

1617 U Street NW





REAL

ESTATE

1617 U Street NW

PROJECT WEBPAGE

1617 U Street NW

PROJECT WEBPAGE

<https://dmped.dc.gov/page/1617U>

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DC.gov Mayor Muriel Bowser

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Office of the Deputy Mayor for Planning and Economic Development - DMPED

1617U

REQUEST FOR PROPOSALS (RFP)
1617U – 1617 U Street NW and 1620 V Street NW
Release Date: TBD
Submission Deadline: TBD

The DMPED Real Estate Project Pipeline provides our stakeholders with real time updates on the status of real estate projects located across the District of Columbia.

The site is comprised of two parcels (lots 826 and 827 in square 175) that together total approximately 1.88 acres. The site fronts 17th Street NW, U Street NW, and V Street NW. It is within walking distance of two Metrorail stations, the U Street station (green and yellow lines) and the Dupont Circle station (red line) and also multiple bus stops. The site's location near transit and its proximity to the U Street and 14th Street corridors – neighborhoods which are experiencing robust population growth, and which maintain an active nightlife – make it an attractive site prime for new investment.

The 2021 Comprehensive Plan envisions this site as high-density mixed-use. A map amendment is currently in process to rezone the property from MU-4 to MU-10 to allow mixed-use development including residential and retail in conjunction with new municipal facilities.

The property is currently home to an active police station (Third District headquarters), fire station (Engine Company 9), and fuel station. Built in the 60s, the facilities are nearly 60 years old. Redevelopment of the site must incorporate new facilities for each of these uses.

DMPED conducted a public hearing to receive comment on the potential designation of part of the property as surplus on July 14, 2022, at the Metropolitan Police Department's 3rd District station at 1620 V Street NW. The meeting was recorded. The audio recording is available at the following link:

- 1617U – Surplus Hearing (07/14/22) – Audio Recording

The Zoning Commission is currently considering a map amendment to rezone the property from MU-4 to MU-10 to allow mixed-use development including residential and retail in conjunction with new municipal facilities. More information on the zoning case can be found on the Office of Zoning's website at the following link:

- 1617U – Zoning case #23-02

Questions? Contact Daniel Lyons at daniel.lyons@dc.gov or 202-807-0337.

Attachment(s):
1617 U Street NW one pager - 404.0 KB (pdf)



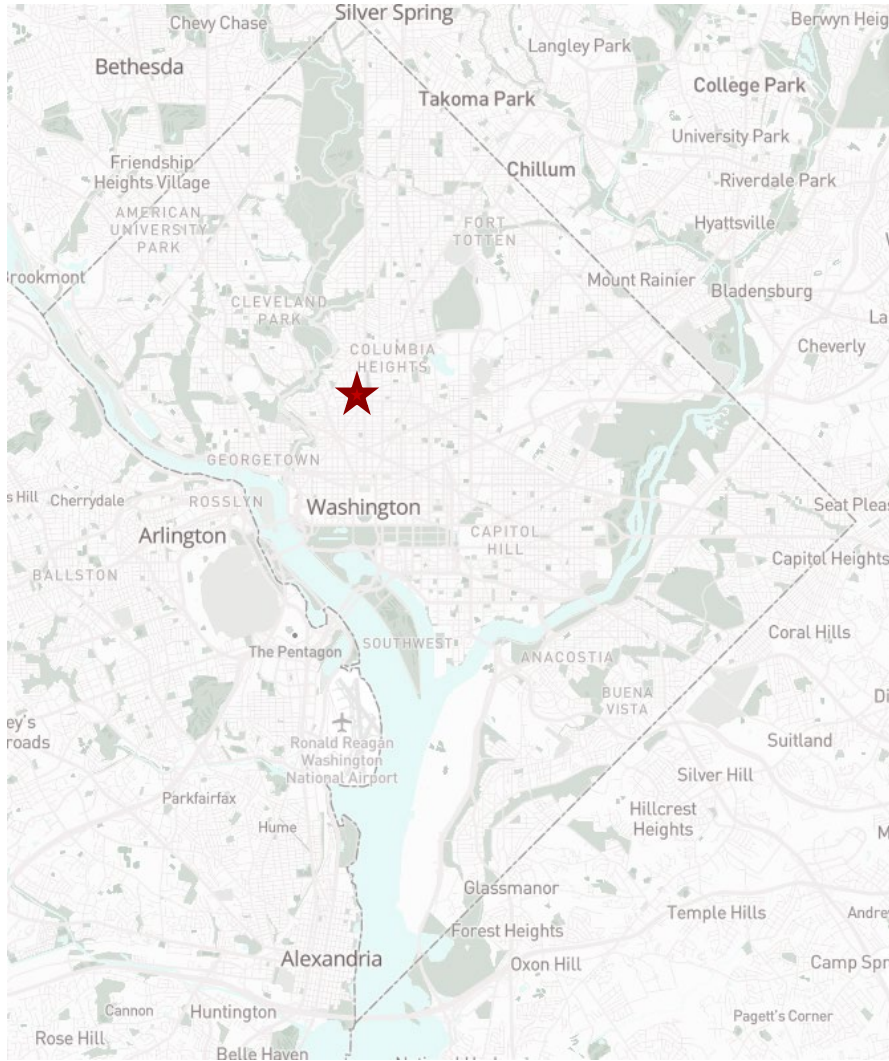
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INTRODUCTION

