



**Community Meeting:**  
Development Teams' Presentation for the Redevelopment of Hill East

Q & A Summary - December 11, 2008

On December 11, 2008, the Office of the Deputy Mayor for Planning & Economic Development (DMPED) held a public meeting where Developers who submitted proposals for the redevelopment of Hill East presented their vision, development program and qualifications. The following notes summarize questions posed by the community during the formal Q&A session and corresponding responses from DMPED.

Four Questions and Responses by DMPED

1. ***When will the District of Columbia government obtain fee simple title to Reservation 13?*** The transfer of fee simple title of Reservation 13 from the federal government to the District is contingent on the prior transfer of up to 12 acres of land from the District to the Architect of the Capitol ("AOC"). The District and the AOC are working together to identify a suitable transfer site; no firm date for the transfer has been established.
2. ***Who will maintain ownership of the site?*** The structure of ownership of the site is to be determined. Proposals to the RFEI have included both continued District ownership through long-term ground lease agreements and fee simple sale to developers.
3. ***How much affordable housing is proposed [required?]*** At least 30% of all residential housing units must be affordable units. More specifically, at least 15% of the housing units must be affordable to households earning 30% or less of the area median income (AMI), and 15% of the housing units must be affordable to households earning 60% or less of the AMI. These standards apply to both rental and for-sale housing units.
4. ***Does mixed-use zoning allow for multiple uses within one building?*** Yes. For example, the solicitation and zoning suggest ground floor retail in office buildings and potentially some residential buildings.