



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
 Executive Office of the Mayor  
 Office of the Deputy Mayor for Planning and Economic Development



TO: Alexander M. Padro (Vice-Chairperson), ANC 6E01  
 Kevin L. Chapple, ANC 6E02  
 Frank S. Wiggins, ANC 6E03  
 Rachelle Nigro, ANC 6E04  
 Marge Maceda (Chairperson), ANC 6E05  
 Antonio Barnes, ANC 6E06  
 Alfreda S. Judd, ANC 6E07

CC: Councilmember Charles Allen, DC Council, Ward 6

From: Joseph P. Lapan, Porfolio Director

Date: May 14, 2015

2015 SEP 17 PM 5:52  
 OFFICE OF THE  
 SECRETARY

As you may be aware, the District of Columbia is working with a developer to redevelop the the “8th & O Streets, N.W.” site, located at 1336 8<sup>th</sup> Street, N.W. (Sq. 399, Lot 68) (“Property”), into a mixed-use development project. As part of the redevelopment process, the Property must be declared surplus by the D.C. Council. Declaring a property surplus means that it is not required for a future public purpose.

The District will conduct a public meeting to receive comments on the proposed designation of the Property as surplus property (subject to the aforementioned conditions). The surplus meeting is held in order to receive feedback from the community on the District’s finding that the Property is not required for public purposes in the future. Comments collected at the public meeting will be submitted to the D.C. Council for their review. In addition, the Office of the Deputy Mayor for Planning and Economic Development will accept written comments until June 19, 2015. The surplus meeting is conducted pursuant to D.C. Official Code §10-801. Below, please find the date, time and location of the meeting:

Date: Tuesday, June 16<sup>th</sup>, 2015  
 Time: 7:00 pm  
 Location: Immaculate Conception Church/Center City Public Charter School  
 711 N Street, N.W.  
 Washington, D.C. 20001

Please feel free to contact me at (202) 374-6173 or joseph.lapan@dc.gov should you have any questions or comments.

BRIAN T. KENNER  
 DEPUTY MAYOR



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Notice ID: 5470332

## Planning and Economic Development, Office of the Deputy Mayor for - Public Hearing on Surplus of 8th & O

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**Agency Name:** Planning and Economic Development, Office of the Deputy Mayor for

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**OFFICE OF THE DEPUTY MAYOR FOR  
PLANNING AND ECONOMIC DEVELOPMENT**

**NOTICE OF PUBLIC MEETING REGARDING  
SURPLUS RESOLUTION PURSUANT TO D.C. OFFICIAL CODE §10-801**

The District will conduct a public meeting to receive public comments on the proposed surplus of District property. **Please note that written comments will be accepted until Friday, June 19<sup>th</sup>, 2015.** The date, time and location shall be as follows:

- Property:** “8<sup>th</sup> and O Streets, N.W.”  
1336 8<sup>th</sup> Street, N.W., Washington D.C.  
Lot 0068 in Square 0399
- Date:** Tuesday, June 16<sup>th</sup>, 2015
- Time:** 7:00 p.m.
- Location:** Immaculate Conception Church/Center City Public Charter School  
711 N Street, N.W.  
Washington, D.C. 20001
- Contact:** Joseph Lapan, [Joseph.Lapan@dc.gov](mailto:Joseph.Lapan@dc.gov)  
202-727-6365

GOVERNMENT OF THE DISTRICT OF COLUMBIA

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OFFICE OF THE DEPUTY MAYOR FOR  
PLANNING AND ECONOMIC DEVELOPMENT

+ + + + +

SURPLUS MEETING

+ + + + +

TUESDAY,  
JUNE 16, 2015

+ + + + +

The Surplus Meeting met in the City Center Public Charter School Auditorium, 711 N Street, N.W., Washington, D.C., at 7:26 p.m., Joseph Lapan, Portfolio Director, presiding.

