▪ Master Plan and Design Guidelines (2012)
▪ By-Right Zoning that permits up to 5 million square feet of academic, commercial, residential and retail uses (2013)
▪ Over $100 million in capital funding committed to infrastructure and capital improvement investments (2012)
▪ Stabilization of Buildings 100, 94, 95 and 89 (2013)
▪ Continuation of the Stage 1 Infrastructure Improvements Solicitation (2012-2014)
- Construction and opening Gateway DC (2013)
- Commencement of Demonstration Center (2014)
### MIXED-USE REDEVELOPMENT ON A HISTORIC CAMPUS

<table>
<thead>
<tr>
<th>Project</th>
<th>Description</th>
<th>Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Innovation Hub</td>
<td>Innovation &amp; Academic</td>
<td>174,561 SF</td>
</tr>
<tr>
<td>CT Village</td>
<td>Residential Units</td>
<td>335,392 SF</td>
</tr>
<tr>
<td>Congress Heights Center</td>
<td>Office &amp; Retail</td>
<td>603,688 SF</td>
</tr>
<tr>
<td>Interim Use Parcels</td>
<td></td>
<td>490,051 SF</td>
</tr>
<tr>
<td>Gateway DC</td>
<td>(Licensing &amp; Management Rights)</td>
<td>41,000 SF</td>
</tr>
<tr>
<td><strong>Total Phase I</strong></td>
<td></td>
<td><strong>1,644,692 SF</strong></td>
</tr>
</tbody>
</table>

**St Elizabeths East**

stelizabethseast.dc@dc.gov | stelizabethseast.com
Plans must accommodate a mix of uses, including:

- Residential
- Office
- Retail
- Innovation Hub
- Proposals should note any needed revisions to Master Plan or zoning code
PHASE I GOALS: INNOVATION COMMUNITY

- Develop a technology-focused “Innovation Hub”
- Includes a collection of academic, office, and research spaces
- Include innovation amenities, such as co-working, proof of concept center and incubator facilities

St. Elizabeths East Innovation Hub will occupy 500,000 SF & include:
- Academic Anchor
- Co-Location of Various Technology Companies
- One or More Business Incubators
- Space Suitable for Technology - Demonstration and/or Proof of Concept Center
PHASE I GOALS: REUSE OF HISTORIC STRUCTURES

▪ Establish a reuse and preservation strategy
▪ Preference to begin the development in the historic structures
PHASE I GOALS:
CREATE OPPORTUNITIES FOR DC-BASED BUSINESSES

- Business incubation and capacity-building opportunities for DC-based businesses
- Preference for development teams that include Ward 8 and Certified Business Enterprise (CBE) developers, contractors, and/or equity partners.
Create new employment and education opportunities for DC residents, particularly those of Ward 8.
PHASE I GOALS: 
MAXIMIZE VALUE TO THE DISTRICT

- Land-proceeds and long-term financial returns through increased tax revenues
PHASE I GOALS:
ACTIVATE THE CAMPUS

▪ Create a “sense of place” at each phase of development
▪ Manage and program Gateway DC, an interim-use pavilion and park
A principal objective of St. Elizabeths East is to foster innovation and generate talent and research to help expand the District’s economy beyond its traditional sectors. Based on initial work done by the District, Parcels 8 and 9 have been identified as an ideal location for the St. Elizabeths East Innovation Hub. Completion of the Innovation Hub is the District’s first priority and significant milestones have been achieved toward this effort. The Innovation Hub is planned as an integrated applied technology center where research, education, training, entrepreneurship, demonstration projects and private sector commercial activities can all take place. Respondents should refer to the appendix for further information. While the District believes this proposed use demonstrates a compelling option for Parcels 8 and 9, Respondents may propose a different use with their submittals.

Parcels 8 and 9 include two existing historic buildings (Buildings 100 and 102), comprising 39,099 SF and 33,920 SF respectively. There is also an opportunity to construct an 8,109 SF addition on building 100 and a 93,433 SF addition to the 39,000 SF Building 102 to create a total development potential of approximately 174,561 SF on a 4.6-acre parcel. Please note that all square footages are estimates. Respondents should conduct their own due diligence to confirm actual sizes.

