgewood Management, Inc. to replace 130 units of public housing with a redevelopment program to create a new mixed-income community. DCHA held three charettes and plans to construct 140 mixed-income homeownership and rental units.
- **Brownstein Commons (1100-1300 blocks of Mississippi Avenue SE)** – William C. Smith Company is building 240 units of loft condominiums on the site of the former Trenton Terrace Apartments. Features 2- and 3-bedroom units.
- **The Townhomes at Stanton Square (2451-2457 Stanton Road SE)** – A 187-unit townhouse development from Horning Brothers Company in the Fort Stanton neighborhood. One third of the units will be affordable for persons at 50-80 percent of the area median income.

Public Investment

- **Schools** – $14 million revenue bond to the Thurgood Marshall Academy to renovate the formerly vacant Nichols Elementary School. Construction of an $11.7 million new Patterson Elementary School by DCPS. Birney Elementary School is slated for new construction.
- **Recreation** – Improvements at Bald Eagle and Fort Greble Recreation Centers by the DC Department of Parks and Recreation. The Town Hall Education, Arts and Recreation Center (THEARC) is a multimillion-dollar facility that arose out of public-private partnership between William C. Smith Company and the District Government.
- **Libraries** – $11 million in funds to improve two neighborhood library branches in Ward 8: Anacostia and Washington Highlands. The Anacostia Branch is currently in design phase and a temporary structure is in place.
- **Transportation and Transit** – District Department of Transportation is implementing a streetcar system in Anacostia designed to connect riders to the Anacostia Metrorail Station and eventually beyond as part of 33 miles of transit lines throughout the District taking riders to major destinations, including major employment centers, and other transit stations.
- **Infrastructure** – Investments in projects such as the Anacostia Streetscape project, the WASA Sewer Separation project, the South Capitol/Bellevue Streetscape program, the new Frederick Douglass Bridge, a redesigned 11th Street Bridge and the Anacostia RiverWalk is resulting in nearly $60 million of infrastructure investment in Ward 8.

Planning Initiatives

- **Great Streets** – DMPED, the Office of Planning and the District Department of Transportation are working jointly with the community to revitalize the city's major corridors. Three major corridors located in Ward 8 are part of the initial round of corridors set for comprehensive planning and analysis: Pennsylvania Avenue SE, Martin Luther King, Jr. Avenue SE and South Capitol Street. The focus is on providing walkable communities, enhancing the retail environment and improving transportation, streetscape and transit connections.
- **Anacostia Transit Area Strategic Development Plan** – Analysis of market conditions, potential development sites, and urban design recommendations for the revitalization of the area in and around the Anacostia Metrorail Station. The plan aims to re-establish and promote the area around the Anacostia Metrorail Station, including Historic Anacostia as an attractive corridor offering a unique location to live, work, play and shop and to leverage the public investment of the Metrorail station for transit-oriented development.
- **St. Elizabeths Hospital Framework Plan** – A long-range framework plan for potential redevelopment of the St. Elizabeths Hospital East Campus preserving the campus' historic integrity and allowing new commercial, retail and residential uses both on and around the campus by providing parcels for infill development and spark rehabilitation of existing buildings that contribute to the historic fabric of the campus.

In addition to these developments and initiatives east of the Anacostia River, there also are a number of catalytic developments planned, in progress, or complete along the waterfront's western edge. Several notable projects include:

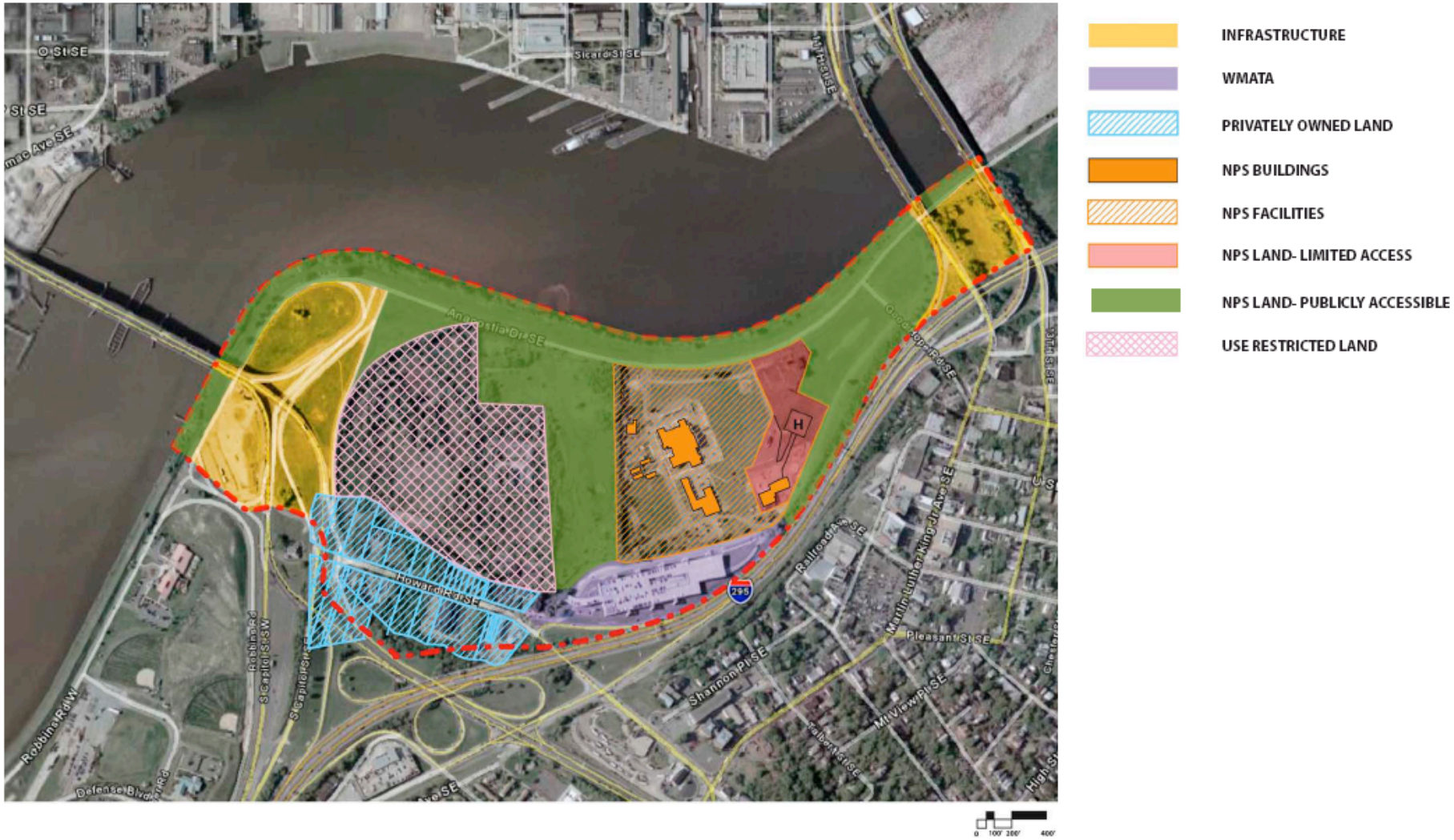
- **Ballpark** – A new 41,000-seat ballpark for the Washington Nationals scheduled to open in 2008. The ballpark also is spurring 10 million square feet of mixed-use development in the surrounding Ballpark District.
- **Southeast Federal Center** – 5.5 million square foot, 44-acre site development to include 2,800 housing units, 1.8 million square feet of office space, 200,000-400,000 square feet of retail/cultural, new parks and marina.
- **Southwest Waterfront Redevelopment** – Parking lots, excess streets, and underutilized parcels to be transformed into a mix of public plazas, boulevards, cultural venues, restaurants, shops and residences. Total development scope is approximately 2 million square feet.
- **Mandarin Oriental Hotel** – 5-star, 400 key hotel that opened in 2004.
- **The Residences at Potomac Place** – Three-building, 702-unit complex that sold out in less than 6 months.
- **Waterside Mall** – Mixed-use redevelopment plan includes office (1.2 million square feet), residential (800 units) and retail (75,000 square feet), and the re-introduction of 4th Street through the site (www.waterfrontdc.com).
- **Arena Stage** – $100 million plan to expand Arena Stage at its current site on the along the waterfront at M Street SW.