1617 U Street NW



LOCATION

- **ADDRESS:** 1617 U Street NW + 1620 V Street NW
- **SSL:** Square 0175, Lots 0826 + 0827
- **WARD / ANC:** 1 / 1B07
- **NEIGHBORHOOD:** Reed Cooke

LAND

- **LOT SIZE:** 81,981 sf (1.88 ac)
- **ZONING:** MU-4 (Zoning Case #23-02)
- **FLOOD:** Zone X | (Low risk) (Not in 100 or 500 year floodplain)
- **HISTORIC:** N/A

LAW

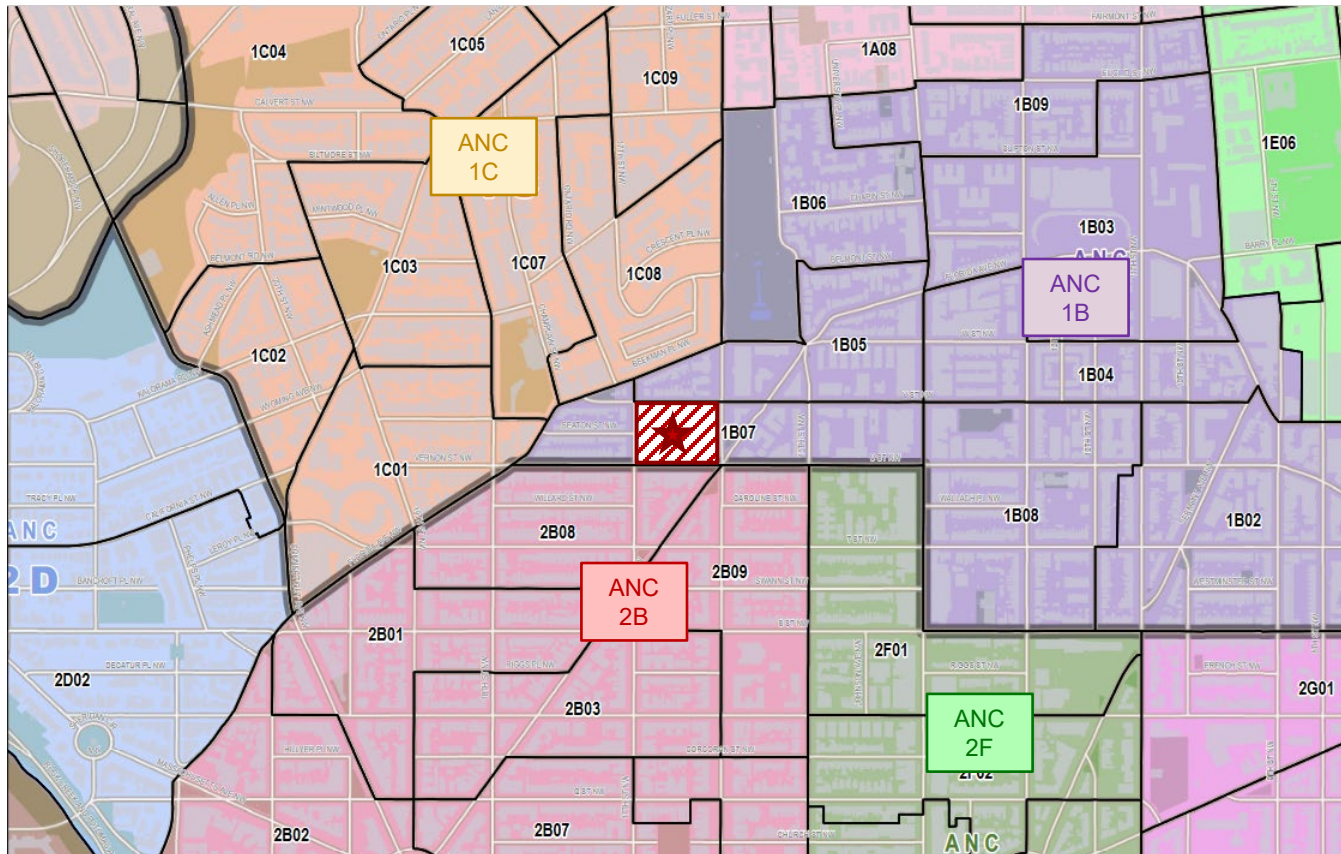
- **DC CODE:** Disposition Law (§10-801)