PRESENT

- JOSEPH LAPAN, DMPED, Portfolio Director
- TSEGA BEKELE, DMPED, Project Manager
- THOMAS GIBSON, DMPED, Project Manager

ALSO PRESENT

- JOE BAILEY, Architect, Shalom Baranes Associates
- BUWA BINITIE, Principal, Dantes Partners
- ALEXANDER PADRO, Commissioner, ANC 6E
- MSGR. JAMES WATKINS, Immaculate Conception Catholic Church
- FRANK WIGGINS, Commissioner, ANC 6E

1 P-R-O-C-E-E-D-I-N-G-S

2 (7:26 p.m.)

3 MR. LAPAN: Okay, thanks, and good  
4 evening, everybody. Thank you for coming out to  
5 our Public Surplus Meeting for the 8th and O site  
6 in the Shaw neighborhood, Northwest, D.C.

7 My name is Joe Lapan. I am a  
8 Portfolio Director in the Office of the Deputy  
9 Mayor for Planning and Economic Development.

10 And, again, thank you to everyone  
11 coming out, particularly thank you to ANC 6E and  
12 Commissioner Padro and Commissioner Wiggins for  
13 coming out tonight and supporting the process  
14 here.

15 I'd also like to thank Monsignor James  
16 Watkins for hosting us and helping us coordinate  
17 this meeting. So thank you for that.

18 So tonight on behalf of the Executive  
19 Office of the Mayor and the Deputy Mayor's Office  
20 we are here to receive, record, and discuss with  
21 the public the proposed designation of the site  
22 located at 1336 8th Street, Northwest, as surplus

1 property as well as the disposition and  
2 development of the property.

3 I'll get into a few further details  
4 about what this means, but a few quick, brief  
5 background points about the site, you know, we  
6 are obviously very near to the site and I think  
7 everyone in the room is quite familiar with the  
8 site.

9 Unfortunately, some technological  
10 issues, but just a few quick bullet points. The  
11 property is located at the Southwest corner of  
12 8th and O Streets, Northwest, immediately across  
13 O Street from City Market at O and a couple  
14 blocks North of the Convention Center.

15 For a number of years the site has  
16 been vacant, unimproved, and served as a surface  
17 parking lot for the use of nearby religious  
18 institutions.

19 The District has performed ongoing  
20 planning efforts for this site as well as the  
21 neighborhood generally and through those  
22 processes the future use of the site has

1 previously been discussed with the community and  
2 will continue to do so as we move forward.

3 As most in the room are aware, in  
4 December 2013 the Deputy Mayor's Office issued a  
5 Request for Proposals to seek a qualified  
6 developer to redevelop the property in accordance  
7 with those planning efforts.

8 DMPED conducted an extensive  
9 evaluation process, which did include getting  
10 feedback from the ANC and the community as far as  
11 project elements and other aspects of the future  
12 redevelopment of the property.

13 Presentations were made in this room  
14 by four short-listed respondent teams in July of  
15 2014 and in September of 2014 the Deputy Mayor's  
16 Office did announce a selection of the team of  
17 Roadside Development and Dantes Partners to  
18 redevelop the site in accordance with D.C. goals  
19 and objectives.

20 Since that selection the District, as  
21 well as the development team, have undertaken  
22 site diligence, development diligence, document

1 negotiation, and other pre-development  
2 activities. So that's kind of a most current  
3 status of where we are.

4 With respect to where we are now and  
5 the process moving forward, essentially, again, I  
6 think most people in the room are familiar with  
7 the District's surplus and disposition process  
8 which requires the Deputy Mayor's Office to  
9 submit a request for approval from the D.C. City  
10 Council.

11 The City Council then conducts its own  
12 process with respects to hearing, committee  
13 review, of the proposed surplus disposition and  
14 development.

15 Declaring a property surplus means  
16 essentially it is no longer required for public  
17 purposes, such as school or a government office  
18 building.

19 Of course, that doesn't mean that  
20 public objectives and priorities are not  
21 accounted for in the redevelopment of the  
22 property itself.

1 Per the District disposition  
2 legislation a public meeting is held prior to  
3 submitting, which is what we are doing tonight,  
4 and in this case given where the process stands,  
5 again, we'll solicit any feedback on both the  
6 surplus and disposition and development of the  
7 site.

