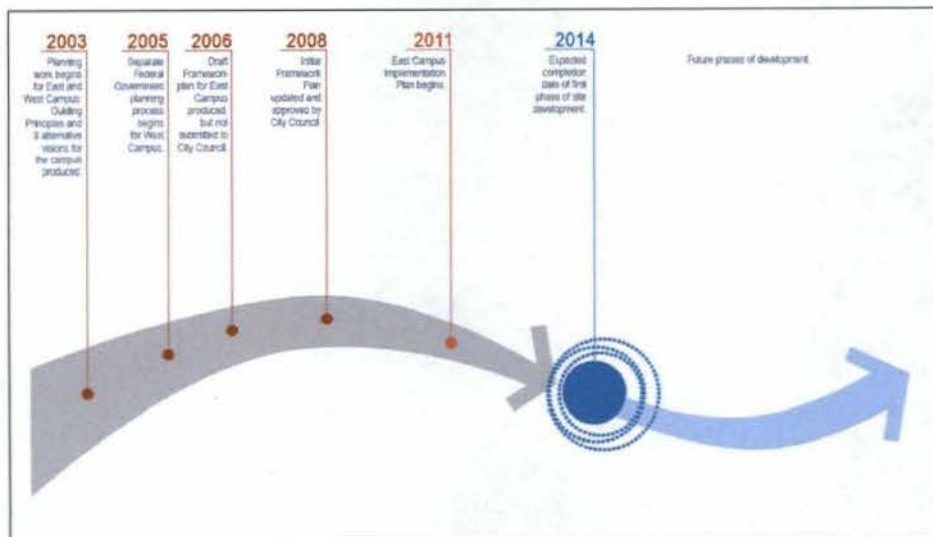


SAINT ELIZABETHS EAST MASTER PLAN BRIEFING TO ZONING COMMISSION JULY 9, 2012

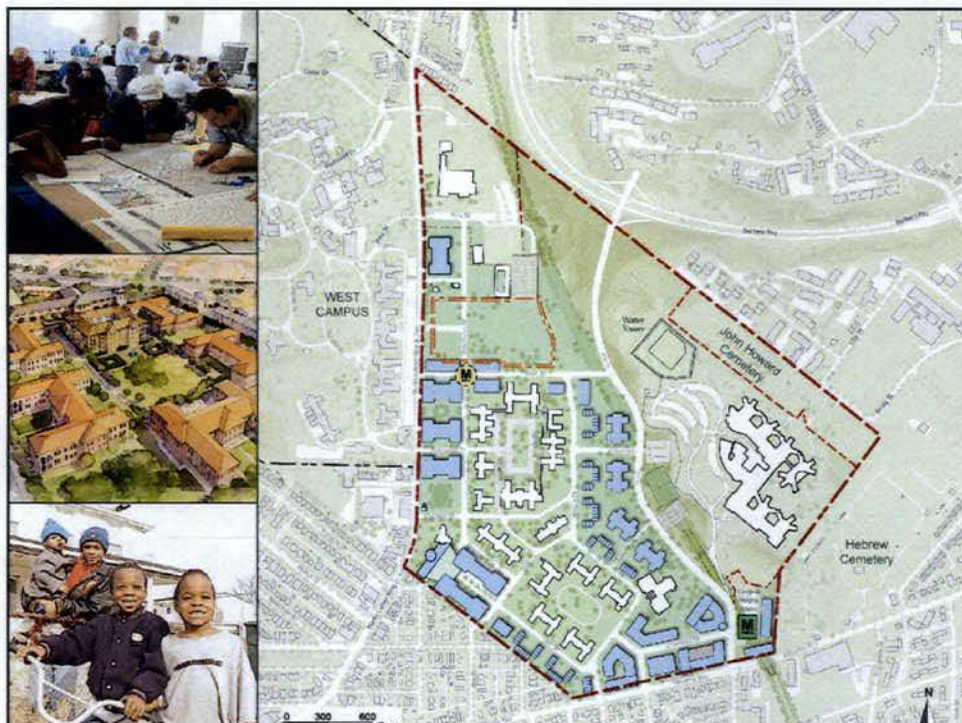
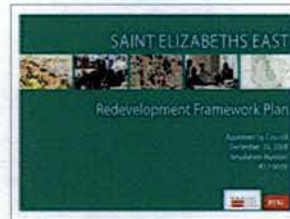


