



# St Elizabeths East

## St. Elizabeths East

### Responses to Questions for the Request for Expressions of Interest for an Academic and Research Anchor April 24, 2013

#### 1. Would the education programs be subject to a separate St. E's enrollment cap?

No, the education programs at the St. Elizabeths East campus will not be subject to a separate enrollment cap, as a campus plan is not required in the StE zone. Rather, the StE zone for St. Elizabeths permits a university use as a matter-of-right. Therefore, no Zoning Commission or Board of Zoning Adjustment (BZA) approval is required, except if a university is proposing a development that does not conform to the StE zone requirements. For example, if the StE zone calls for a maximum FAR of 4.0 and a University requests a development of 4.5 FAR, a variance relief from the BZA would be required.

While no campus plan is required for zoning purposes, any University programs developed as part of the Innovation Hub should be developed in a manner that is sensitive to the needs of the surrounding community. As such, Section 7(B) of the RFEI requires Respondents to provide a description of their proposed project and program that offers a compelling vision for an academic anchor at the St. Elizabeths East Innovation Hub. As part of this narrative, the District of Columbia is interested in the following items:

- Vision for the academic anchor within the Innovation Hub;
- Specific educational and research focus;
- Programs to be offered;
- Potential partnerships with government, other institutions, or private sector entities;
- How proposed program will support Innovation Hub goals of business formation, job creation, and economic opportunity;
- Anticipated number of students, faculty and staff;
- Anticipated facilities needs, such as classroom space, laboratories, auditoria, housing; and
- Anticipated size (in gross square feet) of Phase I program.

A more detailed campus plan will also be required as a part of the RFP.



**2. It's unclear whether responses can focus separately on the education and the research pieces. In other words, can a respondent propose just the education piece or just the research piece?**

Yes, a respondent may propose traditional educational facilities, technology research and education facilities or a combination of both. The District's vision for the Innovative Hub is a co-location of universities and technology-related businesses that together will stimulate economic development. It is the District's principal objective that the Innovation Hub spur the creation of new technology-related businesses and jobs in order to create opportunity at all skill levels. While the District believes that both graduate-level education and research are essential ingredients for a successful Innovation Hub, the District welcomes ideas from academic institutions on how their proposed programs (including those not involving research) meet the District's objectives for St. Elizabeths.

**3. With respect to the confidentiality of the responses, it appears that they would be subject to a right to know [RTK], except for specific information of a proprietary nature that would be redacted. The burden of proof on the legality of the redaction would appear to be on the respondent, not the District. True?**

The District of Columbia's Freedom of Information Act (DC FOIA) exempts certain information provided during the solicitation process from public disclosure. DC Code §2-534 lists the exemptions from disclosure under DC FOIA, including information that is of a proprietary nature. Not all information provided by the respondents to the REFI or RFP will fall within the DC FOIA exemptions. DMPED intends to consult with impacted respondents prior to releasing any information to the public under DC FOIA, but ultimately DMPED reserves the right to determine if information falls within an exemption or should be released to the public pursuant to a DC FOIA request.

With respect to the ideas and concepts, including ideas for programming, submitted by respondents as a part of the REFI or RFP process, DMPED considers the ideas submitted by the respondents to be the property of the District. The information provided by the respondents during the REFI process will be used by the District to develop a detailed RFP, which will be sent to the respondents selected to respond to the second phase RFP process.

**4. Will it likely be the case that responses to the RFEI would not be required to be eligible for the RFP?**

As noted in the RFEI, after evaluating responses to this RFEI, the District of Columbia expects to prepare and release a Request for Proposals that will request more detailed information from select Respondents regarding their proposed program, occupancy, financing and phasing. It is anticipated that this RFP will be issued by early 2014. Respondents are expected to respond to the RFEI in order to participate in the RFP process; however, revisions to the team members of a Respondent who respond to the REFI are permitted and the revisions will not preclude a Respondent from being considered during the RFP evaluation process.



**5. Does the “public infrastructure” mentioned in the RFEI that will be paid for by the District include technology? Or just basic water/sewer/electricity/streets?**

As a part of the public infrastructure construction on the East Campus (i.e. infrastructure within the future public right-of-way), the District is planning on constructing and funding the construction of the wet and dry utilities, including telecom (conduits) to be provided by Verizon consistent with transmission technology found in the public right-of-way in other areas of the District. Additionally, the District will be pre-building additional conduits within the public right-of-way to enable future telecom expansion if additional technology services are desired. Respondents will be solely responsible for the costs of providing utility service from the public right-of-way (i.e. the property lines) to any existing or future improvements within the non-public areas of the campus and any service lines beyond Verizon's traditional transmission technology.