Building 100, located on Parcel 8, was constructed in 1902 and is a two-story masonry building comprising 39,099 SF. The building retains a number of historic features, including exterior masonry, cupolas, wood windows, red tile roofs, chimneys and porches, as well as interior sitting rooms and double-loaded corridors. Due to age and the weathering of the structure’s masonry envelope, roof, overhangs and drainage system, the building has general deterioration. To limit further decay, the District performed high priority hazmat remediation and abatement, as well as roof and other general repairs on Building 100 in the Summer of 2013. Please note that the building will be conveyed in “as-is” condition without warranty by the District as to its physical condition.

Building 102, located on Parcel 9, was also constructed in 1902 and shares many of the characteristics of Building 100, including masonry construction, symmetry in elevation and plan, stone and brick detailing and ornamentation and one- and two-story porches. The building comprises 33,920 gross square feet.

In addition to Building 102, Parcel 9 includes a buildable lot to the northeast of the existing building that can accommodate up to 93,433 SF of newly constructed space. While zoning is flexible as to its use, it is proposed that this new development would be ideal for office, classroom, research and product assembly.

Ideally, Innovation Hub facilities at Buildings 100 and 102 will be flexibly designed and programmed to accommodate a range of uses, including office, classroom, assembly, dry laboratory and meeting and gathering spaces. Refer to the appendix for the possible inclusion of the anchor tenants, as well as Building 94 and 95 in the Phase I footprint.
▪ Citelum
▪ Microsoft
▪ VIMTrek
▪ Academic Institutions
PARCELS 11: PROPOSED CT VILLAGE

Quality residential development is an essential ingredient of the District's vision for creating a live-work-play community at St. Elizabeths East. Parcel 11 includes seven historic structures (Buildings 106 – 112) located on 10.9 acres that is recommended for residential use. These structures are from the former CT Campus and range from 35,200 to 51,000 SF.

The former “Continuing Treatment,” or CT Campus, forms the core of the southern section of St. Elizabeths East. Buildings 106, 107, 108, 109, 110, 111, and 112, all constructed between 1933 and 1940, are each two-story masonry buildings with basements that have a floor-to-floor height of 10'7". Each of these buildings has a prominent central entrance and lobby area and is symmetrical in elevation and plan. The buildings also possess contributing historic features that include enclosed porches, hipped roofs with red ceramic roof tiles, stone and brick detailing and ornamentation, and ornamental window grills. The buildings are situated in an oval pattern with Building 109 in the center. This building, constructed in 1933, has approximately 25% more square footage than the other buildings and a larger footprint.

All of the CT Campus buildings are connected by windowed two-story corridor structures that may or may not be retained, depending on the preference of the developer and historic preservation restrictions (see the Master Plan for additional details).

While the flexible zoning at St. Elizabeths East allows for commercial uses on Parcel 11, and the District would entertain such proposals, the District believes residential uses for these buildings demonstrate an optimal option. With their graceful layout around the Dogwood/Oak Street Oval, floor-to-ceiling heights and floor plans designed to maximize daylight; the buildings lend themselves well to repurposing for residential use. The CT Campus is an essential component of the District's vision for a 24-hour live-work community at St. Elizabeths East.

The District's initial studies of the CT Campus indicate that the buildings can accommodate a minimum of 182 – 196 residential units ranging from approximately 450 SF to 1,450 SF each. Surrounded by mature trees and lawns, these historic buildings lend themselves to the development of unique, transit-oriented housing preferred by tech-sector and other “creative class” employees. The buildings may utilize Historic Preservation Tax Credits, and there may be the possibility of adding additional new units subject to approval by the preservation and design review authorities.

<table>
<thead>
<tr>
<th>Parcel 11</th>
<th>Building</th>
<th>Existing Building Size (Est.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 11</td>
<td>Building 106</td>
<td>41,331 SF</td>
</tr>
<tr>
<td>Parcel 11</td>
<td>Building 107</td>
<td>41,753 SF</td>
</tr>
<tr>
<td>Parcel 11</td>
<td>Building 108</td>
<td>35,123 SF</td>
</tr>
<tr>
<td>Parcel 11</td>
<td>Building 109</td>
<td>51,062 SF</td>
</tr>
<tr>
<td>Parcel 11</td>
<td>Building 110</td>
<td>35,164 SF</td>
</tr>
<tr>
<td>Parcel 11</td>
<td>Building 111</td>
<td>41,207 SF</td>
</tr>
<tr>
<td>Parcel 11</td>
<td>Building 112</td>
<td>41,207 SF</td>
</tr>
<tr>
<td>Parcel 11</td>
<td><strong>Total Permitted Development</strong></td>
<td>335,392 SF</td>
</tr>
</tbody>
</table>
Quality residential development is an essential ingredient of the District’s vision for creating a live-work-play community at St. Elizabeths East. Parcel 11 includes seven historic structures (Buildings 106 – 112) located on 10.9 acres that is recommended for residential use. These structures are from the former CT Campus and range from 35,200 to 51,000 SF.

