



OFFICE OF THE
SECRETARY
2015 SEP 16 PM 12:13

MURIEL BOWSER
MAYOR

SEP 16 2015

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, N.W., Suite 504
Washington, D.C. 20004

Dear Chairman Mendelson:

Enclosed for consideration by the Council are proposed resolutions entitled "8th & O Street N.W., Surplus Declaration Approval Resolution of 2015" and "8th & O Street, N.W. Disposition Approval Resolution of 2015."

These resolutions will approve the surplus and disposition of District owned real property located 1336 8th Street, N.W. known as 8th & O ("Property") pursuant to D.C. Official Code §10-801. The property consists of approximately 13,306 square feet and is currently used as a surface parking lot. No other government uses have been deemed viable for the Property.

The District acquired the Property through a series of transactions and operations of law. The Property was first acquired by the District of Columbia Redevelopment Land Agency (RLA) in July 1971. Subsequently the Property was transferred to the RLA Revitalization Corporation (RLARC), a subsidiary of the National Capital Revitalization Corporation in July 2002. By operation of law, the Property was subsequently transferred from RLARC to the District of Columbia, acting by and through the Office of the Deputy Mayor for Planning and Economic Development ("DMPED"). In December of 2013, DMPED released a Request for Proposal. In September of 2014, DMPED awarded the exclusive right to negotiate to Roadside Development and Dantes Partners.

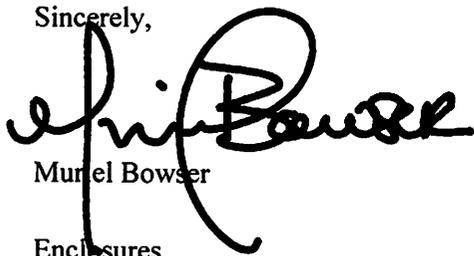
The proposed redevelopment project consists of a mixed use residential over retail development consisting of approximately 75 condominium units and approximately 4,000 square feet of neighborhood retail space. There are approximately 23 affordable housing units at 50% and 80% AMI. Based on the developer's estimates, the project will create over 200 jobs including approximately 185 construction jobs and approximately 17 permanent jobs. Additionally, the Developer will set up funds for local retail assistance, accommodate 1,500 square feet of space for the neighboring Immaculate Conception parish hall, and provide 25 replacement parking spaces at the adjacent O Street Market.

Pursuant to D.C. Official Code §10-801 (a-1)(4), a public meeting was held in the community on June 16, 2015, at Immaculate Conception Church/Center City Public Charter School, 711 N Street, N.W., to receive public comment on the proposed surplus of the Property.

Approval of these resolutions will declare the Property surplus and allow for the disposition to a private developer to redevelop the space in a manner consistent with the surrounding neighborhood.

As always, I am available to discuss any questions you may have regarding these resolutions. I look forward to prompt and favorable consideration of these resolutions.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser". The signature is written in a cursive style with a large, looping initial "M".

Muriel Bowser

Enclosures


Chairman Phil Mendelson
At the request of the Mayor

1
2
3
4
5
6
7 A PROPOSED RESOLUTION
8

9
10
11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
12
13

14
15 To declare and approve as surplus the District-owned real property, 1336 8th Street,
16 N.W., and known for tax and assessment purposes as Lot 68 in Square 399.
17

18 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that
19 this resolution may be cited as the “8th & O Street, N.W. Surplus Declaration and
20 Approval Resolution of 2015”.

21 Sec. 2. Findings.

22 (a) The Property is located at 1336 8th Street, N.W., and known for tax and
23 assessment purposes as Lot 68 in Square 399 (the “Property” or “8th & O”), and consists
24 of approximately 13,306 square feet of land.

25 (b) The Property is no longer required for public purposes because the
26 Property’s condition cannot viably accommodate a District agency use or other public use
27 without cost prohibitive new construction. The most pragmatic solution for reactivating
28 this site is to declare the Property surplus and dispose of the Property for redevelopment.

29 (c) Pursuant to An Act Authorizing the sale of certain real estate in the
30 District of Columbia no longer required for public purposes (“Act”), approved August 5,
31 1939 (53 Stat. 1211; D.C. Official Code § 10-801 (a-1)(4)), a public hearing was held on
32 June 16, 2015, at Immaculate Conception Church/Center City Public Charter School

1 located at 711 N Street, N.W., regarding the finding that the Property is no longer
2 required for public purposes.

3 Sec. 3. Pursuant to D.C. Official Code §10-801 (a-1), the Council determines that
4 the Property is no longer required for public purposes.

5 Sec. 4. Fiscal impact statement.

6 The Council adopts the attached fiscal impact statement as the fiscal impact
7 statement required by section 602 (c)(3) of the District of Columbia Home Rule Act,
8 approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02 (c)(3)).

9 Sec. 5. Transmittal of resolution.

10 The Secretary to the Council shall transmit a copy of this resolution, upon its
11 adoption, to the Mayor.

12 Sec. 6. Effective date.

13 This resolution shall take effect immediately.

Government of the District of Columbia
Office of the Chief Financial Officer



Jeffrey S. DeWitt
Chief Financial Officer

MEMORANDUM

TO: The Honorable Phil Mendelson
Chairman, Council of the District of Columbia

FROM: Jeffrey S. DeWitt
Chief Financial Officer 

DATE: June 19, 2015

SUBJECT: Fiscal Impact Statement – 8th & O Street, N.W. Surplus Declaration and Approval Resolution of 2015

REFERENCE: Draft Resolution as shared with the Office of Revenue Analysis on June 15, 2015

Conclusion

Funds are sufficient in the fiscal year 2015 budget and the proposed fiscal year 2016 through fiscal year 2019 budget and financial plan to implement the legislation.

Background

The proposed resolution declares as surplus the property located at 1336 8th Street, N.W.¹ The property is located at the corner of 8th Street, N.W. and O Street, N.W. and is currently occupied as a parking lot for two neighboring churches.² The property is no longer required for public use and will be disposed for future development under a separate disposition resolution.

Financial Plan Impact

Funds are sufficient in the fiscal year 2015 budget and the proposed fiscal year 2016 through fiscal year 2019 budget and financial plan to implement the resolution. Declaring the property as surplus has no impact on the District's budget and financial plan.

¹ Known for tax purposes as Square 399, Lot 68.

² Immaculate Conception Church located at 1315 8th Street, N.W. and Scripture Cathedral located at 810 O Street, N.W.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE ATTORNEY GENERAL



Legal Counsel Division



MEMORANDUM

TO: Lolita S. Alston
Director
Office of Legislative Support

FROM: Janet M. Robins
Deputy Attorney General
Legal Counsel Division

DATE: June 17, 2015

SUBJECT: 8th and O Street NW Surplus Declaration, Approval and Disposition
Resolutions of 2015
(AE-15-396)

This is to Certify that this Office has reviewed the legislation entitled the “8th and O Street, N.W. Surplus Declaration and Approval Resolution of 2015” and the “8th and O Street, N.W. Surplus Disposition Approval Resolution of 2015”, and found them to be legally unobjectionable. If you have any questions, please do not hesitate to call me at 724-5524.


Janet M. Robins