

A.4 SELECTION PROCESS- [RESERVED]

SECTION B – SCOPE OF SERVICES

B.1 GREENLEAF SITE DESCRIPTION

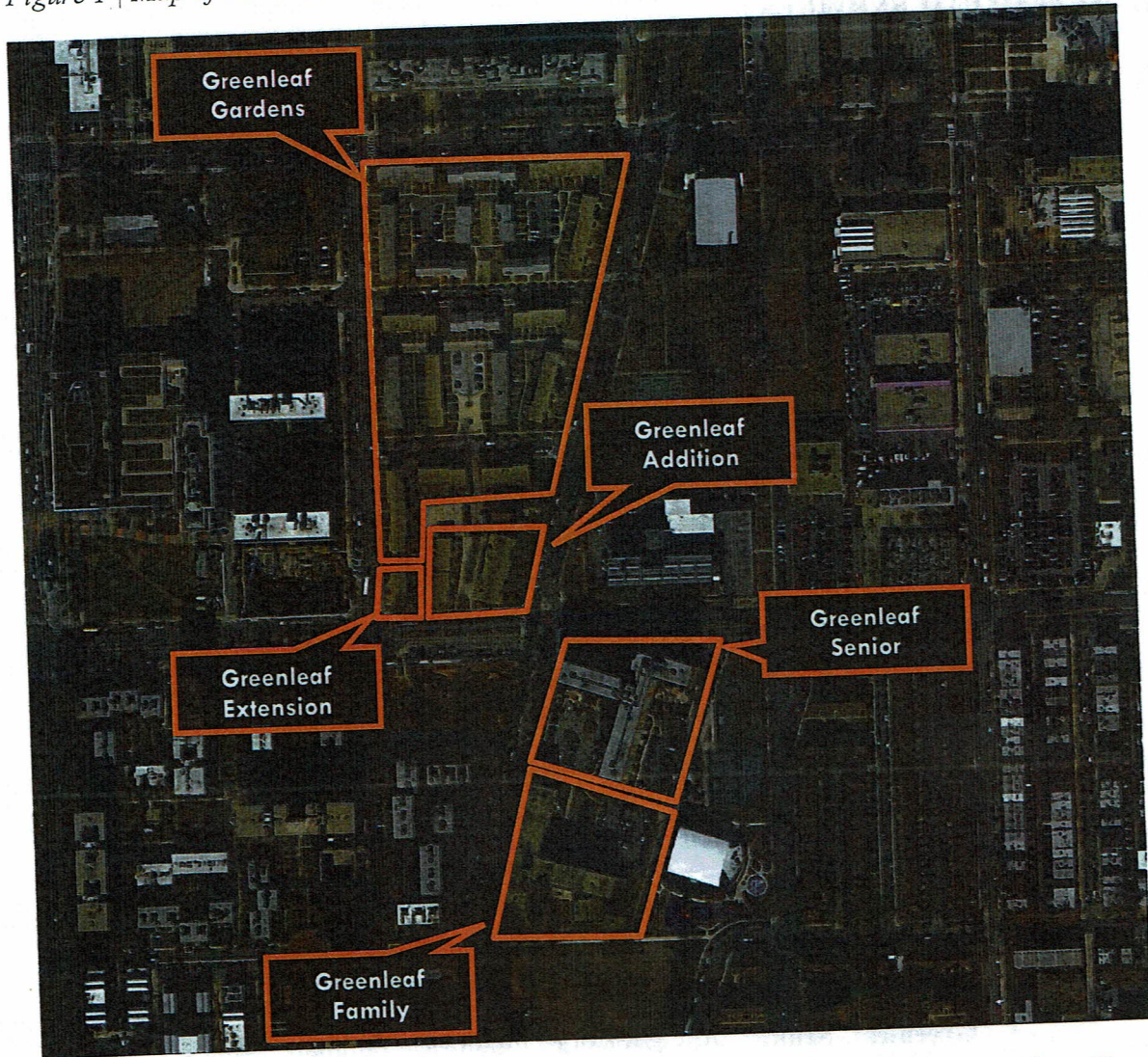
B.1.1 The Site

Greenleaf is a 10-acre public housing community located in the Southwest quadrant of Washington, DC. The northern portion of the site is bounded to the north by I Street SW, to the south by M Street SW, to the west by 3rd Street SW, and to the east by Delaware Avenue SW. The southern portion of the site is bounded to the north by M Street SW, to the south by N Street SW, to the west by Delaware Avenue SW, and to the east by the King Greenleaf Recreation Center. There are currently five separate housing properties on the site that comprise 23 separate buildings and include 493 public housing units. All five properties were built in 1959; most are low-rise, brick, garden-style apartments. Annual unit turnover across all five properties is approximately two percent. A map identifying all Greenleaf parcels is shown in Figure 1. The five developments are:

- **Greenleaf Gardens:** A combination of mid-rise apartments and townhouses for family residents. The property contains 72 three-bedroom residences, 38 four-bedroom residences, and 20 five-bedroom residences.
- **Greenleaf Extension:** Four four-bedroom townhomes built directly adjacent to Greenleaf Gardens.
- **Greenleaf Additions:** A 32-unit addition to Greenleaf Gardens, Greenleaf Additions is comprised of two walk-up buildings with twelve apartments each as well as eight townhomes. Greenleaf Additions has 24 two-bedroom residences, 3 three-bedroom residences, and 5 four-bedroom apartments.
- **Greenleaf Senior:** An eight-story, high-rise building featuring 58 one-bedroom residences and 157 two-bedroom residences. The building is restricted to seniors and those that are disabled along with their dependents.
- **Greenleaf Family:** A five-story, mid-rise building with seven one-bedroom residences, 98 two-bedroom residences, and seven three-bedroom residences.

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Figure 1 | Map of the Greenleaf Site



A mix of private, federal, and District-owned land surrounds the Site. The west side of the site is largely occupied by existing and planned residential apartments and condominiums as well as the Southwest Library. The northern edge of the site is bordered by the Capitol Park Plaza & Twins apartment building and a public health center – Unity Healthcare. The eastern edge of the site is bordered by a large number of City- and federal-owned properties, including the Metropolitan Police Department, the U.S. Capitol Police vehicle maintenance center, a Department of Motor Vehicles center, a DC Fire Department repair shop, King Greenleaf Recreation Center, and Lansburgh Park. Athletic fields associated with the Recreation Center border the south end of the site. The Second Union Baptist Church Property, located at 1107 Delaware Avenue, SW, is separate from the Greenleaf site and not among the parcels to be redeveloped.

The portion of the site north of M Street is currently zoned as RA-1, while the portion of the site south of M Street is zoned as RA-2. Both the Southwest Neighborhood Plan, completed in 2014, and the Greenleaf Redevelopment Plan, described further in Section B.1.4 (“The Neighborhood”) and Section B.1.3 (“Prior Redevelopment and Planning Process”) respectively, assume an increased level of density on the site. The Southwest Neighborhood Plan advocates for zoning of Medium Density Residential (RA-3) on the portion of the site north of L Street and High Density Residential/Low Density Commercial (MU-10) on the portion of the site south of L Street. These adjustments to zoning are included as part of the ongoing update to the Office of Planning’s Comprehensive Plan and are expected to be formally adopted in 2019. A map of updated zoning for the site is shown in Figure 2. DCHA will work in coordination with the selected Co-Developer in pursuit of any other updates to permissible density required to execute the development plan.

Figure 2 | Map of Planned Zoning Adjustments Included in the Office of Planning’s Comprehensive Plan Update



B.1.2 The Need for Redevelopment

DCHA seeks to better serve existing residents by providing access to long-term, high-quality housing. In order to achieve this goal, it is imperative that the current buildings be redeveloped. All existing buildings on the Site were constructed in 1959; are physically obsolete and have high maintenance costs. Since 1996, DCHA has invested \$19.9 million of its limited capital improvement budget into properties on the Site. These investments have not been and will not be sufficient to carry out all necessary maintenance and improvements. Redevelopment will enable DCHA to address these challenges and create a better community for its residents.

B.1.3 Prior Redevelopment Planning Process

In 2015, DCHA retained HR&A Advisors, Inc. and Perkins Eastman to create a redevelopment plan for the Site. The goal of the planning process was to evaluate the feasibility of a public-private partnership to redevelop the Site as a mixed-income, mixed-use development.

This redevelopment planning process was centered on significant public engagement to enable DCHA to collect the community's sentiment and resident interests. The following community engagement activities were employed during the redevelopment planning process:

- **Greenleaf Resident Meetings:** Four Greenleaf resident meetings occurred between November 2014 and March 2015. DCHA solicited input from residents and held a workshop to understand what residents saw as current community assets. Attendance averaged 60 people per event.
- **The Neighborhood Advisory Council:** To incorporate community feedback into the redevelopment planning process, DCHA created a Neighborhood Advisory Council comprised of community leaders and stakeholders including Councilmember Charles Allen (Ward 6), 6D Advisory Neighborhood Commissioners, the Greenleaf Resident Councils Leadership, and other local organizations. The Neighborhood Advisory Council met four times between June 2015 and May 2016 during the redevelopment planning of the site.
- **Community Meetings:** To gather further feedback from the surrounding Southwest community, DCHA held three community meetings between October 2015 and July 2016. At these community meetings, participants reaffirmed support for the development principles described in Section B.2.1 Development Objectives and expressed support for the redevelopment of Greenleaf.

This public engagement process, along with the assessment of site conditions and financial analysis for redevelopment, guided the creation of the redevelopment plan that forms the basis of this solicitation. The resulting plan included three