

**District of Columbia  
Department of Housing and Community Development**

**Property Acquisition and  
Disposition Division**



**Disposition – 1600 Block of Kramer St, NE  
(multiple lots in Square 4540)  
Solicitation For Offers – \*Project Information**

To Be Released: November 12, 2014

Pre-Bid Meeting: December 3, 2014

Responses Due: February 19, 2015



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**Solicitation Organization**

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**A. Property and Neighborhood Information**

1. Kramer Street Neighborhood

Rosedale is a Residential neighborhood in Northeast centering around the Rosedale Recreation Center and playground, extending more-or-less from 14th Street to 21st Street and from about H Street to C Street. Miner Elementary School is located between 15th and 16th Streets. Rosedale is a well-established neighborhood filled with tree-lined streets; recent revitalization and investment are helping to eliminate abandoned or derelict properties in this friendly neighborhood. Rosedale is part of Advisory Neighborhood Commission 6A and has active community groups.

2. Kramer Street Parcels Property Characteristics

<b>SSL</b>	<b>Property Address</b>	<b>Property Type</b>	<b>Ward</b>	<b>Zoning</b>	<b>Historic District</b>	<b>Neighborhood</b>
4540, 0222	Kramer St, NE	Vacant	6	R-4	No	Rosedale
4540, 0223	Kramer St, NE	Vacant	6	R-4	No	Rosedale
4540, 0224	Kramer St, NE	Vacant	6	R-4	No	Rosedale
4540, 0225	Kramer St, NE	Vacant	6	R-4	No	Rosedale
4540, 0226	Kramer St, NE	Vacant	6	R-4	No	Rosedale
4540, 0227	1613 Kramer St, NE	Vacant	6	R-4	No	Rosedale
4540, 0228	1615 Kramer St, NE	Vacant	6	R-4	No	Rosedale
4540, 0229	1617 Kramer St, NE	Vacant	6	R-4	No	Rosedale
4540, 0230	1619 Kramer St, NE	Vacant	6	R-4	No	Rosedale
4540, 0231	1621 Kramer St, NE	Vacant	6	R-4	No	Rosedale
4540, 0232	Kramer St., NE	Vacant	6	R-4	No	Rosedale
4540, 0233	Kramer St., NE	Vacant	6	R-4	No	Rosedale
4540, 0086	Kramer St., NE	Vacant	6	R-4	No	Rosedale
4540, 0825	1631 Kramer St, NE	Vacant	6	R-4	No	Rosedale
4540, 0826	1629 Kramer St, NE	Vacant	6	R-4	No	Rosedale
4540, 0827	1627 Kramer St, NE	Vacant	6	R-4	No	Rosedale
4540, 0828	1633 Kramer St, NE	Vacant	6	R-4	No	Rosedale



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### 3. Kramer Street Parcels Map



#### **B. Comprehensive Plan**

The properties are all located in an area designated on the Comprehensive Plan Future Land Use Map for moderate density residential development; and on the Generalized Policy Map as Neighborhood Conservation Area, where any infill development should be in keeping with the prevailing neighborhood character. The site is within the Comprehensive Plan Capitol Hill Planning Area. There is no site specific guidance for the property, however general policy guidance CH-1.1.1 Conserving Residential Uses provides guidance in terms of the maintenance of the moderate residential density of the area. The Comprehensive Plan is available on the DC Office of Planning website ([www.planning.dc.gov](http://www.planning.dc.gov)).

#### **C. Zoning**

The R-4 District permits flats (a building with 2 residential units), row homes, semi-detached, and detached single family dwelling units as a matter of right. New multifamily or apartment



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development is not permitted. The R-4 District allows for 40 feet or 3 stories of height for all permitted housing types; 1800 sf lot size and 18' lot width for row homes and flats; 3,000 sf lot size and 30' lot widths for other semi-detached homes; 4,000 sf lot size and 40' lot width for detached homes; 60% lot occupancy for flats or row dwellings and 40% lot occupancy for semi-detached and detached homes; and a 20' rear yard depth requirement. Please see Chapter 4 of the Zoning Regulations. Note also that the Zoning Commission is considering changes to the R-4 regulations, including to lower the permitted height of new construction to 35 feet maximum (Zoning Commission Case 14-11, public hearing January 15, 2015).

Preference will be given to developers who submit Offers for Projects that may be constructed as a matter of right over those which require regulatory relief. Developers should review all applicable District zoning regulations while preparing their Offers. Please refer to Title 11 of the District of Columbia Municipal Regulations (“**DCMR**”) for a complete list of zoning provisions and requirements. Developers will be responsible for all costs associated with obtaining any zoning relief. A developer should detail its zoning strategy and present an estimated schedule that fully describes each step in the approval process necessary for the entitlements assumed in the Offer.

The zoning regulations are available on the Office of Zoning (OZ) website ([www.dcoz.dc.gov](http://www.dcoz.dc.gov)). Information on any proposed changes to the zoning is also on the OZ website, or may also be obtained from the District’s Office of Planning (<http://planning.dc.gov/planning>). This website may also contain city and neighborhood revitalization plans relevant to this Solicitation. All proposals must be consistent with the appropriate plans. Developers must demonstrate this consistency, through narrative and by using relevant land use maps.