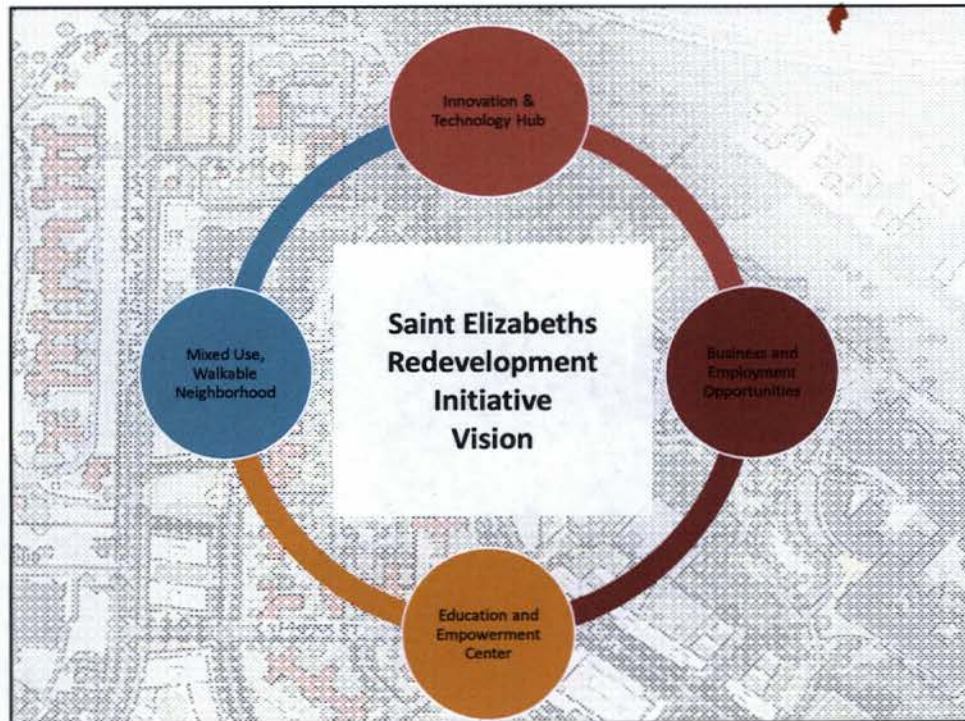
HISTORY



2008 FRAMEWORK PLAN OVERVIEW

1. Capture the Unique Identity to Create a **Sense of Place**
2. Reinvigorate the Campus as an Important **Neighborhood Center**
3. Preserve and Celebrate **Heritage Resources**
4. Embody the District's Urban Design & Sustainability Goals
5. Improve **Connectivity** and Open Up the Campus
6. Enhance **Multi-modal Transportation Networks**
7. Create a Strong Public Realm
8. Support Wider **Economic Development** Initiatives





MASTER PLAN PURPOSE

- Refines the mix of land uses, development densities and other land use tools needed for the District to establish zoning on the East Campus;
- Fulfills the requirements of the local historic preservation law (Section 9b of DC Law 2-144), the 1989 Memorandum of Agreement (MOA) and the Deed between the District and the federal government that govern the process for redeveloping the campus;
- Identifies an initial development phase and implementation strategy; and
- Ensures that the Environmental Assessment of the East Campus transportation improvements and infrastructure/utility planning are coordinated with land use planning.

PLANNING CONSIDERATIONS



DEVELOPMENT CHALLENGES

- Significant cost for new transportation and utility infrastructure
- Cost for stabilization and adaptive reuse of historic buildings is increasing as buildings continue to deteriorate
- Historic buildings have limited reuse potential (footprints, floor plans, etc.)
- Access to the campus is limited from surrounding neighborhoods
- Existing circulation on campus is insufficient for new development



DEVELOPMENT OPPORTUNITIES



- Preserve and adaptively reuse 800,000 GSF of historic buildings on the East Campus
- Expand retail and housing choices for Ward 8 residents and federal employees
- Demonstrate best practice in innovation transportation and sustainable infrastructure
- Create an Innovation Hub for the national security and homeland security industries

COMMUNITY ENGAGEMENT



- 3 Public Meetings
- 4 Stakeholder Advisory Group Meetings
- 7 Consulting Parties Meetings
- 4 SERI Board Meetings
- 3 ANC 8C Briefings

