

DISTRICT OF COLUMBIA  
OFFICE OF THE DEPUTY MAYOR FOR PLANNING & ECONOMIC  
DEVELOPMENT

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SURPLUS MEETING

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MONDAY  
JANUARY 5, 2026

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The Surplus Meeting was held at the Emery Heights Community Center, 5701 Georgia Avenue NW, Washington, D.C., at 6:40 p.m., Vinita Phonseya, Development Manager, presiding.

PRESENT

VINITA PHONSEYA, Development Manager, DC DMPED  
KETAN GADA, DC DMPED

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

2 (6:42 p.m.)

3 MS. PHONSEYA: Good evening. My name is  
4 Vinita Phonseya and I'm the Development Manager with  
5 the Office of the Deputy Mayor for Planning and  
6 Economic Development. I'm joined tonight with my  
7 colleagues, Ketan Gada, Nate Klass, and Will Chin.

8 And David Howard will be here to assist me, thank  
9 you very much, to help set up.

10 First, I want to thank Councilmember  
11 Janeese Lewis George, ANC 4E Chairperson Vince  
12 Micone, and the other ANC commissioners for their  
13 assistance and continued input. And also to all  
14 of the community members who came out and took time  
15 out of your evening to join us here today.

16 On behalf of the Executive Office of the  
17 Mayor, we're here to collect community input on  
18 potential public uses of real property to inform  
19 the proposal to designate the parcels located at  
20 5760 Georgia Ave. through 5812 Georgia Ave. as  
21 surplus properties.

22 When the District intends to dispose of

1 District-owned properties for redevelopment,  
2 pursuant to the DC Code 10-801, they must first be  
3 declared surplus by Council. And as part of the  
4 process, we're required to put on a public surplus  
5 hearing to obtain community input on potential  
6 public uses prior to submitting it to the Council.

7 The property appeared in the hearing notice that  
8 was published last month on the 12th in the DC  
9 Register, and declaring the property surplus means  
10 that the property is not required for public uses.

11 Comments that we collect tonight will be  
12 recorded and submitted to the Council as part of  
13 a surplus resolution and the Council will then  
14 review the surplus resolution and conduct a separate  
15 public Council hearing before moving to approve or  
16 disapprove of the surplus designation. So, it will  
17 be a separate Council hearing, but also public as  
18 well.

19 Before we get into the public comment, I'm  
20 just going to provide a short background of the  
21 property. So, as seen on this diagram, the property  
22 consists of an assemblage of seven lots of real

1 property located in Square 2937. This is within  
2 Ward 4, ANC 4E and it is within the 16th Street  
3 Heights neighborhood of Northwest DC, with Emery  
4 Park to the east. And on these parcels, there are  
5 eight existing buildings including the historic Old  
6 Engine Company No. 22 firehouse, which is this lot  
7 that I'm circling over here.

8           The most northern lot, 5812 Georgia Ave,  
9 sits directly south of The Soapstone apartment  
10 buildings. And then to the south is the lot where  
11 the Express Car Wash is. A little further out, it's  
12 at the intersection of Missouri Avenue and Georgia  
13 Ave, which is, as you all know, a major east-west  
14 and north-south junction for vehicular traffic, the  
15 bus lanes, and also the border of ANC 4A, 4B, 4D,  
16 and 4E, as well as the neighborhoods of Brightwood,  
17 Brightwood Park, and 16th Street Heights.

18           So, the intent for tonight's meeting is  
19 to focus on whether there is a public purpose or  
20 need for these properties. There will be, as I  
21 mentioned, opportunities in the future to discuss  
22 any proposed development during the public

1 disposition hearing, as well as when Council holds  
2 the hearing.

3           And then throughout the process, DMPED  
4 will be meeting with the community in the future  
5 to keep people informed along the process, as well  
6 as to collect comments and other suggestions for  
7 the proposed development of the property.