8 I will leave the record open for the  
9 rest of the week. So for anyone who isn't here  
10 and has received notice I will receive comments  
11 at joseph.lapan@dc.gov until the end of the week.

12 And then once we submit council will  
13 review the surplus and disposition legislation,  
14 conduct its own public hearings, as I noted,  
15 before voting to approve or disapprove the  
16 surplus and disposition legislation.

17 Let's see. So I think this will be a  
18 good time, again, unfortunately technology was  
19 not fully cooperating with me. I know that in  
20 the front of the room there is a copy of a  
21 concept plan proposal.

22 I think it would be great, if you

1 wouldn't mind, sending that around. What this  
2 does have, and we just saw this recently, this  
3 has a concept site plan as well as some concept  
4 renderings of the site.

5 So I think this will probably be the  
6 first opportunity to take a look at some of the  
7 design and site planning direction for the site.  
8 As that circulates I can just give a few brief  
9 bullet points.

10 And I think I'll also take the  
11 opportunity to introduce a couple of other people  
12 in the room, Buwa Binitie with the Dantes  
13 Partners development team.

14 Actually, why don't I let them  
15 introduce themselves if they want to come up.  
16 That way anybody from the community who has  
17 questions about the particulars of the project  
18 proposal that we're circulating will also know  
19 who they can ask and can speak with more  
20 specificity.

21 MR. WALCHESKI: Hi, good evening.  
22 Thank you for coming out to this night's meeting.

1 I am Rob Walcheski representing Roadside  
2 Development.

3 MR. BAILEY: Hi, and I'm Joe Bailey.  
4 I am with Shalom Baranes Architects.

5 MR. BINITIE: Buwa Binitie with Dantes  
6 Partners.

7 MR. LAPAN: Great, thank you. So,  
8 again, as that package is making its way around  
9 the room I'll do just a brief few viewpoints or  
10 summary.

11 Essentially what you are looking at  
12 here is a mixed-use development proposal with a  
13 residential over retail. The current proposal is  
14 looking at approximately 75 residential units  
15 with 30 percent of those units to be affordable  
16 to households at a mix of 50 and 80 percent of  
17 the area median income.

18 So I think, as most people know, this  
19 is in line with the administrations, priorities,  
20 and legislation that has been adopted to codify  
21 this level of affordable housing on District-  
22 owned assets.

1           The retail program on the ground floor  
2 consists of approximately 6000 -- 3500 total of  
3 useable retail, okay. So 3500 retail and then in  
4 addition to that there is a 1500 square feet  
5 space for Parish Hall use.

6           One thing to note about this property  
7 and as part of this process in realization of the  
8 fact that obviously we are going to be  
9 redeveloping a site that's been used as a parking  
10 lot that as part of the project 25 spaces for the  
11 Immaculate Conception Church will be incorporated  
12 into the new project, and then as I just noted  
13 there will be a 1500 square foot Parish Hall  
14 community space in the project.

15           I think also as the package makes it's  
16 may around you can get a good look at some of the  
17 proposed building massing, building architecture.  
18 You can see specifically how the project treats  
19 both O Street and 8th Street and how it treats  
20 them little bit differently.

21           I think I might take the opportunity  
22 to allow Shalom Baranes Associates to speak on

1 some of the architecture and massing key points.

2 MR. BAILEY: So the main gist of the  
3 project is what we are trying to do is start to  
4 bridge between the smaller developments South of  
5 O Street and the larger, more massive  
6 developments just North of O Street.

7 So, you know, we've got the City  
8 Market at O and we've got the very tall towers,  
9 both a hotel and the residential use there, and  
10 so what we've done is we've tried to break up the  
11 mass into three distinct and separate and  
12 identifiable different residential components as  
13 well as the retail below.

14 What we are doing with that is really  
15 trying to keep that scale as small and intimate  
16 as we really can. The other thing we've done to  
17 try to really bridge that connection between the  
18 lower residential level is we put our townhouses,  
19 which are currently about three stories, right  
20 next to the current 3-story townhouse.

