

GOVERNMENT OF THE DISTRICT OF COLUMBIA

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OFFICE OF THE DEPUTY MAYOR FOR PLANNING
AND ECONOMIC DEVELOPMENT

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PUBLIC SURPLUS MEETING - STEVENS SCHOOL

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WEDNESDAY
MARCH 12, 2014

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The Public Meeting convened in the
Sumner School Auditorium, 1201 17th Street
N.W., Washington, D.C., at 6:30 p.m., Anna
Shapiro, Project Manager, presiding.

PRESENT:

ANNA SHAPIRO, Project Manager
AYESHA ABBASI, Legal Affairs and Policy
Specialist
MARC BLEYER, Project Manager
ANTON RAMKISSON, Communications Specialist
WILL LEE, Project Manager

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

6:40 p.m.

MS. SHAPIRO: Thanks for joining us. So I guess I'll get started. We're about - nobody wants to join me?

So we're about 10 minutes late but I just wanted to give people a chance to get here with the rain and everything.

But I'll go ahead and get started and then if people come in we'll probably be here until about 7:00. Just waiting and see if anyone else wants to come.

My name is Anna Shapiro. I'm project manager on the Stevens School with the deputy mayor's Office for Planning and Economic Development.

Thank you for taking time out of your schedule to come see us today and to give us your comments. This is - so also I'd like to introduce everyone from our office at DMPED.

This is Marc Bleyer, project

1 manager, Will Lee, project manager, Anton -

2 MR. RAMKISSON: Ramkisson.

3 MS. SHAPIRO: - Ramkisson. Sorry.

4 I always get it wrong, and Ayesha Abbasi in
5 the back, legislative specialist. I also have
6 David Toney from Akridge in the room who's the
7 developer on the project.

8 MR. SULS: So I am the only
9 representative from -

10 MS. SHAPIRO: Yeah. I have gotten
11 comments prior to this meeting but so far
12 you're the only one.

13 MR. SULS: I'll just say that I'm
14 with the Golden Triangle BID so I'm
15 representing the BID tonight and David did
16 meet with us so I'm familiar with the project.

17 MS. SHAPIRO: Great. Wonderful.
18 So - let me see - so we're basically just - I
19 mean, we're here to get public comments on the
20 proposed surplus designation of the property.

21 Basically, the council process is
22 bifurcated and the surplus portion is to say

1 that this - the school, Stevens School, and
2 the site are no longer needed for government
3 purposes.

4 We don't intend to put a DCPS
5 school. We don't intend to put a fire station
6 inside the school. We don't, you know, have
7 any really use for it right this second and we
8 believe that, you know, this is really a
9 property best suited for disposition.

10 So that's what this meeting is for
11 and to give you a little bit of background on
12 Stevens School, it's just down the street at
13 1050 21st Street. The property was the - is
14 a historic building and will be going through
15 HPRB review.

16 It is the first school for
17 children of freed slaves in D.C. and it closed
18 its doors in about 2008. So it hasn't been
19 open for some time.

20 Akridge-Argos and Ivymount were
21 selected as the development team through a
22 solicitation process that went from November

1 2011 to about August 2012 and now we're
2 working with them to basically get the
3 disposition package to council soon as well.

4 So, basically, I'm just going to
5 open the floor up. We will - we will
6 basically take in the comments and submit them
7 to council with our surplus package stating
8 the reasons why this will be a good property
9 for surplus designation and we'd love to hear
10 from you.

11 If you want to just stand up or
12 come to the mic, we do have a transcriber too
13 so either way.

14 MR. SULS: I haven't prepared
15 anything.

16 MS. SHAPIRO: That's fine.

17 MR. SULS: I just came to see -

18 COURT REPORTER: Could you come to
19 the front row?

20 MS. SHAPIRO: Speak from the
21 heart.

22 MR. SULS: Okay. You can pick up

1 here? I'm David Suls with the Golden Triangle
2 Business Improvement District. We - our
3 members are all the property owners and
4 tenants and workers, basically, in the Golden
5 Triangle BID from 16th to 21st, approximately.
6 So that includes a number of properties owned
7 or managed by Akridge.

