



REQUEST FOR PROPOSAL *Greater Gallery Place/Chinatown Corridor Study*

Q&A Responses July 14, 2021

Question 1: The RFP states that one of the market analysis options should look at the area without the Cap One Arena. Should anything be assumed to take its place, and if so, will the selected team need to provide any master planning work to validate program assumptions?

Response: The selected team will not be required to provide any master planning work but make the following assumptions when evaluating options or the current Capital One Arena.

- G Street will be reinstated per the original stadium deal.
- Assume a mixed-use development and prepare three scenarios: (a) 100% residential, (b) 60% residential and 40% commercial (c) consultant's recommended development mix
- Three housing scenarios: (a) DC's standard affordable housing assumption of 30% affordable units with a mix of area median incomes (AMI), (b) all workforce housing at 80% of AMI and, 9c) consultant's recommended affordable housing mix.
- Formulate basic zoning assumptions plus assumptions on affordable housing per DC's guidelines for land dispositions.

Question 2: Will the Advisory Committee be formed by the time the project kickoff is conducted in early September?

Response: The Advisory Committee will be formed with input from the selected RFP Respondent.

Question 3: Will the BID facilitate setting up the stakeholder engagement meetings? Will these be in-person, virtual, or a combination?

Response: The BID will facilitate stakeholder engagement meetings which will be a combination of virtual and in-person meetings.

Question 4: Regarding the stakeholder meetings, the RFP states that "a minimum of (3) meetings need to be conducted with each of the stakeholder groups." Is it intended that these can be combined (for instance, there will be a consolidated DC Government Partners meeting)?

Response: The BID will most likely engage distinct stakeholder group meetings but are open to respondent recommendations on how best to approach this task.



REQUEST FOR PROPOSAL

Greater Gallery Place/Chinatown Corridor Study

Question 5: How long do you anticipate the review processes for the draft plan and pre-final plan will be? Given the schedule, it looks as though some of this review will occur over the winter holiday period.

Response: The BID anticipates two weeks for review of the draft plan and two weeks for the review of the pre-final plan.

Question 6: The four-month engagement, analysis, plan design and review process will be tight. Is the BID receptive to additional thoughts on schedule required to ensure maximum stakeholder participation? If so, how would this be considered as part of the selection process?

Response: The BID is receptive to schedule ideas from respondents that maximize stakeholder input. Respondents will not be penalized for schedules beyond the one proposed by the Downtown BID.

Question 7: Is there any budget and/or timeline already in mind, or is it largely up to the consultant based on our professional judgment? This could easily be a \$300-\$500k study.

Response: The BID's expectations are for offerors to make a reasonable effort and use reasonable judgment to develop a budget based on the proposed scope of work outlined in the RFP. We anticipate respondents will provide an estimated timeline for accomplishing the scope of work outlined in the RFP.

Question 8: Are you looking for detailed transportation and mobility recommendations, or for a team to review transportation work that has already been done in the area and use it to inform public realm/streetscape recommendations?

Response: The BID is looking for transportation and mobility recommendations that are detailed and can be implemented.

Question 9: The requested scope is very broad and has many notes of "depending on what is found, the team may need to do detailed analysis..." This makes it very difficult to create an accurate budget estimate. Is the BID open to a defined base scope with options for add-ons at a rate to be determined during the project once the need is clearer?

Response: Yes. The BID is open to a defined scope of work, with options for add-ons at a rate to be determined during the project.



REQUEST FOR PROPOSAL

Greater Gallery Place/Chinatown Corridor Study

Question 10: The deliverable is described as a “plan”. Are you looking for a plan in the traditional sense of images, graphics, maps, etc. that show the potential future conditions? Or are you looking for an implementation plan that describes the proposed changes/improvements and the rationale for investing in this area of DC?

Response: The BID is seeking an implementation plan that describes the proposed changes and improvements and the associated rationale for said changes/improvements for investing in this area.