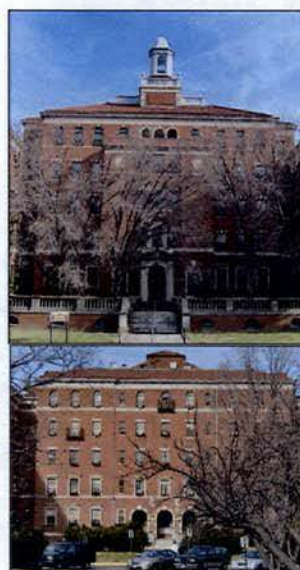
WHAT WE HEARD: COMMUNITY PRIORITIES

1. Provide a mix of land uses to support community needs
2. Create areas of Innovation and Education
3. Create a range of housing opportunities and choices
4. Create a walkable neighborhood
5. Provide a variety of transportation choices
6. Preserve open space and critical environmental areas



WHAT WE HEARD: CONSULTING PARTIES

1. Preference for relocation of contributing buildings over demolition
2. Minimizing impacts of new roads and preserving existing paths, roads
3. Protecting views into the campus from MLK Jr Ave. SE and Alabama Avenue.
4. Maintaining green and open spaces
5. Sensitive infill development, especially with regard to transition in height and density
6. Ensuring robust documentation and mitigation for impacts of new development
7. Stabilize and adaptively re-use historic buildings to avoid further deterioration



DEVELOPMENT OF CONCEPTS

HOW DID WE GET HERE?

CONCEPT 1:
NODES



CONCEPT 2:
SPINE



Framework
Plan (2008)



Initial DDOT
Concept



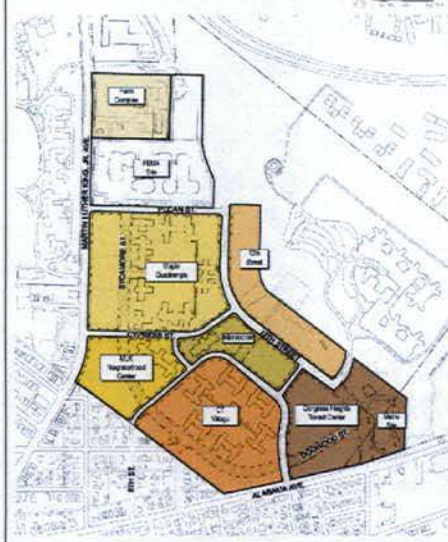
Final Master Plan
Illustrative

PREFERRED ROAD NETWORK

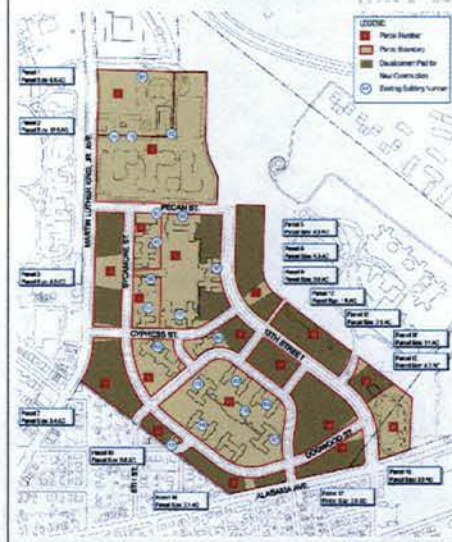


MASTER PLAN CONCEPTS

SECTORS



DEVELOPMENT PARCELS



MASTER PLAN CONCEPTS

Places: Neighborhood Anchors

Community Services & Amenities

- Shops and restaurants
- Center for innovation and entrepreneurship
- Public plazas and open space
- Street activity



Gateway to the East Campus

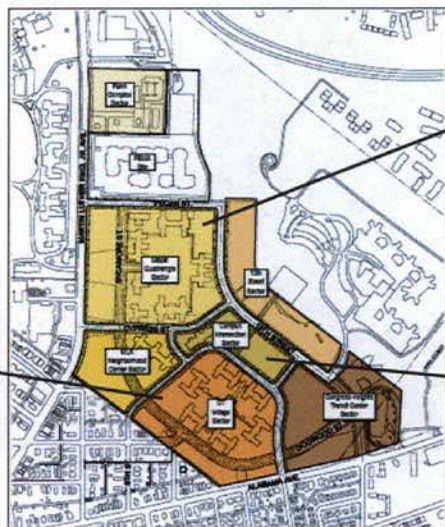
- Vibrant mixed-use neighborhood center
- Ground-floor retail and restaurants
- Sidewalk cafes
- Offices and apartments
- Unique architecture
- Outdoor activities
- 24/7 activity

MASTER PLAN CONCEPTS

Places: Innovation Hub

Community Technology (CT) Village – linking community to innovation

- Entrepreneurship, small business support services, business start-up assistance
- Talent development, job training, placement & internships
- Education, Community college, University