WWW

- <https://dmped.dc.gov/page/1617U>

1617 U Street NW

ANC MAP



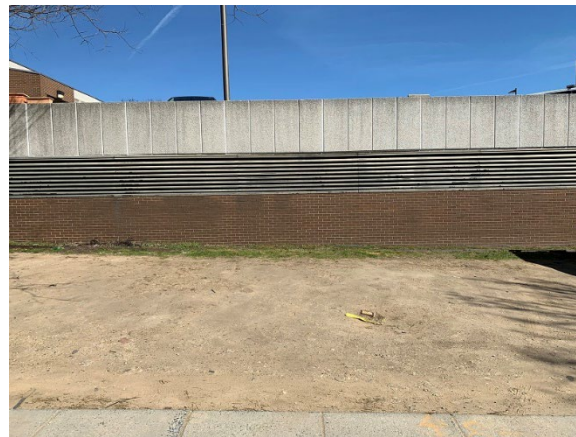
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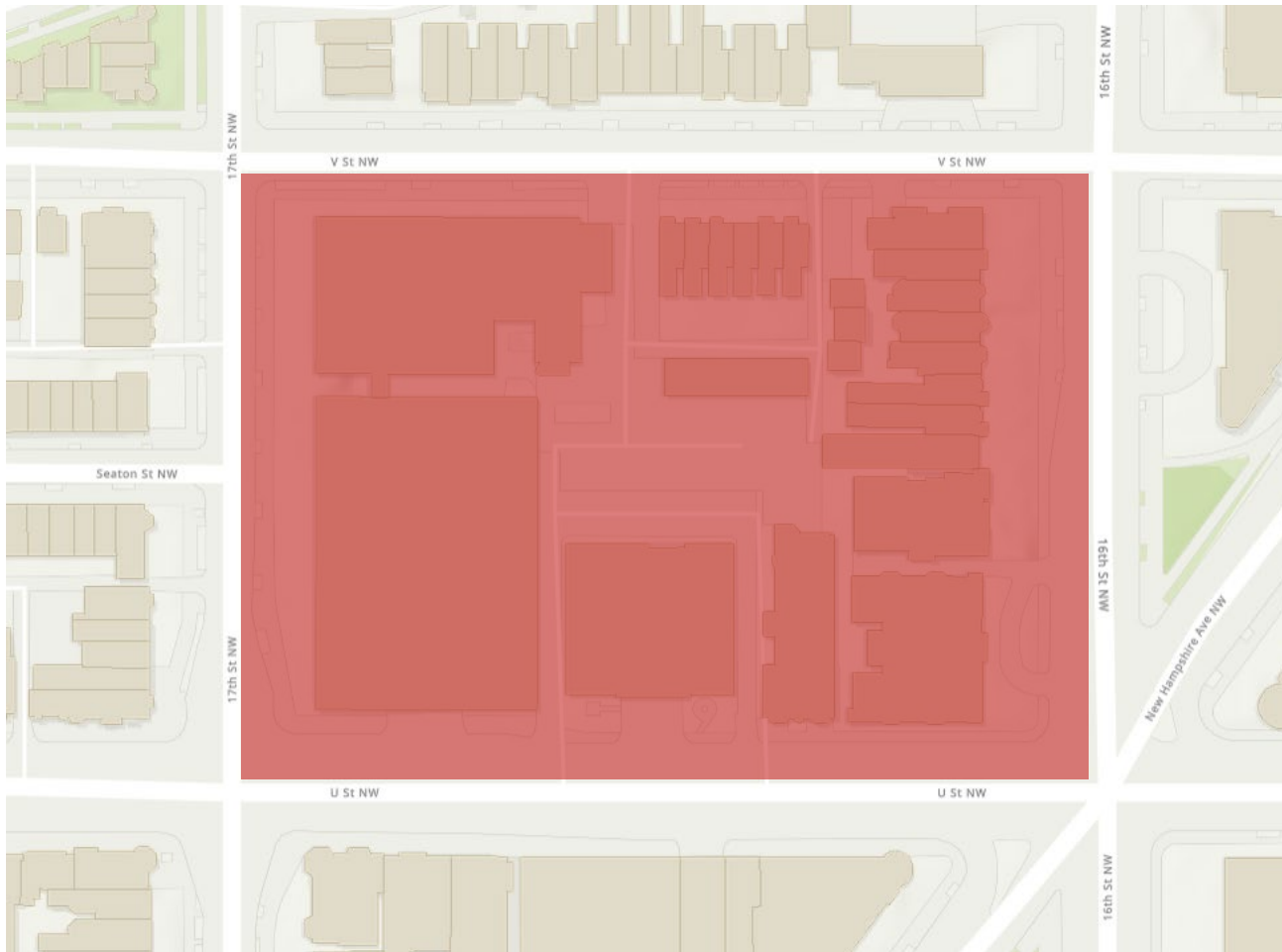
1617 U Street NW