8           Before we start with comments, just some  
9 housekeeping. Just make sure all cell phones and  
10 electronic devices are on silent. We ask that you  
11 be respectful to others. Each person will have  
12 roughly about three minutes to deliver their  
13 comments. If you go beyond, we will ask you to send  
14 your statement in written form so we make sure we  
15 capture all of the remarks. We also have  
16 transcription that will be occurring, so we will  
17 have a formal transcription of the hearing and that  
18 will be posted to the DMPED website. That will be  
19 the repository of the various project documents.

20           And then also a reminder to keep your  
21 comments on the surplus designation, as we  
22 mentioned, you know, further along in the process,

1 there will be opportunities related to the  
2 disposition.

3 Before beginning your remarks, if you can  
4 state your name, your association, if you're with  
5 an ANC or an organization or a member of the  
6 neighborhood, and if you can spell out any words  
7 or parts of a name that may be self-evident for the  
8 transcription. We will finish with the last  
9 testimony at 7:25 and conclude the hearing by 7:30.

10 At this time, if you would like to provide  
11 testimony, I think we'll have the first couple  
12 people can either come up and take the microphone  
13 and -- I think with a group of this size, we would  
14 go in that order. Thank you.

15 (Pause.)

16 MS. JONES: Good evening, everybody. I  
17 just want to quickly introduce myself and thank you  
18 all for being here tonight. For those of you who  
19 may not know, my name is Nikki Jones. I'm the ANC  
20 Commissioner 4D-01, where these properties are  
21 located. The ANC is going to stay out of offering  
22 our opinion of how the properties are going to be

1 used. We really want to hear from the community.

2 But, really, on behalf of the commission,  
3 I just really want to thank you all for coming out  
4 tonight. I know that Vinita and her team are  
5 collecting comments, but the ANC is also going to  
6 be doing the same thing. We're going to have our  
7 ANC meeting next Tuesday, for those of you who want  
8 additional information about the properties as  
9 well. But we just wanted to thank you all for coming  
10 out tonight. And if you have any questions or  
11 concerns, please feel free to reach out to us, and  
12 also the DMPED team. Thank you so very much.  
13 Appreciate you.

14 (Off-microphone comments.)

15 MS. JONES: Yeah, please. It's an open  
16 mic, so please feel free to come up.

17 MR. KOSKENROUTA: Good evening,  
18 everybody. My name is Antti Koskenrouta, that's  
19 A-N-T-T-I, K-O-S-K-E-N-R-O-U-T-A. I am the ANC  
20 4D-01 Commissioner, so we're actually right now in  
21 my SMD. Our meeting is going to be held the third  
22 Wednesday of this month, so if you live in 4D you're

1 welcome to join our meeting, as we will be on our  
2 docket as well. Thank you all for coming.

3 MS. HARNER: Good evening. My name is  
4 Deidre Harner. I'm one of your local crazy cat  
5 people in the neighborhood. So, I have a vested  
6 interest in what goes on down that alley because  
7 there's a number of spots where I feed cats, and  
8 for the properties at 5812 and 5810, I feed at that  
9 one location, at the abandoned properties there,  
10 I feed probably 10 cats a night. And, really, the  
11 cats provide a service for the community. I'm there  
12 to feed them. I'm there to get them connected to  
13 services, for TNRs, for illnesses.

14 Recently, a few months back, some ladies,  
15 Kate Finman and some others came in, and they went  
16 down the alley and they picked up about 30 cats for  
17 TNR. Most of which were kittens, who were picked  
18 up and adopted out. And so my interest, of course,  
19 is in the remaining cats, there's probably 15 cats  
20 down that alley. There are at least, like I say,  
21 10 at that spot. I don't get to see them all, all  
22 the time, but at 5810 and 5812, I know that that

1 building is very dilapidated. It's got to come  
2 down.

3           What I was really hoping for is that next  
4 door, at Bob's Motors, that you could partition off  
5 a space where I could have some semi-private access  
6 to feed the cats, maybe put out some -- maybe  
7 possibly erect some semi-permanent cat shelters and  
8 feeding stations.

9           One of the properties I've been looking  
10 at is further down, it's not on this list here  
11 tonight, down by the church, there's a very huge  
12 lot there. But that's not on tonight's agenda.