Private Sector & Commercial Uses

- Large-scale office space
- University
- Research institution
- Small-scale office space
- Start-ups & Incubators

Support Functions

- Hotel
- Conference center
- Retail

Production

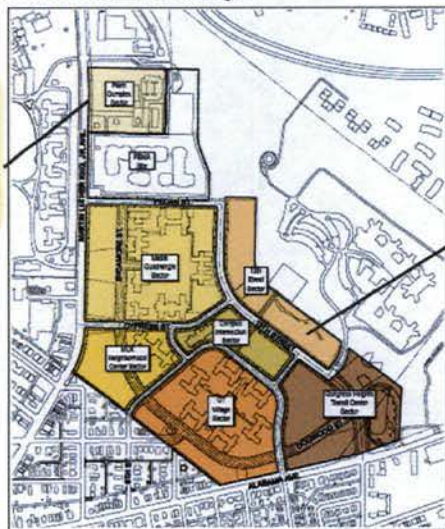
- Technology transfer
- Commercialization
- Small-scale production & assembly
- Technology testing & evaluation
- Prototyping
- Proof-of-concept center

MASTER PLAN CONCEPTS

Places: Residential/Community

Preservation of Historic Agricultural Center

- Urban Farm
- Community Garden
- Agricultural education & training
- Work & gallery space for creative professionals



Campus Spine

- Residential uses
- Short-stay hotel
- Retail
- Open space & public art
- 24/7 activity

MASTER PLAN CONCEPTS

PROPOSED LAND USE

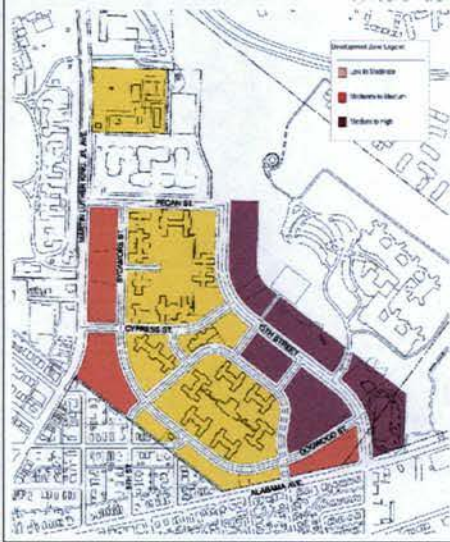


RETAIL AREAS

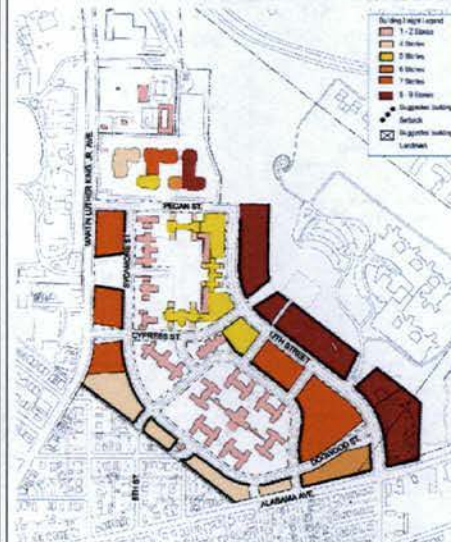


MASTER PLAN CONCEPTS

DENSITY ZONES



BUILDING HEIGHT



PREFERRED MASTER PLAN ALTERNATIVE AND ROAD NETWORK



Mixed Use Development Program: 4.2 M SF plus 750,000 SF FEMA Facility

- **Office:** 1.8 M SF GSF, including 500K GSF of "Innovation Hub" space
- **Federal Office:** 750,000 GSF for FEMA
- **Retail & Amenities:** 206k SF GLA
- **Housing:** 1,300 units, in a mixture of for-sale, for-rent, and workforce housing
- **Education/Institutional:** 560k across two campuses of existing historic structures
- **Hotel/Hospitality:** 330k GSF in two offerings, a limited service business-class format and conferencing hotel

Transportation & Infrastructure Investment

- New road network to support development
- New sustainability utility network

MASTER PLAN NEXT STEPS

- Receive public comment on Master Plan – May 18, 2012
- Complete SHPO and Advisory Council on Historic Preservation Review - July
- Initiate zoning process – June/July
- Issue Phase 1 development solicitation-Fall
- Complete stabilization of 1902 Buildings – December 2012