SITE PLAN



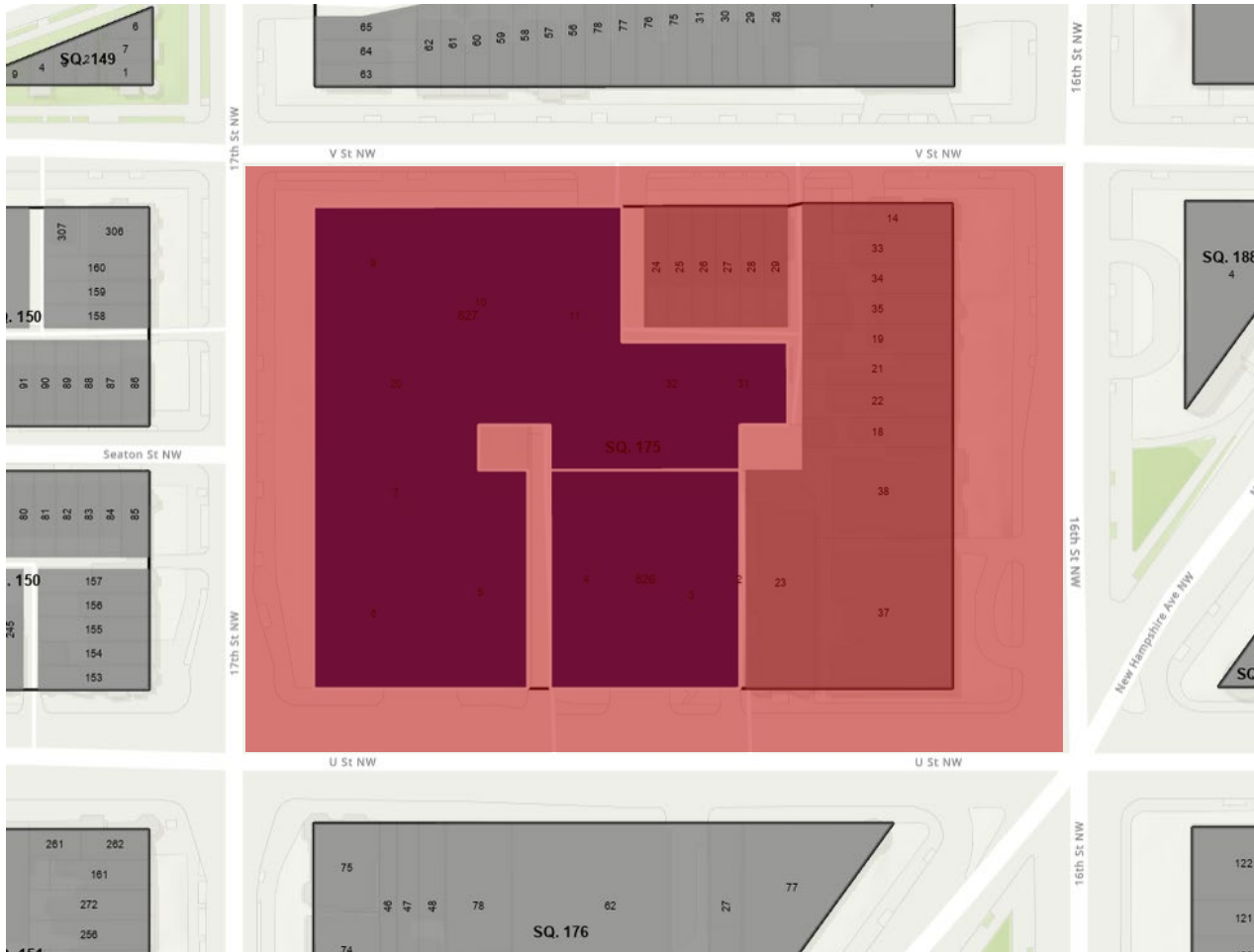
1617 U Street NW

SITE PLAN