8 They've been a great member of the
9 Golden Triangle and we're looking forward to
10 this - to this parcel or this property being
11 used for commercial use and, you know, adding
12 activity to the area.

13 MS. SHAPIRO: Great. Okay.
14 That's fine. Thank you. That's really
15 helpful. Thank you.

16 Okay. Well, I guess we'll stick
17 around here for a little bit longer and see if
18 there's anyone else who wants to join us.

19 MR. SULS: So I guess I'll - you
20 know, while I'm here will the - if there are
21 additional comments will they be -

22 MS. SHAPIRO: Oh, sure.

1 MR. SULS: - posted online before
2 - when they're presented?

3 MS. SHAPIRO: Not posted but we'll
4 have the record open until March 24th. So if
5 you know of anyone else who wants to make
6 comments or wants to send us their testimony
7 you can send it to me - to my email address,
8 which I can give to you - my cards.

9 Yeah, and they can submit until
10 March 24th. We'll submit all those to council
11 with our package. Here you go. Thank you
12 very much for coming.

13 MR. SULS: Thanks. Thank you.

14 (Whereupon, the above-entitled
15 meeting went off the record at 6:45 p.m. and
16 resumed at 6:47 p.m.)

17 MS. SHAPIRO: We're here about the
18 Stevens School property and the process is to
19 have a public meeting to basically designate
20 it as surplus and get your comments whether
21 that's something that you feel is something
22 that you support or not, and the surplus

1 process requires the meeting and then also the
2 submission to council of all the comments and
3 then they'll have another hearing through
4 council as well.

5 So there will be other
6 opportunities to comment. But we do want to
7 hear from you and any opinions you might have
8 on the surplussing of the Stevens School.

9 MS. MADDUX: I'm Sara Maddux. I'm
10 president of West End Citizens Association and
11 -

12 MS. SHAPIRO: Sorry. Would you
13 mind either coming to the microphone or here?
14 We're here having someone transcribe our
15 comments so that we can have them on record.
16 Thank you.

17 MS. MADDUX: Hi. I'm Sara Maddux.
18 I'm president of the West End Citizens
19 Association and I believe we have submitted a
20 statement that was going to be given by
21 Barbara Kahlow.

22 But she is in sunny California

1 right now and I thought I'd come and make sure
2 that I'm here to represent the neighborhood to
3 tell you about our support for all the efforts
4 that we went through for the process of the
5 long-term liability of Stevens School in our
6 neighborhood.

7 Also, that we're very sensitive to the
8 history of Stevens School because we still
9 have people in our neighborhood whose parents
10 and grandparents were in that school.

11 So we have a lot of consideration
12 for the success of this project and I'd be
13 more than happy to answer any questions that
14 anybody pro or con would like to raise and I
15 appreciate this being - the hearing being done
16 now.

17 This has been a long-term thing a
18 lot of people have put a lot of effort into
19 and we would like for you to know that we
20 appreciate that.

21 MS. SHAPIRO: Thank you very much
22 for your comments. We'll give it another

1 little bit - another 10 minutes or so. Maybe
2 someone else will want to come as well. I'll
3 also introduce you to David Toney who is with
4 Akridge who is the developer on the project.

5 If you wanted to speak with him at
6 all as well you can do so. And otherwise these
7 are my colleagues from the deputy mayor's
8 office as well.

9 (Whereupon, the above-entitled
10 meeting concluded at 6:50 p.m.)

