

main components: a site plan, a phasing strategy, and a build-first plan. DCHA expects robust ongoing community engagement throughout the redevelopment process.

The Greenleaf Redevelopment Plan can be found in Appendix I. Respondents are not required to align with the phasing or programming strategies set out in the Plan but should be prepared to align with the development principles described in Section B.2.1 (“Development Objectives”). While Respondents should familiarize themselves with the Greenleaf Redevelopment Plan, they are encouraged to adopt a flexible and creative approach to meeting the development goals enumerated in this RFP.

B.1.4 The Neighborhood

In the 1950s, the City and the federal government seized a substantial portion of land in Southwest through eminent domain. This seizure set the stage for a massive redevelopment of the neighborhood during the 1950s and 1960s. The rebuilt quadrant was dominated by Brutalist office and residential buildings, with some of the underlying land still owned by the District or the federal government.

Since the late 1990s, the District has guided an ambitious revitalization of the Anacostia waterfront in the Southeast and Southwest quadrants of Washington, DC. District leaders, recognizing an opportunity to create a world-class waterfront city, brought together the District and 19 participating federal agencies to form the Anacostia Waterfront Initiative (“AWI”). The AWI, along with the DC Office of Planning, identified five themes necessary to the successful revitalization of the waterfront and the surrounding region – a clean and active river, ease of access, a riverfront park system, a distinct cultural character, and strong waterfront neighborhoods. The AWI’s efforts have resulted in a number of major economic development and redevelopment projects along the Anacostia River. The Anacostia Waterfront Framework Plan, completed in 2003 and updated periodically, continues to guide the redevelopment of the waterfront and properties in close proximity to the Site.

The most recent planning effort in the neighborhood resulted in the Southwest Neighborhood Plan, which was released in November 2014 and can be found in Appendix II of this RFP as well as on the District of Columbia Office of Planning Website at <https://planning.dc.gov/publication/southwest-neighborhood-plan>. The Southwest Neighborhood Plan outlines a vision for the neighborhood built upon extensive neighborhood and resident engagement and identifies the following aspirational concepts to guide the community-driven vision for Southwest:

- **Model Community:** Southwest should remain an exemplary model of equity and inclusion.

- **Modernist Gem:** Southwest will promote the preservation of its unique architectural legacy.
- **Green Oasis:** Southwest will thrive as a green oasis in the city, with lush tree canopy and vegetation, landscaped building edges, thriving parks, and robust connections between green spaces.
- **Arts and Cultural Destination:** Southwest will flourish as a premier arts and cultural destination, create synergies between existing cultural assets, and attract new creative uses.
- **Thriving Town Center:** Southwest will enjoy 4th Street as a thriving town center and commercial heart of the community.
- **Optimized District Parcels:** Southwest will be prepared for future redevelopment of the neighborhood's outdated public facilities and underused publicly owned land.
- **Vibrant Connections:** Southwest will feature vibrant connections that support an active community and attractive environment, accommodate multiple transportation modes, increase mobility within the community, and provide ease of access to adjacent neighborhoods and the waterfront.

B.1.5 The Opportunity for Redevelopment

The Site, situated two blocks away from the Waterfront Metro station, is located in the rapidly growing Southwest quadrant of Washington, DC. The Southwest quadrant and surrounding area has experienced significant investment in the past decade – specifically, there has been a substantial increase in residential and mixed-use development and there is a notable pipeline of development in close proximity to the Site. The Southwest Neighborhood Plan (Appendix II) projects the number of residents to grow from 12,000 in 2013 to 15,000 in 2023. The Wharf, a 3.2 million square foot development, the first phase of which was delivered in October 2017, has created a new retail and entertainment destination in the surrounding neighborhood three blocks west of the Site. In addition to the Wharf, the growth of the Capitol Riverfront neighborhood and the Yards, located just to the east of the Site have contributed to the changing landscape of the Anacostia Waterfront, adding millions of square feet of high-quality residential, retail, and office space. Finally, the development of Audi Field, which opened in July 2018 five blocks south of the Site, and new development at Buzzard Point, including the River Point development, also contributes to the expanding portfolio of high quality, mixed-use development in close proximity to the Site. These investments signal that there is a prime opportunity to create a mixed-income residential community on the Site.

B.2 REDEVELOPMENT OVERVIEW

Respondents to this RFP are expected to thoroughly understand the following objectives and strategies to develop and implement a comprehensive redevelopment program.