APPENDIX B: RESOURCE LIST AND LOCATIONS

Resource	Location
11th Street Bridge Environmental Impact Statement	http://www.11thstreetbridgeseis.com/
Anacostia Access Study (District Department of Transportation)	http://www.ddot.dc.gov/ddot/cwp/view,a,1249,q,620007.asp
Anacostia Gateway Transportation Study (District Department of Transportation)	http://www.ddot.dc.gov/ddot/cwp/view,a,1249,q,561165.asp
Anacostia RiverParks Target Area Plan and Riverwalk Design Guidelines. September 2003 (Office of Planning)	http://www.planning.dc.gov/planning/lib/planning/project/anacostia_waterfront/RiverParksPl PDF/chpt1-sec1.pdf
Anacostia Transit Area Strategic Investment and Development Plan. April 2004 (Office of Planning)	http://www.planning.dc.gov/planning/cwp/view,a,1285,q,617802.asp
Anacostia Waterfront Framework Plan. November 2003 (Office of Planning)	http://planning.dc.gov/planning/cwp/view,a,1285,q,582193,planningNav_GID,1708.asp
AWC Final Environmental Standards	http://www.anacostiawaterfront.net/Portals/0/documents/standards/20070601%20Final %20AWC%20Environmental%20Standards.pdf
District of Columbia 2006 Revised Comprehensive Plan	http://www.planning.dc.gov/planning/cwp/view,a,1354,q,639789,PM,1.asp
Federal and District of Columbia Real Property Act of 2005	http://www.nps.gov/ncro/dclandslegislation/
Middle Anacostia River Crossings Study (District Department of Transportation)	http://www.ddot.dc.gov/ddot/cwp/view,a,1249,q,620301.asp
Phase 1 Environmental Site Assessment. March 2007 (Anacostia Waterfront Corporation)	http://www.anacostiawaterfront.net/portals/0/documents/poplar/Phase%20I%20ESA %20Poplar%20Point%20Final%20Report.pdf
Poplar Point Existing Conditions Report	http://www.anacostiawaterfront.net/portals/0/documents/poplar/Poplar%20Point%20 Existing%20Conditions%20Report.pdf
Remedial/Restoration Planning Work Plan for Field Activities, Poplar Point, Washington, D.C. March 2005 (Department of Health)	Available Upon Request
Phase 1 Environmental Site Assessment Poplar Point Site (Section 1). January 2003 (District of Columbia and NOAA Fisheries).	Available Upon Request
Riverwalk Trail Environmental Assessment. December 2004. (NPS and Dept of the Interior).	http://www.ddot.dc.gov/ddot/cwp/view,a,1249,q,621568.asp
South Capitol Street Bridge Project (District Department of Transportation)	http://www.southcapitoleis.com/