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<p style="text-align: center;">A</p> <p>Abbasi 1:14 3:4 above-entitled 7:14 10:9 activity 6:12 adding 6:11 additional 6:21 address 7:7 Affairs 1:14 ahead 2:9 Akridge 3:6 6:7 10:4 Akridge-Argos 4:20 Anna 1:11,13 2:13 answer 9:13 Anton 1:15 3:1 anybody 9:14 appreciate 9:15,20 approximately 6:5 area 6:12 Association 8:10 8:19 Auditorium 1:10 August 5:1 Ayesha 1:14 3:4</p>	<p>Citizens 8:10,18 closed 4:17 colleagues 10:7 COLUMBIA 1:1 come 2:10,12,18 5:12,18 9:1 10:2 coming 7:12 8:13 comment 8:6 comments 2:19 3:11,19 5:6 6:21 7:6,20 8:2,15 9:22 commercial 6:11 Communications 1:15 con 9:14 concluded 10:10 consideration 9:11 convened 1:10 council 3:21 5:3,7 7:10 8:2,4 COURT 5:18</p>	<p style="text-align: center;">F</p> <p>familiar 3:16 far 3:11 feel 7:21 fine 5:16 6:14 fire 4:5 first 4:16 floor 5:5 forward 6:9 freed 4:17 front 5:19</p>	<p style="text-align: center;">J</p> <p>join 2:5 6:18 joining 2:3</p> <p style="text-align: center;">K</p> <p>Kahlow 8:21 know 4:6,8 6:11,20 7:5 9:19</p>	<p>needed 4:2 neighborhood 9:2 9:6,9 November 4:22 number 6:6</p>
<p style="text-align: center;">B</p> <p>back 3:5 background 4:11 Barbara 8:21 basically 3:18,21 5:2,4,6 6:4 7:19 believe 4:8 8:19 best 4:9 BID 3:14,15 6:5 bifurcated 3:22 bit 4:11 6:17 10:1 Bleyer 1:15 2:22 building 4:14 Business 6:2</p>	<p style="text-align: center;">D</p> <p>D.C 1:11 4:17 David 3:6,15 6:1 10:3 DCPS 4:4 deputy 1:3 2:15 10:7 designate 7:19 designation 3:20 5:9 developer 3:7 10:4 development 1:3 2:16 4:21 disposition 4:9 5:3 District 1:1 6:2 DMPED 2:21 doors 4:18</p>	<p style="text-align: center;">G</p> <p>give 2:7,18 4:11 7:8 9:22 given 8:20 go 2:9 7:11 going 4:14 5:4 8:20 Golden 3:14 6:1,4 6:9 good 5:8 gotten 3:10 government 1:1 4:2 grandparents 9:10 great 3:17 6:8,13 guess 2:4 6:16,19</p>	<p style="text-align: center;">L</p> <p>late 2:6 Lee 1:16 3:1 Legal 1:14 legislative 3:5 liability 9:5 little 4:11 6:17 10:1 long-term 9:5,17 longer 4:2 6:17 looking 6:9 lot 9:11,18,18 love 5:9</p>	<p style="text-align: center;">O</p> <p>office 1:3 2:15,20 10:8 Oh 6:22 Okay 5:22 6:13,16 online 7:1 open 4:19 5:5 7:4 opinions 8:7 opportunities 8:6 owned 6:6 owners 6:3</p>
<p style="text-align: center;">C</p> <p>California 8:22 cards 7:8 chance 2:7 children 4:17</p>	<p style="text-align: center;">E</p> <p>Economic 1:3 2:16 effort 9:18 efforts 9:3 either 5:13 8:13 email 7:7</p>	<p style="text-align: center;">H</p> <p>happy 9:13 hear 5:9 8:7 hearing 8:3 9:15 heart 5:21 helpful 6:15 Hi 8:17 historic 4:14 history 9:8 HPRB 4:15</p> <p style="text-align: center;">I</p> <p>Improvement 6:2 includes 6:6 inside 4:6 intend 4:4,5 introduce 2:20 10:3 Ivymount 4:20</p>	<p style="text-align: center;">M</p> <p>Maddux 8:9,9,17 8:17 managed 6:7 manager 1:11,13 1:15,16 2:14 3:1,1 Marc 1:15 2:22 March 1:8 7:4,10 MAYOR 1:3 mayor's 2:15 10:7 mean 3:19 meet 3:16 meeting 1:5,10 3:11 4:10 7:15,19 8:1 10:10 member 6:8 members 6:3 mic 5:12 microphone 8:13 mind 8:13 minutes 2:6 10:1</p>	<p style="text-align: center;">P</p> <p>P-R-O-C-E-E-D-... 2:1 p.m 1:11 2:2 7:15 7:16 10:10 package 5:3,7 7:11 parcel 6:10 parents 9:9 people 2:7,10 9:9 9:18 pick 5:22 Planning 1:3 2:15 Policy 1:14 portion 3:22 posted 7:1,3 prepared 5:14 PRESENT 1:12 presented 7:2 president 8:10,18 presiding 1:11 prior 3:11 pro 9:14 probably 2:10 process 3:21 4:22 7:18 8:1 9:4 project 1:11,13,15 1:16 2:14,22 3:1,7 3:16 9:12 10:4 properties 6:6</p>