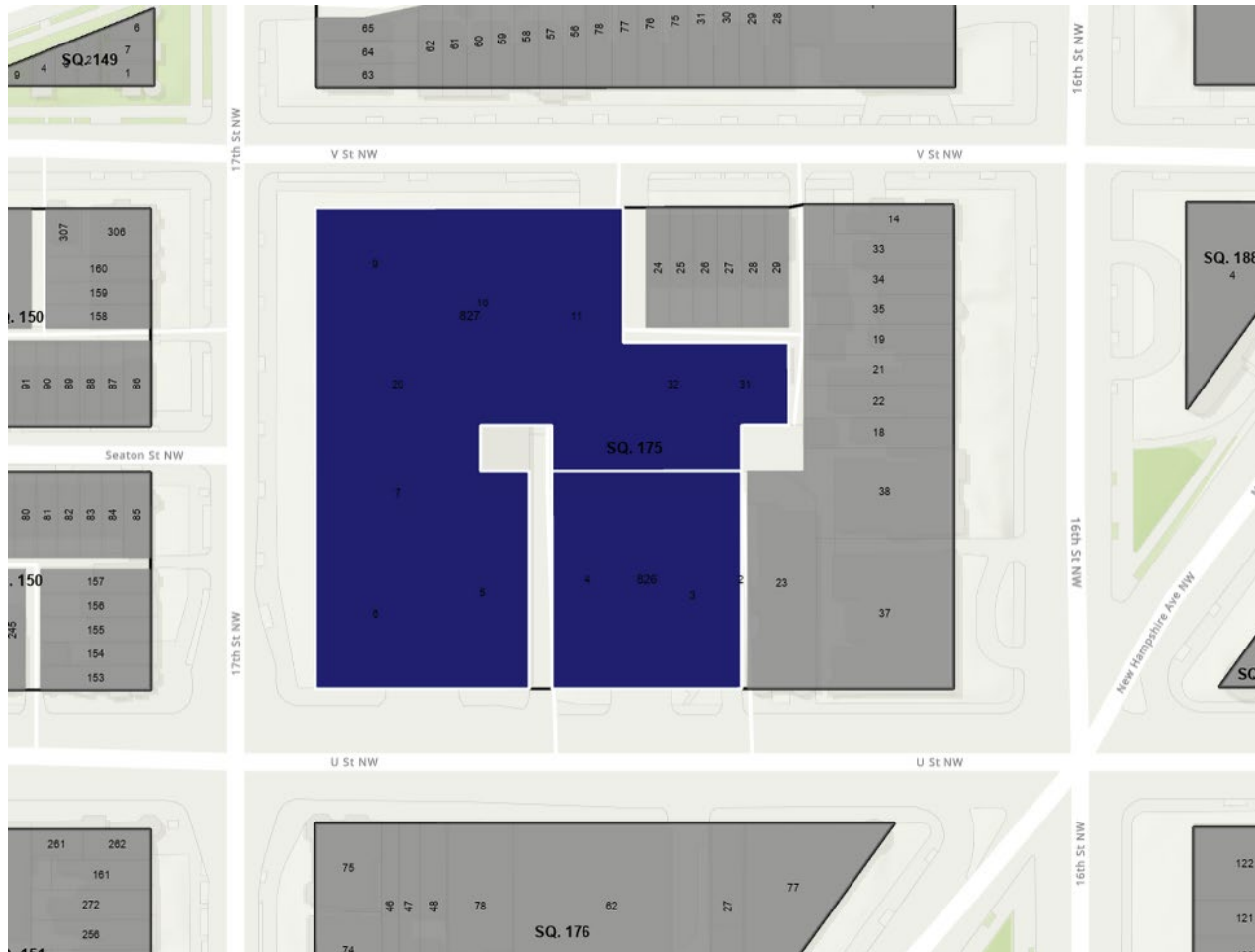
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SITE PLAN