21 The one is being used as a hair salon  
22 now and the others are residential. And so by

1 doing so what we are able to do is really track  
2 that scale in quite a long way into the project  
3 before we start to build up into a more  
4 intermediate mass, that's about seven to eight  
5 stories, and the taller mass beyond at about nine  
6 stories.

7                   And all together that's giving us  
8 about 70, 75 units of market rate and mixed use  
9 and it's also giving us the ground floor retail.  
10 The ground floor retail is potentially dividable  
11 into two sections, one that fronts on O Street,  
12 and the other that fronts on both O and 8th  
13 Street.

14                   It could also be one ground floor  
15 retail place for a large retail unit or  
16 potentially even a restaurant.

17                   So those type of uses are things that  
18 we really would like to bring into the  
19 neighborhood, start to really enrich that area,  
20 and also bring the liveliness of the street level  
21 for the townhouses and enrich kind of the feeling  
22 of 8th Street.

1                   And, finally, with the landscaping  
2 elements we're talking about what we'd like to do  
3 is very much bridge between the City Market at O  
4 development where we have kind of different  
5 scales of texture on the ground plain and  
6 specifically that separates the two developments  
7 between the Market at O Street and the  
8 residential component adjacent to it, and we're  
9 going to bring that the South as well.

10                   So we're going to see some of the same  
11 developments as far as the use of brick, the use  
12 of smaller scale concrete, and a lot of gardening  
13 elements, especially those that front that  
14 townhouse units because that's something we want  
15 to be very conscience of the inhabitants of the  
16 ground floor.

17                   And so we'll be doing all that to try  
18 to break that scale down and to also help us  
19 bridge over and feel connected to the  
20 neighborhood to the North.

21                   MR. LAPAN: Great, thank you. So just  
22 going back to touch on some of the public

1 objectives. We touched on the affordable housing  
2 component. I think we heard a lot about the  
3 architectural treatment, especially along 8th  
4 Street which was just spoken to.

5 We're looking at I think leveraging  
6 the investment in City Market at O to help kind  
7 of complete the block and give that, you know,  
8 edge, to the street and the sidewalk.

9 I mentioned working with some of the  
10 adjacent neighborhood institutions to provide the  
11 Parish Hall space and replacement of parking  
12 functionality.

13 And then another component of this  
14 deal is some additional financial support for  
15 Shaw retail marketing efforts.

16 With respect to, you know, economic  
17 impact, which is something we always look at,  
18 essentially it's generating zero dollars in tax  
19 revenue right now and the projections are  
20 approximately \$1 million annual new tax revenues  
21 plus \$400,000 in one-time construction period  
22 revenues, approximately 185 construction jobs and

1 17 permanent jobs.

2 I'll touch on schedule very quickly  
3 and then I'll open it up if there are any  
4 questions or comments that anybody would like to  
5 get on tonight's record.

6 So here we are tonight, it's June  
7 16th. Following this meeting we'll be preparing,  
8 as I said, the package to submit to the D.C. City  
9 Council which will occur in the near-term future.

10 Then the Council will be in charge of  
11 scheduling its process, its public hearing, and  
12 then its action on that submitted legislation.  
13 Right now we would target Fall of 2015 for a  
14 Council approval if everything goes properly.

15 Following from that, which I  
16 definitely should mention, is that this project  
17 will be subject to a planning new development  
18 application before the Zoning Commission.

19 Given the current zoning and the sort  
20 of appropriate height and density that we thought  
21 was necessary to maximize the value of the site  
22 and achieve the affordable housing and some of

1 the other objectives, it will go through a  
2 planning new development process, which I know  
3 the team is working on and also targeting a Fall  
4 2015 for the submission of that to the Zoning  
5 Commission.

6 I think everybody knows that's a very  
7 robust process in and of itself as far as  
8 development review and furtherance of the plans  
9 that we're passing around.