13           Just fenced off with a gate and a lock so  
14 I can put in some shelters, semi-permanent shelters,  
15 feeding stations, so that the cats that are in that  
16 alley that are providing services can still get the  
17 resources that I'm providing for them, resources  
18 that Animal Care and Control is providing for them  
19 and Kate Finman and her bunch of crazy cat ladies  
20 who were doing the TNR and helping me with getting  
21 them care, because there are sometimes when Animal  
22 Care and Control doesn't take or won't come pick

1 them up. And then Katie Finman and her pals  
2 transport all the way down to (inaudible), two hours  
3 by bus, or by car. In the evening it's kind of a  
4 long ways to go. So I really rely on them, but I  
5 just really would like some consideration for those  
6 cats, who I am very close to. I love cats. Thank  
7 you very much.

8 MS. LAURENT-MANTEY: Thank you. Good  
9 evening, everyone. Thank you all for hosting. My  
10 name is Deniece Laurent-Mantey and I'm with the  
11 nonprofit organization called Vessels Network. We  
12 work with a number of leaders who are right here  
13 in this community. Our support -- our idea for this  
14 property, specifically the old engine building, is  
15 rather different use than cats, but we would like  
16 to -- we have a number of grants working with Howard  
17 University's Data Science, and we would like to use  
18 the property specifically to establish an  
19 innovation lab that would support the community in  
20 artificial intelligence, innovation, and  
21 technology.

22 And so, it would be a community center with

1 a specific focus on innovation. A wide range of  
2 services from teaching youth, pathways, young  
3 adults, including a child care center as well, with  
4 different community service programs at the center.

5 To summarize, this would be a center  
6 focused specifically on innovation and technology  
7 and then artificial intelligence training at that  
8 property. Thank you once again.

9 MR. LUCARELLI: Good evening. Is this  
10 thing on?

11 PARTICIPANT: Yes.

12 MR. LUCARELLI: Thank you. Good evening.

13 My name is Carson Lucarelli, 4D-03 emeritus.  
14 Obviously, I love close by. I appreciate the young  
15 lady's comments about the cats. I know where you're  
16 coming from.

17 One of the things that I would like, you  
18 know, the agencies involved in this planning process  
19 to study and explore is to really consider this is  
20 an opportunity to provide some really needed public  
21 open space on Georgia Avenue.

22 I look at the Walmart across the street,

1 which I occasionally shop at and appreciate, but  
2 when you look at the public space that site gives  
3 back, it's embarrassing. And Georgia Avenue, in  
4 particular, has a significant dearth of meaningful  
5 public spaces where people can congregate and just  
6 be themselves.

7 I think with a parcel this size, I mean,  
8 it looks like, what, 1.25 acres, there would be some  
9 really meaningful opportunities to achieve that.

10 So, thank you, and I look forward to following this  
11 process.

12 MR. LARREA: Hello, everybody. My name  
13 is Corey Larrea. I'm the former chair of the Carter  
14 Barron East Neighborhood Association here in 16th  
15 Street Heights. I know, it may have been a year  
16 or two back, Councilmember Janeese Lewis George  
17 tried to get funding to have a library built at 5th  
18 and Kennedy Streets. And I think that funding was  
19 pulled.

20 So this might be a great opportunity to put a  
21 community library, and maybe other mixed community  
22 space, at one of these properties.

1           Our closest library, Shepherd Park, is a  
2 mile and a half to the north and then Petworth is  
3 1.3 or 1.4 miles south. We have a lot of seniors  
4 in the neighborhood, a lot of families. This would  
5 be an excellent use of this space.

6           When Matthew Emery, the former Mayor of  
7 D.C., gifted Emery Park and the land that we're on  
8 now, he gifted it under the assumption that D.C.  
9 would use this as public space. And definitely,  
10 I think, adding a library across the street to a  
11 rec center and a park would make a lot of sense.

12       Thank you so much.

13           (Off-microphone comments.)

14           MS. SIMMONS: Hi, everyone. My name is  
15 Karrenthya Simmons. I don't live in the  
16 neighborhood, but my son is here tonight for  
17 basketball. I'm an ANC commissioner in Chevy  
18 Chase. I just want to echo what the guy said before  
19 me. That's what I came up here to say.