Developers should note if the parcel found in this Solicitation is located within a historic district, and indicate the location within the district on a map. All relevant regulation must be followed if located in a historic district. The development plan and budgets should note any cost items impacted by being located in a historic district. Maps, regulations and other information on District historic districts are at [http://planning .dc.gov/DC/Planning/Historic+Preservation](http://planning.dc.gov/DC/Planning/Historic+Preservation)

### **D. Historic Preservation**

Disposition and redevelopment may be subject to the District’s Historic Landmark and Historic District Protection Act of 1978 (D.C. Law 2-144), as amended, and/or the National Historic Preservation Act of 1966, as amended. The District’s historic preservation regulations, are available on the Historic Preservation Office/Office of Planning website ([www.planning.dc.gov/hpo](http://www.planning.dc.gov/hpo)), including information on the required compliance with DCMR Title 10C for both historic preservation and archaeology. The development plan and budgets should note any associated cost items for historic preservation and archaeology review and assessment. None of the parcels on Kramer Street are located within a Historic District.



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**E. Developer Requirements**

1. Affordability Requirements

The developer shall demonstrate that at least 35% of all new units created shall be affordable to households with incomes at or below 80% of AMI, as defined in the Solicitation Materials.

2. Construction Completion

The developer shall be expected to complete construction within 24 months of closing on the acquisition of the Property or Development Site, unless special circumstances such as the Board of Zoning Adjustment (“BZA”) requirements dictate a longer period.

**F. Selection Process Timetable**

PADD shall select the winning Offer within ninety (90) days of the submission deadline and notify the selected developer by award letter. The selection process will follow the schedule outlined below. All offers must be submitted to PADD by **4.00 p.m., February 19, 2015**.

<b>Action</b>	<b>Development Site Award Timeline</b>
Release Date	November 12, 2014
Pre-Bid Meeting	December 3, 2014
Submission Deadline	February 19, 2015

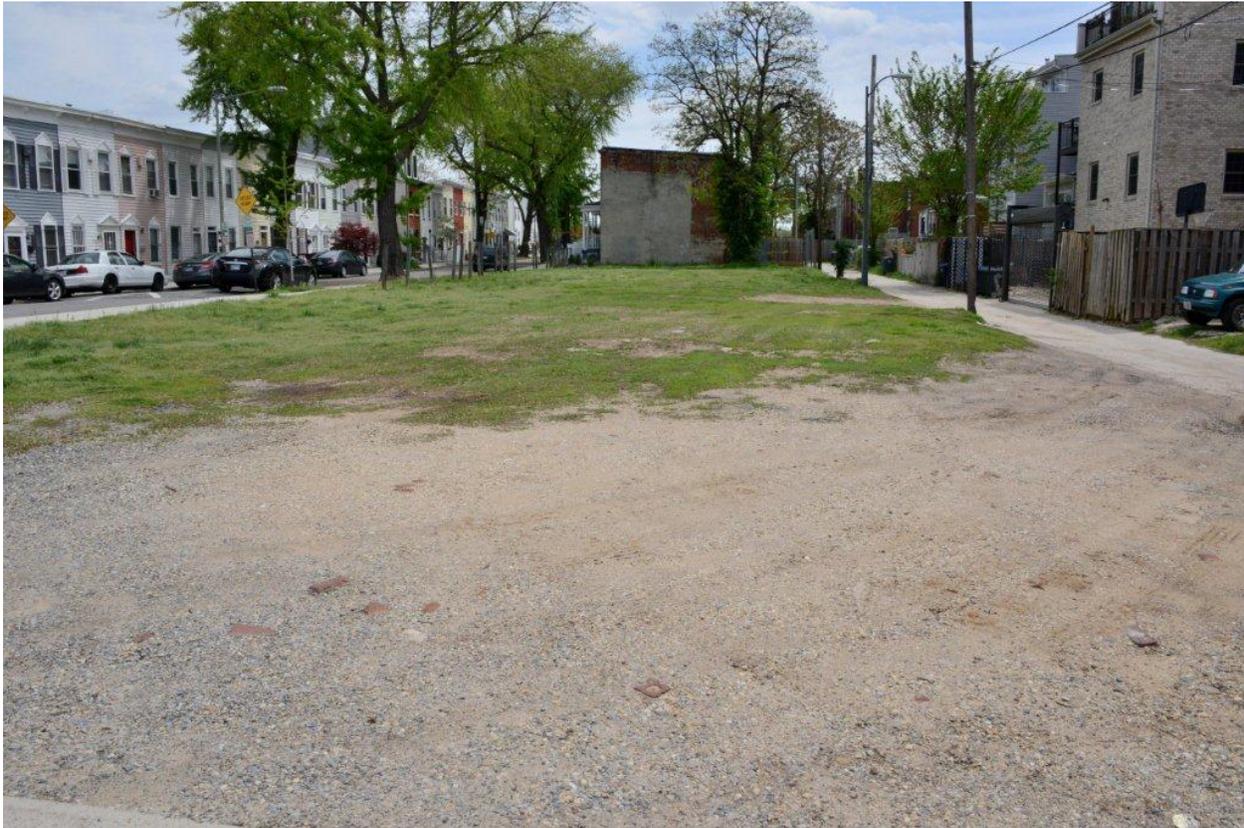
These above-referenced dates are estimated timelines and shall not be binding on PADD or District.



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**IMAGES OF THE DEVELOPMENT SITES**





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