10 Once the PUD gets approved, and some  
11 other milestones with respect to financing are  
12 met, we would target a closing and commencement  
13 of construction in approximately Summer of 2016  
14 with a, I think, last I looked, about a 15 or 16-  
15 month construction period which would have a  
16 completion delivery late 2017, early 2018 is the  
17 approximate schedule.

18 So with that, again, thank you for  
19 those that have helped me up here. I would like  
20 to open it up to any particular questions or  
21 comments, you know, willing to break this short  
22 if there are not any particular questions or

1 comments.

2 And, again, there will be plenty of  
3 opportunities and we can continue to keep people  
4 informed on the Council process as well as the  
5 Zoning Commission process, but definitely this is  
6 an opportunity to get any questions or comments  
7 on the record in advance of submission to the  
8 D.C. Council.

9 And if you step to the mic, just go  
10 ahead and identify yourself for the record.

11 MR. WIGGINS: My name is Frank  
12 Wiggins. I am the ANC for this single-member  
13 District. I just want to thank DMPED and for  
14 Roadside and we're looking forward to this  
15 property being developed.

16 As we well know it's been a parking  
17 lot of the past several years and we are thankful  
18 that Immaculate Conception will be taken care of  
19 with their parking needs.

20 We thank you for listening to us in  
21 that regard. We're looking forward to bringing  
22 some jobs to the area, even if they are

1 temporary. We think hopefully somebody can get  
2 some skills from those temporary jobs.

3 I actually met a young man a few years  
4 ago who actually worked for Roadside at Giant and  
5 he ended up getting transferred, once the job was  
6 completed he was transferred over to a location  
7 in Alexandria.

8 So he was able to transfer those  
9 skills and stay with the company and he did quite  
10 well. So I was glad to hear that was a success  
11 story for him, so I'm hoping maybe we can mimic  
12 the success that he had with some other young  
13 people who would need jobs in this area.

14 So we're looking forward to the  
15 affordable housing piece. We know everybody in  
16 this area doesn't make over six figures, so there  
17 are those who will need the 30 percent in this  
18 area.

19 So, again, thank you to Roadside,  
20 we're looking forward to that property being  
21 developed and we're looking forward to it getting  
22 done. Alex.

1 MR. PARDO: I'm Alexander Padro and  
2 I've been an Advisory Neighborhood Commissioner  
3 representing this neighborhood since January of  
4 2001 and even before I became a Commissioner of  
5 ANC 2C, which was the previous designation, had  
6 been looking at this particular site as a  
7 potential place to accommodate a lot of different  
8 community needs.

9 You know, affordable housing being one  
10 of the most significant ones. And,  
11 unfortunately, it's taken a decade and a half to  
12 get to the point where we're actually moving  
13 forward with the redevelopment, but obviously  
14 there were a lot of factors involved in that.

15 So fast forward to today, we've got an  
16 exciting project that combines affordable home  
17 ownership, which is not as easy to accomplish, in  
18 which you see not too much of being constructed  
19 today, along with an additional market rate home  
20 ownership component on this corner, and very  
21 importantly, parking.

22 You know, we know that, you know, DDOT

1 and the Office of Planning often like to minimize  
2 parking with development and, you know, in this  
3 community we have seen the need to encourage the  
4 maximum amount possible of parking in our  
5 redevelopment, so we're very glad to see a robust  
6 parking component at this particular location.

7           The retail total square footage is  
8 somewhat more limited than we would've hoped, but  
9 we do understand the other commitments that were  
10 made related to making space available for the  
11 church.

12           So we accept that and we'll look  
13 forward to having a retailer or retailers that  
14 can actually add to the mix of businesses that  
15 have already been in the neighborhood, about 170  
16 and climbing that have already opened since 2003,  
17 and 40 plus leases that have been signed just in  
18 the past couple of months.

19           So we certainly do want to encourage  
20 DMPED to move forward with this disposition and  
21 also encourage the Council to swiftly approve the  
22 surplus process so that we can actually get some

1 shovels in the ground sooner than later.