20           One of the things I love about my  
21 neighborhood in Chevy Chase is we have the library,  
22 we have the community center, we have little shops.

1       So I think a library would be good for this area  
2 because the closest one, I looked up, is Takoma Park,  
3 maybe 1.1, and then another one was maybe 1.2. So  
4 I think having a smaller, satellite library would  
5 be good, especially for kids. I have a young kid.

6               Also, utilizing the space for an open  
7 public space, because up along this corridor there's  
8 not a lot of open spaces. There are some back here,  
9 and I know this is supposed to be redeveloped at  
10 some point in time, but just a place to have the  
11 community to gather, especially multigenerational,  
12 so we have seniors, we have young people. So just  
13 utilizing the space for the public for everyone to  
14 gather.

15               And just so you all know, I have lived in  
16 four of our eight wards in D.C., so I know what --  
17 I've been around the city and I know one of the things  
18 that I love about this city -- I'm not originally  
19 from here -- is being able to gather, come together,  
20 and interact with everyone, even if they're my age,  
21 younger, or older. So, those are my comments.  
22 Thank you.

1 MR. ISRAEL: Thank you for holding this  
2 tonight. My name is Zach Israel. I'm a former ANC  
3 commissioner on ANC 4D, 4D-04, back in 2021-2022.

4 Like the two prior speakers just mentioned, I'm  
5 here to urge DMPED and the executive to build a  
6 public library on this site.

7 It is something that first came to my  
8 attention back all in the fall of 2020 when the D.C.  
9 Public Library in their own master facilities plan  
10 identified this area as one of six neighborhoods  
11 that essentially is a library desert.

12 As the former speakers noted, the Shepherd  
13 Park Library, Petworth Library, Takoma Library, the  
14 new one on South Dakota Avenue, they're all between  
15 1.1 and 1.5 miles away. This is a very walkable  
16 neighborhood and the people that live in these  
17 neighborhoods deserve a public facility, like a  
18 library, in this area that our own government has  
19 identified.

20 As has been mentioned, Councilmember Lewis  
21 George has repeatedly -- I can go through the entire  
22 history; I will submit all of the testimony -- I've

1 testified about eight times on this issue before  
2 the Council in the last three or four years. So  
3 I'll send all that to DMPED. She has repeatedly  
4 asked for funding, and DCPL, in conjunction with  
5 DMPED, hasn't utilized that funding. In the  
6 current budget for FY26 has about \$2 million  
7 allocated, that's in law now, that DMPED and DCPL  
8 can use.

9 I will note, earlier in 2025, DCPL reissued  
10 its master facilities plan and explicitly said that  
11 they were onboard with what they were calling a  
12 community commons pilot program in the Brightwood  
13 Park/Kennedy Street area. So, not a full-service  
14 library, sort of a scaled-down version. I'm in  
15 support of a full-service library here. I think  
16 there's ample space for it.

17 So I would urge the city to really, really  
18 take a hard look at this. This is something that  
19 ANC 4D has repeatedly issued their support for.  
20 Our Councilmember has repeatedly asked for funding  
21 for it and has gotten money in the budget. Let's  
22 actually do it now.

1           Now, in addition, in my last minute that  
2 I have, I think a really interesting thing that I'm  
3 not expert in, but I've been to, is the West End  
4 Library between Foggy Bottom and Dupont Circle.  
5 And it's really intriguing to me because the ground  
6 level is the library and then there's housing on  
7 top of it.

8           And so, some type of mixed use in that way  
9 I think could go a long way here in ensuring there's  
10 robust, deeply affordable housing as well on top,  
11 and then having a library on the ground level, and  
12 maybe some mixed use retail as well. And so, I would  
13 hate to see this as a missed opportunity, like  
14 someone mentioned 5th and Kennedy was identified  
15 as a location. There's not that much capacity, I  
16 think, along Kennedy Street, so this is a great  
17 opportunity to have a full-service library there.