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SITE PLAN



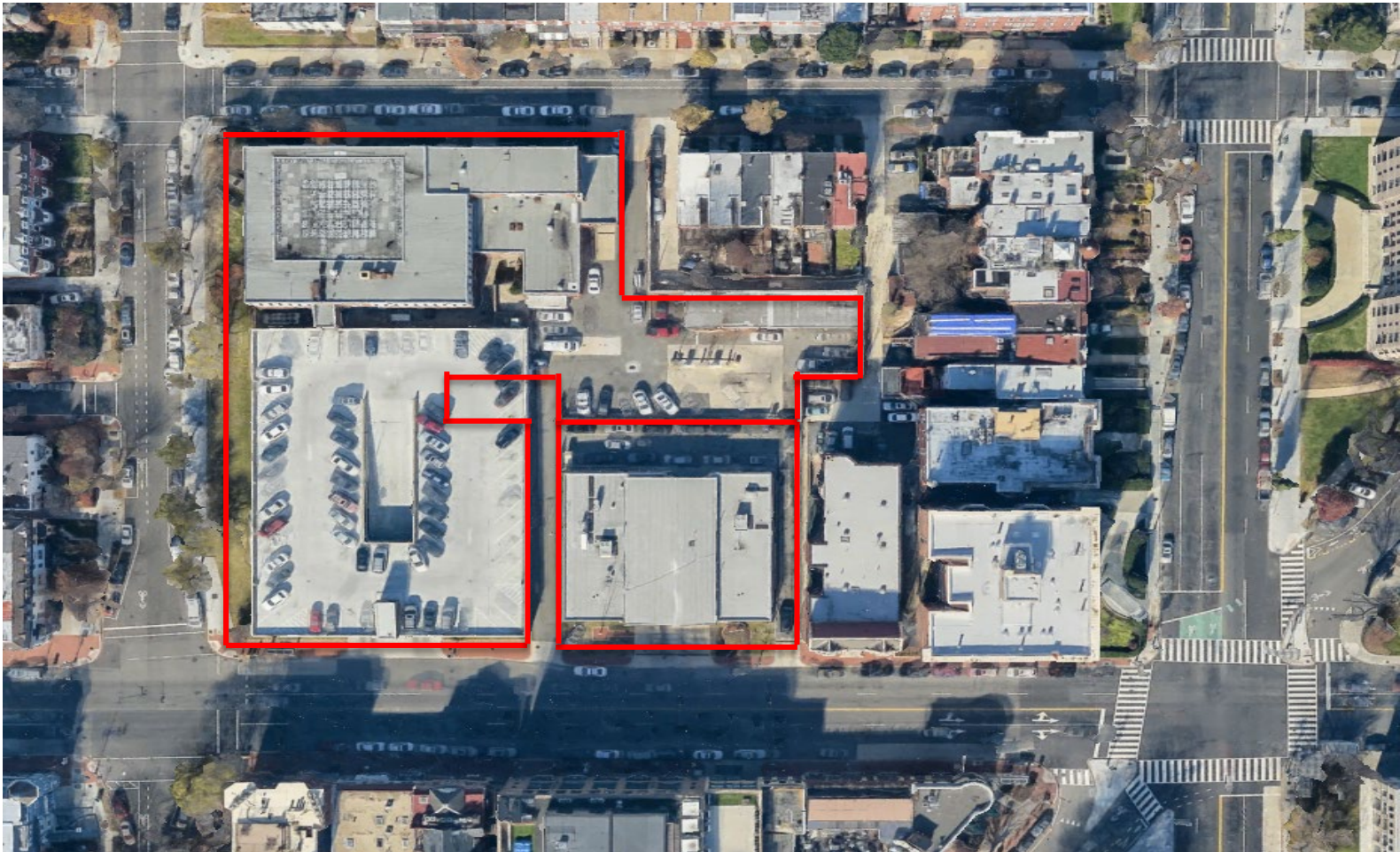
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SITE PLAN



