

# OUR RFP

## HOUSING PRIORITIES

### GIVEN:

New Communities Guiding Principle requires a mix of income levels, including replacement units (deeply affordable), moderately affordable, workforce, and market rate.

If Housing is proposed, then at minimum, **30% of the units must be affordable.**

**If rental:** 25% of those units would be for households at or below 30% AMI and 75% of those units would be reserved for households between 31-50% AMI

**If ownership:** 50% of those units would be for households at or below 50% AMI and 50% of those units would be reserved for households between 51-80% AMI

Minimum of 211 replacement units must be provided at deep affordability level..

## WHAT ARE YOUR PRIORITIES?

### FAMILY-SIZED UNITS

### OPPORTUNITIES FOR HOMEOWNERSHIP

### MULTI-GENERATIONAL HOUSING

### ACCESSIBLE UNITS (FOR PERSONS WITH DISABILITIES)

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## DESIGN & DENSITY

### GIVEN:

Development must comply with Green Building Act requirements, which would likely require buildings to be LEED Silver.

Higher density development is expected along North Capitol and K Streets.

Moderate density development is expected along the northern portion of site.

Development must respect iconic/historic viewshed along North Capitol..

## WHAT ARE YOUR PRIORITIES?

MIX OF ARCHITECTURAL STYLES AND ELEMENTS (INCLUDING HISTORIC, MODERN, CONTEXTUAL)

AMENITIES FOR BUILDING RESIDENTS (INDOOR/OUTDOOR GATHERING SPACES, COMPUTER ACCESS)

CONNECTIONS THROUGH THE SITE (ELIMINATE SUPERBLOCKS; PROVIDE PEDESTRIAN FRIENDLY ACCESS)

EXCEED GREEN BUILDING REQUIREMENTS (ADD SUSTAINABLE ELEMENTS, MAXIMIZE ENERGY EFFICIENCY)

MAXIMIZE DENSITY THROUGH A PLANNED UNIT DEVELOPMENT ("PUD")

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## GROUND FLOOR USES & PUBLIC SPACE

### GIVEN:

Public Space (e.g., sidewalks, alleys, treeboxes, stormwater management, and street amenities are regulated by Department of Transportation's Public Space Committee)

K Street will comply NOMA Streetscape guidelines.

A portion of the site will be set aside for the future reconnection of L Street.

## WHAT ARE YOUR PRIORITIES?

NEIGHBORHOOD SERVING RESTAURANTS AND RETAIL (GROCER, RESTAURANT, CONVENIENCE STORE)

NEIGHBORHOOD SERVICES (NON-RETAIL USES) (GYM, DRY CLEANER, DAYCARE, MEDICAL ETC.)

ACTIVE PUBLIC SPACES (PLAYGROUND, RECREATIONAL OPPORTUNITIES, YOUTH PROGRAMMING, SPLASH PARK, PICNIC TABLES, GRILLS)

PASSIVE PUBLIC SPACES (GREEN SPACE, SEATING/STREET FURNITURE, PUBLIC ART)