The former “Continuing Treatment,” or CT Campus, forms the core of the southern section of St. Elizabeths East. Buildings 106, 107, 108, 109, 110, 111, and 112, all constructed between 1933 and 1940, are each two-story masonry buildings with basements that have a floor-to-floor height of 10’7”.

Each of these buildings has a prominent central entrance and lobby area and is symmetrical in elevation and plan. The buildings also possess contributing historic features that include enclosed porches, hipped roofs with red ceramic roof tiles, stone and brick detailing and ornamentation, and ornamental window grills. The buildings are situated in an oval pattern with Building 109 in the center. This building, constructed in 1933, has approximately 25% more square footage than the other buildings and a larger footprint.

All of the CT Campus buildings are connected by windowed two-story corridor structures that may or may not be retained, depending on the preference of the developer and historic preservation restrictions (see the Master Plan for additional details).

While the flexible zoning at St. Elizabeths East allows for commercial uses on Parcel 11, and the District would entertain such proposals, the District believes residential uses for these buildings demonstrate an optimal option. With their graceful layout around the Dogwood/Oak Street Oval, floor-to-ceiling heights and floor plans designed to maximize daylight; the buildings lend themselves well to repurposing for residential use. The CT Campus is an essential component of the District’s vision for a 24-hour live-work community at St. Elizabeths East. The District’s initial studies of the CT Campus indicate that the buildings can accommodate a minimum of 182 – 196 residential units ranging from approximately 450 SF to 1,450 SF each.

Surrounded by mature trees and lawns, these historic buildings lend themselves to the development of unique, transit-oriented housing preferred by tech-sector and other “creative class” employees. The buildings may utilize Historic Preservation Tax Credits, and there may be the possibility of adding additional new units subject to approval by the preservation and design review authorities.

A summary of the potential residential program is included below:

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Average units per floor</td>
<td>13 - 14</td>
</tr>
<tr>
<td>Average units per building</td>
<td>26 - 28</td>
</tr>
<tr>
<td><strong>Total Units</strong></td>
<td>182 - 196</td>
</tr>
<tr>
<td>Basement-to-first-floor height</td>
<td>10’-7”</td>
</tr>
<tr>
<td>First-to-second floor height</td>
<td>11’-8”</td>
</tr>
</tbody>
</table>

*Additional units may be accommodated in windowed basements and/or by increasing density, concentrating amenities and building systems within the development and/or by providing a larger number of smaller units depending on the
## PARCELS TWELVE AND FIFTEEN

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Building</th>
<th>Size (SF)</th>
<th>Development Option</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 12</td>
<td>Building 119</td>
<td>230,000</td>
<td>Building to be demolished</td>
</tr>
<tr>
<td>Parcel 15</td>
<td>Building 115</td>
<td>44,013</td>
<td>Building may be retained or demolished</td>
</tr>
<tr>
<td>Parcel 15</td>
<td>Building 116</td>
<td>44,013</td>
<td>Building may be retained or demolished</td>
</tr>
<tr>
<td>Parcel 15</td>
<td>Building 124</td>
<td>284,974</td>
<td>Building to be demolished</td>
</tr>
<tr>
<td>Parcel 12</td>
<td></td>
<td>230,150</td>
<td>Maximum By-Right Development</td>
</tr>
<tr>
<td>Parcel 15</td>
<td></td>
<td>373,538</td>
<td>Maximum By-Right Development</td>
</tr>
<tr>
<td>Parcels 12 &amp; 15</td>
<td></td>
<td>603,688</td>
<td>Total Permitted Development</td>
</tr>
</tbody>
</table>

For those arriving at St. Elizabeths East by Metro, Parcel 15 will serve as a gateway to this mixed-use and innovation-focused community. Parcel 15, adjacent to the Congress Heights Metro Station, comprises four acres and can accommodate new construction of up to 373,538 SF. Immediately adjacent to Parcel 15, Parcel 12 is a 1.7-acre development pad with zoning capacity for 230,150 SF of new development, plus underground parking.