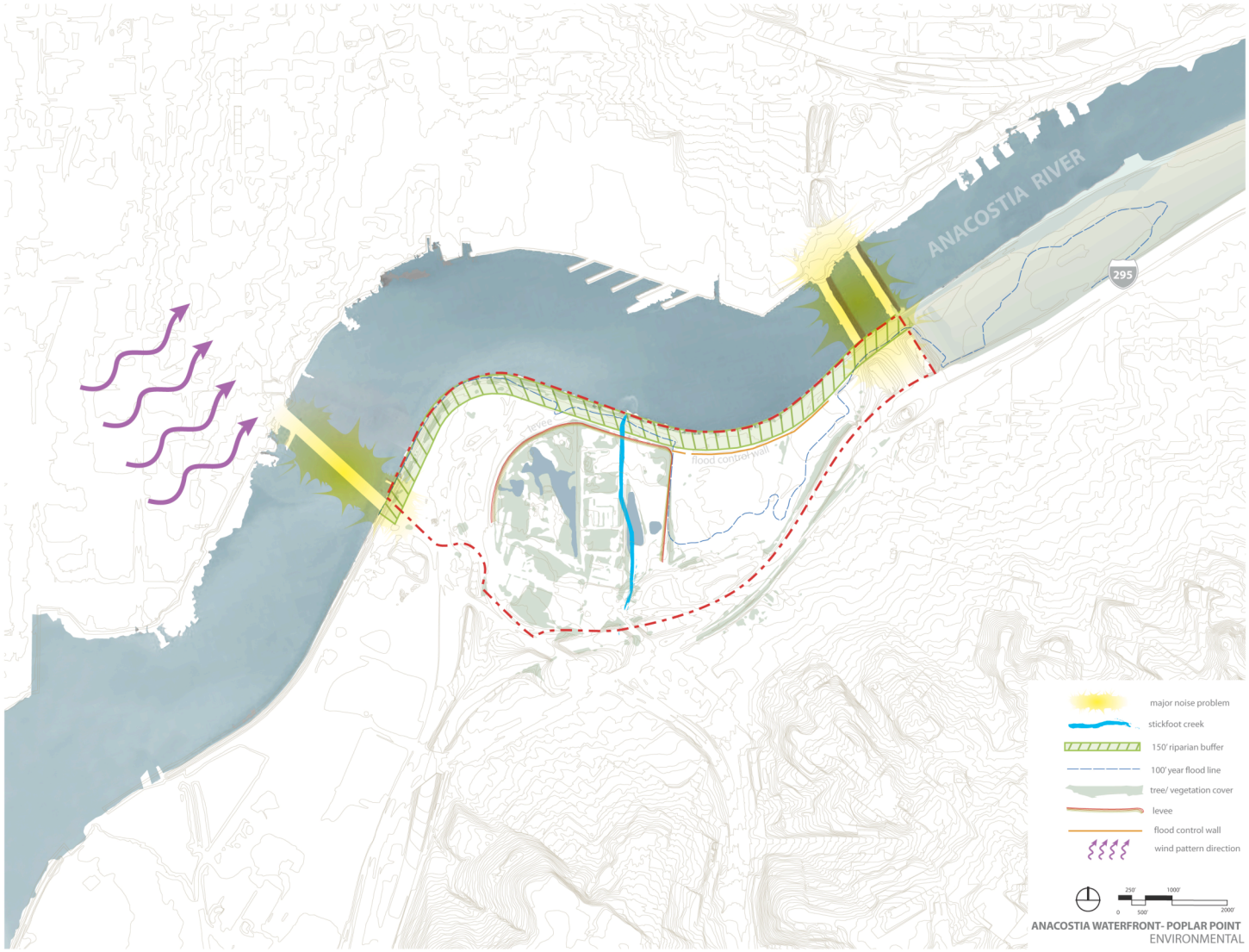
Resource	Location
South Capitol Street Corridor Study (District Department of Transportation)	http://ddot.dc.gov/ddot/cwp/view,a,1247,q,560822.asp
Target Area Master Plan for Poplar Point. March 2003 (Office of Planning)	http://planning.dc.gov/planning/cwp/view,a,1285,q,582291,planningNav_GID,1708.asp