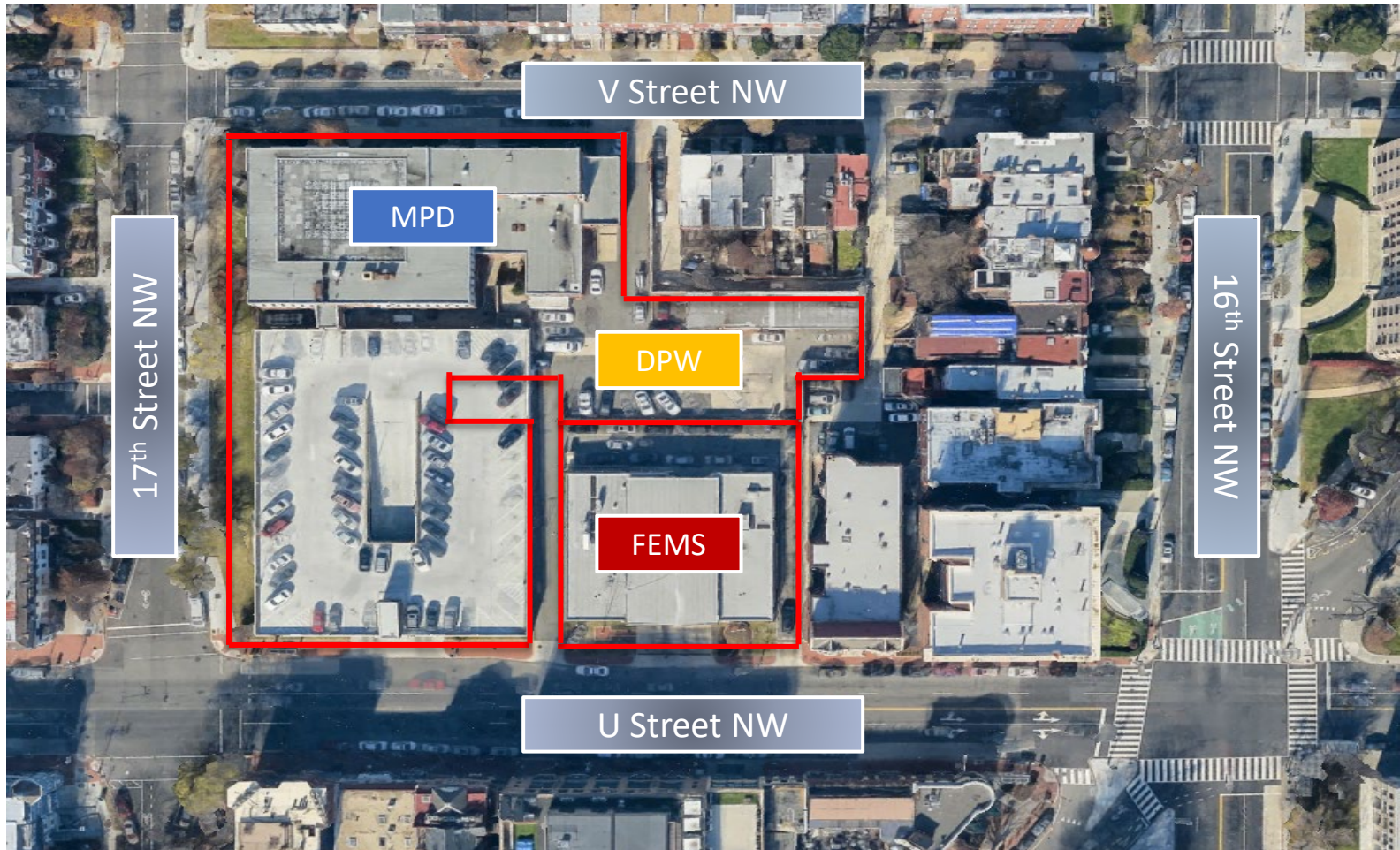
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SITE PLAN