property 3:20 4:9 4:13 5:8 6:3,10 7:18	site 4:2	tonight 3:15	2
proposed 3:20	slaves 4:17	transcribe 8:14	2008 4:18
public 1:5,10 3:19 7:19	solicitation 4:22	transcriber 5:12	2011 5:1
purposes 4:3	soon 5:3	Triangle 3:14 6:1,5 6:9	2012 5:1
put 4:4,5 9:18	Sorry 3:3 8:12	use 4:7 6:11	2014 1:8
Q	speak 5:20 10:5	U	21st 4:13 6:5
questions 9:13	specialist 1:14,15 3:5	V	24th 7:4,10
R	stand 5:11	W	3
rain 2:8	started 2:4,9	waiting 2:11	4
raise 9:14	statement 8:20	want 5:11 8:6 10:2	5
Ramkisson 1:15 3:2,2,3	stating 5:7	wanted 2:7 10:5	6
really 4:7,8 6:14	station 4:5	wants 2:5,12 6:18 7:5,6	6:30 1:11
reasons 5:8	Stevens 1:5 2:14 4:1,12 7:18 8:8 9:5,8	Washington 1:11	6:40 2:2
record 7:4,15 8:15	stick 6:16	way 5:13	6:45 7:15
REPORTER 5:18	street 1:10 4:12,13	we'll 2:10 6:16 7:3 7:10 9:22	6:47 7:16
represent 9:2	submission 8:2	we're 2:4,6 3:18,19 5:1 6:9 7:17 8:14 9:7	6:50 10:10
representative 3:9	submit 5:6 7:9,10	WEDNESDAY 1:7	7
representing 3:15	submitted 8:19	went 4:22 7:15 9:4	7:00 2:11
requires 8:1	success 9:12	West 8:10,18	
resumed 7:16	suited 4:9	Wonderful 3:17	
review 4:15	Suls 3:8,13 5:14,17 5:22 6:1,19 7:1,13	workers 6:4	
right 4:7 9:1	Sumner 1:10	working 5:2	
room 3:6	sunny 8:22	wrong 3:4	
row 5:19	support 7:22 9:3	X	
S	sure 6:22 9:1	Y	
Sara 8:9,17	surplus 1:5 3:20,22 5:7,9 7:20,22	Yeah 3:10 7:9	
schedule 2:18	surplussing 8:8	Z	
school 1:5,10 2:14 4:1,1,5,6,12,16 7:18 8:8 9:5,8,10	T	0	
second 4:7	take 5:6	1	
see 2:11,18 3:18 5:17 6:17	team 4:21	10 2:6 10:1	
selected 4:21	tell 9:3	1050 4:13	
send 7:6,7	tenants 6:4	12 1:8	
sensitive 9:7	testimony 7:6	1201 1:10	
Shapiro 1:11,13 2:3,13 3:3,10,17 5:16,20 6:13,22 7:3,17 8:12 9:21	Thank 2:17 6:14,15 7:11,13 8:16 9:21	16th 6:5	
	Thanks 2:3 7:13	17th 1:10	
	thing 9:17		
	thought 9:1		
	time 2:17 4:19		
	today 2:18		
	Toney 3:6 10:3		

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Surplus Meeting
Stevens School

Before: DC DMPED

Date: 03-12-14

Place: Washington, DC

was duly recorded and accurately transcribed under
my direction; further, that said transcript is a
true and accurate record of the proceedings.

Neal R Gross

Court Reporter

NEAL R. GROSS

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