The Master Plan contemplates that the Congress Heights Center will serve as a signature entrance to this mixed-use and innovation-focused community, offering tenants the opportunity to engage with researchers and faculty at the Innovation Hub nearby. The District envisions the Congress Heights Transit Center as flexible, Class A office and tech office space with underground parking and ground floor retail that serve both employees of building tenants and the local community.

The Congress Heights Center's position at the gateway to St. Elizabeths East, proximity to the Metro Station and prominence within the historic campus all provide opportunities for new buildings that exhibit design excellence and creativity. Redevelopment of this parcel should encourage pedestrian traffic and activity, particularly with ground floor retail, and take maximum advantage of its proximity to the Metro Station. The St. Elizabeths East Master Plan includes more detailed suggested design guidelines for these parcels.

While zoning requires some residential use on Parcels 12 and 15, the District envisions these parcels as appropriate for additional Class A technology-related or other office use, with ground floor retail and one or more levels of underground parking. As an alternative, either a part or all-residential building with ground floor retail is also permitted by zoning.
PARCELS 7, 10, 14, 17: PROPOSED INTERIM PARKING

Parcels 7, 10, 14, 17

**Parcels Seven, Ten, Fourteen, Seventeen**

<table>
<thead>
<tr>
<th>Parcel 7</th>
<th>Building 121</th>
<th>14,000 SF Existing Building Size (Est.)</th>
<th>Interim Use Demonstration Center</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 7</td>
<td></td>
<td>246,118 SF Maximum By-Right Development</td>
<td></td>
</tr>
<tr>
<td>Parcel 10</td>
<td></td>
<td>53,847 SF Maximum By-Right Development</td>
<td></td>
</tr>
<tr>
<td>Parcel 14</td>
<td></td>
<td>135,413 SF Maximum By-Right Development</td>
<td></td>
</tr>
<tr>
<td>Parcel 17</td>
<td></td>
<td>54,673 SF Maximum By-Right Development</td>
<td></td>
</tr>
<tr>
<td>Parcels 7, 10, 14, 17</td>
<td></td>
<td>490,051 SF Total Permitted Development</td>
<td></td>
</tr>
</tbody>
</table>

Approximately 346 current parking spaces exist in the interim surface parking lots at Parcels 7, 10, 14 and 17 as part of the Phase I development parcels. Based on an analysis of the available square footage, the District has determined that the existing parking lots may accommodate a considerable number of additional spaces for interim-use. Additional parking may also be added in underground garages to Parcels 12 and 15. Any expansion of the surface parking areas would be subject to approval by the District, along with the relevant historic preservation authorities. The District would lease these parcels to the Master Developer on an interim basis with an option to obtain development rights once Parcels 8, 9, 11, 12, and 15 are developed.

Please note that the community has expressed a strong interest in the preservation of the existing chapel located on Parcel 7. The chapel is not a protected historic structure although its reuse is strongly encouraged as demonstrated by the placement of the interim Demonstration Center, which the District plans to use on an interim basis of at least 10 years.

**Parcel Three - "Gateway DC" Pavilion**

Parcel 3

Building 97 41,000 SF New structure "Gateway DC"

Licensing & Management Rights

The District has completed construction of a destination interim use pavilion, "Gateway DC," to provide amenities for local residents, visitors and the 3,700 Coast Guard employees who began the first phase of their relocation to the St. Elizabeths West campus in August 2013. Gateway DC features a 16,300 SF open air market with space for 40 vendors, 3,100 SF of enclosed, flexible space, storage areas, and a 21,000 SF green roof and raised park that accommodates concerts, festivals, and other large gatherings. Gateway DC opened to the public in October 2013 and, with its farmers market, concerts and food trucks, in addition to a winter ice slide, has quickly become a community hub for both US Coast Guard employees at St. Elizabeths West campus and neighborhood residents.