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SITE PLAN



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CURRENT ACTIVITY

REQUEST FOR PROPOSALS

- DMPED ACTION
- SURPLUS & DISPOSITION
- NEW MUNICIPAL FACILITIES (FIRE, POLICE, FUEL, PARKING)
+ ADDITIONAL USES (HOUSING, RETAIL POTENTIAL)

ZONING

- OP ACTION
- REZONING APPLICATION
- TO ALLOW MIXED USE AT HIGHER DENSITY INCLUDING NEW
MUNICIPAL FACILITIES + ADDITIONAL USES



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SURPLUS & DISPOSITION



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SURPLUS & DISPOSITION

DC CODE §10-801

The part of DC law that governs the S&D of real property in the District including process and timing.

<https://code.dccouncil.us/dc/council/code/sections/10-801.html>



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TIMELINE | MILESTONES

PAST

1963 POLICE STATION (DISTRICT 3) OPENS
1966 10 FIRE STATION (ENGINE 9) OPENS
1968 07 FUEL STATION OPENS

2022 03 MARCH MADNESS EVENT
2022 07 PUBLIC HEARING (SURPLUS)

2023 03 MARCH MADNESS EVENT

FUTURE

(ANTICIPATED)

2023 11 PUBLIC HEARING (ZONING)
TBD RFP RELEASE
TBD RFP DEADLINE

TBD PUBLIC HEARING (DISPOSITION)

TBD RFP AWARD



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PUBLIC PARTICIPATION



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PUBLIC PARTICIPATION

PAST MEETINGS

2022 03 25 MARCH MADNESS EVENT
2022 07 14 PUBLIC HEARING (SURPLUS)

2023 02 01 ANC 2B LU COMMITTEE
2023 02 16 ANC 1B ED COMMITTEE
2023 03 15 ANC 1C PZT COMMITTEE
2023 03 16 MARCH MADNESS EVENT
2023 03 16 ANC 1B ED COMMITTEE

2023 04 04 ANC 2B LU COMMITTEE
2023 04 06 ANC 1B
2023 04 11 ANC 2B
2023 05 17 ANC 1C PZT COMMITTEE
2023 10 19 ANC 1B ED COMMITTEE

FUTURE MEETINGS

(ANTICIPATED)

2023 11 20 PUBLIC HEARING (ZONING)

TBD PUBLIC HEARING (DISPOSITION)

TBD PUBLIC HEARING (SURPLUS)
TBD PUBLIC HEARING (DISPOSITION)

ADDITIONAL MEETINGS TBD



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PUBLIC PARTICIPATION

PAST MEETINGS

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2022 07 14 PUBLIC HEARING (SURPLUS)

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TBD PUBLIC HEARING (DISPOSITION)

DMPED

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COUNCIL

COUNCIL

ADDITIONAL MEETINGS TBD



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CONTACT



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Questions?

Contact DMPED

Daniel Lyons
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202-807-0337

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Q&A?