18       Thank you very much.

19           MS. VYFHUIS: Good evening, everyone. My  
20 name is Adrienne Vyfhuis and I am a native  
21 Washingtonian and I would love to see this space  
22 be designated for teaching all of the D.C. residents

1 who need job training skills in the trades and also  
2 AI, as someone had mentioned earlier, data. My  
3 background is in biomedical engineering and  
4 clinical psychology, and none of that came from me  
5 being a D.C. resident, but I know that D.C.  
6 outsources so much and I would like to see more  
7 poured into the residents as far as being able to  
8 take part in all of the development that goes on  
9 in the city.

10 I have, for many years, not only contracted  
11 with D.C. students as far as tutoring services and  
12 different things like that, but I also have taught  
13 job training skills. And most of our residents that  
14 graduate from -- many of our residents; I can't say  
15 most -- many of the residents that graduate from  
16 D.C. public schools without some college track  
17 really don't have much else to go on with besides  
18 maybe going and getting a job at the very few places  
19 that are left for people with low skill levels.

20 And I think this is a great opportunity,  
21 with the high schoolers and all the junior highs  
22 and different people in this area, that really can

1 be used to bolster D.C. residents in a way that we  
2 have not seen in a very long time. And I think that  
3 D.C. residents deserve to take part in all of the  
4 development and all of the opportunities that D.C.  
5 government does have, because we spend billions and  
6 very little of that goes directly back to the  
7 residents.

8 PARTICIPANT: Good evening. My name is  
9 Umi (phonetic). I live across the street. I  
10 support what a few people before me said. I agree  
11 there should be a library, but please don't make  
12 it like West End because multiple times they have  
13 had flooding issues with the apartments upstairs  
14 and the library has had to close. They share  
15 plumbing because it's cheaper, so let's be cognizant  
16 of that.

17 Second, I agree about a job center.  
18 Multiple times I hear people complaining that they  
19 don't want to go all the way to Minnesota Avenue.

20 If we put it up here and we see all the people  
21 hanging out all day, there's no excuse for them to  
22 say they can't get across town, they don't have bus

1 fare. You can walk.

2 A few years back, they closed all the  
3 technical schools, so let's reopen them, because  
4 not everybody wants to go to college. And now it  
5 seems like it's not affordable, so let's go back  
6 to masonry, electricians, carpentry. These are  
7 skills that you get a paid internship, you get a  
8 good union job, you can afford to stay in the city.

9 And a mini park, something walkable,  
10 because it will -- I think there's a way to do it  
11 where it's traffic calming, maybe they put an island  
12 or something, and so it attracts people's eye level  
13 to the park so people that don't just barrel down  
14 Georgia Avenue, but they'd want to stop and enjoy  
15 it like the rest of us. Thank you.

16 MS. CALOMARIS: Good evening. My name is  
17 Xan, X-A-N. My last name is Calomaris,  
18 C-A-L-O-M-A-R-I-S. I live across the street, on  
19 1227 Madison. It's hard to miss me; I'm the yellow  
20 house across from Dollar Tree. Second generation  
21 Washingtonian; my kids are third generation. My  
22 son did the mural in the boxing gym, which he's

1 finishing up now.

2 I am really happy that this meeting is  
3 occurring. Library, it's an excellent idea.  
4 Same with the job training center. But I do want  
5 to point something out, as someone who's of Greek  
6 descent: we do three things restaurants, real  
7 estate, and produce. I think it would actually be  
8 very useful to have some -- to encourage some private  
9 business, because that creates job opportunities.

10 Not just a place that can only hire two or three  
11 people, but places that can give opportunities for  
12 teenagers to work. I mean, I started working when  
13 I was 13.

14 And so I think mixed use is fantastic.  
15 Library, number one on my list, 100 percent. And  
16 I love the idea of the open space. My only issue  
17 with that is I live three blocks from 4D and I'm  
18 on the phone with them nightly. I'm on the phone  
19 with them every single day.