The DC Department of General Services currently provides facilities and security support for Gateway DC, though the District prefers to enter into a license and management agreement with the selected Master Developer for use of the pavilion until the parcel is utilized for future phases of St. Elizabeths East's development.

In its first six months, Gateway DC hosted over 10,000 visitors and serves as a major attraction to the campus. Gateway DC provides potential revenue opportunities to a licensee by way of sublicenses to food and crafts vendors, concerts and cultural events and other uses. The licensee would be responsible for maintaining Gateway DC and the adjacent public land in high quality condition, in addition to outreach and coordination with food trucks and other vendors, programming of community and cultural events, marketing and branding of the facility, and pursuing partnerships with technology companies, retailers, and non-profit and community organizations. Additional details of Gateway DC are found in the appendix portion of this document. Respondents to this RFP will be responsible to act as licensee for Gateway DC.
DIGITAL INCLUSION CENTER
FLEXIBLE, CREATIVE SPACES
DEMONSTRATION SPACES
ONE-ON-ONE MEETING SPACES
UPGRADED FACILITIES
KITCHEN AREA
GREEN AREAS & SEATING
TECHNOLOGY INTEGRATION

BUSINESS ACCELERATORS
GLOBAL OPPORTUNITIES
INCUBATION & TESTING
WORKSHOPS & TRAINING
BUSINESS DEVELOPMENT
DEMONSTRATION SPACES
TESTING GROUNDS
WORKFORCE DEVELOPMENT
PRIME TECHNOLOGIES
AUDIO & VISUAL SYSTEMS
ECONOMIC OPPORTUNITIES

ST. ELIZABETHS CHAPEL RENOVATION
ST. ELIZABETHS EAST CAMPUS | WASHINGTON, DC
FEBRUARY 14, 2014
CUNNINGHAM | QUILL ARCHITECTS PLLC © 2014

Warming Kitchen
Flex Conference Room and Demonstration Area
Meeting Room
New Staircase - Great Hall

UPPER LEVEL - PRECEDENT IMAGES

Great Hall

Business accelerators
Global opportunities
Incubation & testing
Workshops & training
Business development
demonstration spaces
Testing grounds
Workforce development
Prime technologies
Audio & visual systems
Economic opportunities
PARCEL THREE - “GATEWAY DC” PAVILION

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Building</th>
<th>SF</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Parcel 3</td>
<td>Building 97</td>
<td>41,000 SF</td>
<td>New structure “Gateway DC” Licensing &amp; Management Rights</td>
</tr>
</tbody>
</table>

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<table>
<thead>
<tr>
<th>MONTHS AHEAD</th>
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</thead>
<tbody>
<tr>
<td><strong>SUMMARY OF 2014 MILESTONES</strong></td>
</tr>
<tr>
<td><strong>April 30</strong></td>
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<tr>
<td><strong>May 30</strong></td>
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<tr>
<td><strong>June 27</strong></td>
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<tr>
<td><strong>July 21 – July 25</strong></td>
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<tr>
<td><strong>September (Month of)</strong></td>
</tr>
<tr>
<td><strong>November (Month of)</strong></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

**May 13th, 11:00 AM**
Located at Gateway DC
Microsoft informational session to discuss what they are looking for in a partner.

**May 30th**
Email stelizabethseast.dc@dc.gov
Intent to Respond Deadline

**Month of May**
Email stelizabethseast.dc@dc.gov
Detailed East Campus Tours by Appointment

**June 27th**
Mail to 1350 Pennsylvania Ave. NW RFP Response Deadline
5/13 MICROSOFT INFORMATIONAL SESSION
11:00 AM | Located at Gateway DC
Microsoft informational session to discuss what they are looking for in a partner.

5/30 PHASE I RFP INTENT TO RESPOND DEADLINE
May 30th | Email stelizabethseast.dc@dc.gov
Deadline to Notify Intent to Respond to the Phase I RFP

MONTH OF MAY: DETAILED CAMPUS TOURS BY APPOINTMENT ONLY
Email stelizabethseast.dc@dc.gov
Ongoing, Detailed East Campus Tours for Respondents

6/27 PHASE I RFP RESPONSE DEADLINE
June 27th | Mail to 1350 Pennsylvania Ave. NW
Deadline for the East Campus Phase I RFP Response