APPENDIX C: EXISTING CONDITION DIAGRAM

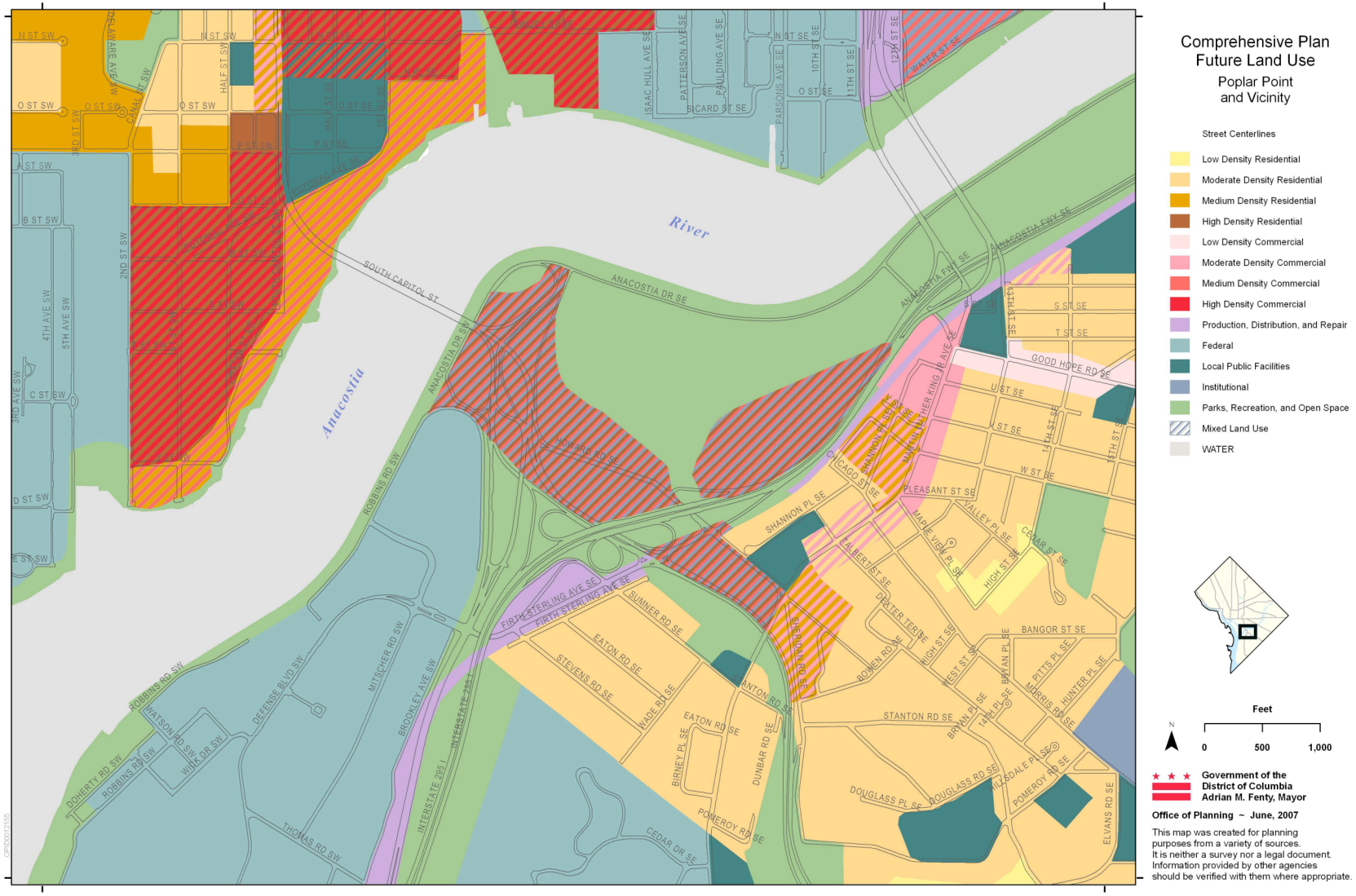


APPENDIX D: WETLAND DELINEATION MAP

APPENDIX E: ANNOTATED MAP OF POPLAR POINT



APPENDIX F: COMPREHENSIVE PLAN



APPENDIX G -- PROPOSED PROGRAM SUMMARY SHEET

	Condo	Apartment	Retail	Office	Hotel	Other	Other	Totals
DEVELOPMENT SCOPE								
Land Area (GSF)								
FAR								
Building Area (GSF)								
Building Area (RSF)								
Parking Spaces								
Residential Units (see **Note 1**, below)								
Hotel Rooms								
SOURCES & USES								
Sources								
Debt								
Equity								
Other (specify if Debt or Equity)								
Other (specify if Debt or Equity)								
Other (specify if Debt or Equity)								
Total Sources	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Uses								
Land Purchase Price (see **Note 2**, below)								
FAR Land Value / SF								
Environmental Impact Study (EIS) Costs								
Infrastructure Costs								
Hard Costs								
Soft Costs								
Fees								
Financing Costs								
Other								
Other								
Other								
Total Uses	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
PERMANENT FINANCING ASSUMPTIONS								
Permanent Loan Principal								
Interest Rate								
Amortization								
DCR								
LTV								
OPERATING ASSUMPTIONS								
Rental Rate / SF (NNN, Office and Apt Uses)	N/A		N/A		N/A			
ADR (Hotel Only)	N/A	N/A	N/A	N/A				
Sales Price / SF (Market Rate Condo Only)		N/A	N/A	N/A	N/A			
Escalation (Rental Rate)								
Stabilization (projected month / year)								
Terminal Cap Rate								
PROJECT RETURNS								
Leveraged IRR								
Return on Cost								

NOTES

1. Assume for the purpose of this worksheet that **all residential uses are market-rate**. The District will negotiate affordable housing composition (percentage of total units, affordability thresholds) and and affordability housing financing structure with the selected Developer.
2. Land cost should reflect what the Respondent is willing to contribute to the District of Columbia for the right to develop the uses depicted as part of the proposed development program.