2 Also, thanks to Shalom Baranes for  
3 another exemplary job of trying to come up with  
4 architecture that speaks to the past but also  
5 looks towards the future, because, you know,  
6 we've got so many historic districts in the  
7 neighborhood and this is not a neighborhood  
8 that's cast in the past and we're very happy to  
9 have this particular architectural firm's work  
10 scheduled throughout the neighborhood and look  
11 forward to more.

12 So this obviously will ultimately also  
13 come to ANC 6E through the planning and  
14 development process and we'll have further  
15 comments on, you know, architecture, going to  
16 HPRB, and of a mix of community amenities through  
17 the negotiation process, but we're confident that  
18 based on Roadside's past performance in those  
19 areas that there will not be any great issues.

20 Roadside has been a great partner, you  
21 know, with the community and the construction of  
22 City Market at O and we look forward to having

1 the same kind of a relationship and the same kind  
2 of results as we have had with that project.

3 MR. LAPAN: Great, thank you both.

4 Yes, my only comment would be, again, to just  
5 echo a couple of those comments. One of the, I  
6 think, primary reasons this development project  
7 and this team was selected was some of the track  
8 record in the immediate neighborhood with respect  
9 to affordable housing, with respect to some of  
10 the jobs and the workforce development, anecdotes  
11 that you cited, as well as just a general idea  
12 that because of the investment they've already  
13 made across the street there would be an enhanced  
14 level of care and concern for this site.

15 Is there anyone else who would like to  
16 make a comment in response or in addition to  
17 those comments?

18 MR. WALCHESKI: Yes, I'd just like to,  
19 again, thank everyone for having come out to the  
20 meeting tonight and -- Oh, this is Rob Walcheski  
21 with the Roadside Development. So, again, thank  
22 you for coming out to the meeting this evening.

1                   We are very excited to have been  
2 selected to work on this exciting project and  
3 continuing to partner with neighbors in the  
4 community to build on some of the successes we've  
5 had at City Market and to use this project to  
6 further some of the goals that have been  
7 articulated in terms of activating the streets,  
8 bringing more affordable housing to the  
9 neighborhood, and working with our partners at  
10 SBA and Dantes to bring a more exemplary design  
11 and architecture to the Shaw community. Thank  
12 you.

13                   MR. LAPAN: Great, thank you. So are  
14 there any other questions or comments? Yes, I  
15 see one here.

16                   MSGR. WATKINS: Monsignor Watkins,  
17 Pastor of Immaculate Conception. Just to echo  
18 everything that's been said tonight for the sake  
19 of record and to thank our ANC Commissioners and  
20 leadership here.

21                   Alex Padro in particular has been a  
22 very, very good friend since I came here in 2001

1 to this local neighborhood and just so that  
2 everyone remembers that Immaculate has been here  
3 150 years as a strong anchor in the Shaw  
4 community.

5 So in addition to that as a Pastor I  
6 am residential, so Catholic pastors are here,  
7 they're in the neighborhood, they serve the  
8 neighborhood, and I know this project is going to  
9 be considerate of our needs as we reach and  
10 welcome people to the Shaw community where we  
11 have been a vital part. Thank you.

12 MR. LAPAN: Great, thank you. Are  
13 there any other comments or questions anyone  
14 would like to ask before we wind this down?  
15 Going once, going twice.

16 Okay, so let me just repeat that we'll  
17 keep the sort of record open on this portion of  
18 the process before we plan to submit anything to  
19 the D.C. Council through the end of this week.

20 Anything can be sent to me at Joseph,  
21 J-O-S-E-P-H dot Lapan, L-A-P-A-N at D-C dot gov  
22 and we will make sure that gets included with the

1 summary of comments and then I am more than happy  
2 to continue to keep anybody updated on the next  
3 steps in the process as far as when the Council  
4 schedules its meetings and, you know, moving  
5 forward into the rest of the year with the Zoning  
6 Commission process.

7 So I will plan to do that and you can  
8 reach out with my information as well. So with  
9 that I will bring this meeting to a close and  
10 thank you, everybody, very much.

11 (Whereupon, the above-entitled matter  
12 went off the record at 7:48 p.m.)  
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