20 So I think that's a great idea, but that's  
21 also going to involve some type of private security,  
22 because we can't get the police four blocks away

1 to stop casing shells. My kids know how to hit the  
2 ground. They know the difference between a double  
3 barrel and a 9 mm shot. Sixteen years living there,  
4 we hear it every day, and that's at 1229.

5 Also, I love the sewage comment, because  
6 you can't just tear down a one-story house and put  
7 eight units in there and expect the plumbing to work.

8 That's a disaster. The infrastructure is  
9 extremely important. The R&D, the research and  
10 development, is important.

11 I'm a lifelong Washingtonian; only left  
12 to go to NYU and came back. My kids are so proud  
13 to be third generation. My son goes to Wilson,  
14 Jackson-Reed. He's proud to go to his  
15 grandfather's school. Both kids went to Barnard.

16 My daughter goes to Hardy. We are very proud  
17 Washingtonians. I still call them the Redskins.

18 Sorry. I hope that doesn't offend anybody. I  
19 still refer to the Wizards as the Bullets. I mean,  
20 I'm that old.

21 The point is, I am very proud of this city.  
22 My kids are proud of this city. They're really

1 proud to be from Washington. We didn't just, like,  
2 come here from -- yeah, I'm a pale Greek person.

3 Like, we didn't just land here to gentrify. This  
4 is our city. And, obviously, I'm up and down --  
5 I don't drive; my husband does; he's got a Ford  
6 Bronco -- I'm up and down this stretch about seven  
7 times a day, Walmart and everywhere, but, like, we  
8 don't have -- and we can't do anything about -- and  
9 it's sad, the plight of people who are hungry,  
10 unhoused, having issues, that are just lying in  
11 front of Walmart.

12 I mean, explaining to my little one, who  
13 was actually born in this -- where we lived here;  
14 we used to live in Logan Circle -- why we have to  
15 step over someone who was mucho borracho, she was  
16 like, is he dead? I said, no, sweetheart, he had  
17 a long day. But that shouldn't be happening when  
18 we are two blocks from 4D.

19 So, I love the open space idea -- and we  
20 have one, right there, and it's the same thing.  
21 I mean, if you go up on the hill, a block from  
22 Walmart, people are passed out all day long. It's,

1 like, not safe for anybody.

2 I love everything that everyone has said.

3 I think we're pretty cool on subsidized housing.

4 We have a new 80-unit, 5201, which I can see it  
5 from my kitchen. There have already been seven  
6 incidents. It's interesting. But I would like to  
7 encourage some commercial mixed use, because that  
8 can provide jobs, particularly for teenagers, like  
9 a mom-and pop coffee shop or something like  
10 Moreland's Tavern. I worked there when it was  
11 something else, when it was Swampoodle. I  
12 bartended for 20 years.

13 I love the job center idea, but I want to  
14 see more opportunities for our youth and everyone  
15 to be able to work somewhere and be part of the  
16 community.

17 I don't know. I met someone a few weeks  
18 ago -- I'm just going to end with this -- who was  
19 standing in front of what used to be the Brightwood  
20 Bistro. And it was very interesting what he had  
21 to say. He was like, oh, we're going to open a  
22 coffee shop. I mean, like, he's a club owner. I

1 know this guy. My husband and I have been  
2 bartenders for over 25 years. We're going to open  
3 a coffee shop. I'm like, really? I mean, I grew  
4 up here, so I remember when I was -- I mean, I used  
5 to go to the go-go clubs. I know. Don't let this  
6 hair fool you. I didn't wear this.

7 (Laughter.)

8 MS. CALOMARIS: But my dad was a nightclub  
9 owner, so he would actually drop me off and pick  
10 me up.

11 But I'm so glad people showed up for this,  
12 because the city means a hell of a lot to me and  
13 we're not going anywhere. You're stuck with that  
14 crazy yellow house and our really bad Halloween  
15 decorations. We're not going anywhere. I mean,  
16 our kids are going to college. I'm so happy  
17 everyone showed up. Love it. Library, public  
18 space, and mixed use commercial to promote jobs for  
19 everybody. That's all I got. Thank you so much.

20 MR. LARREA: Can I ask a question? Corey  
21 Larrea. Just a question for anyone who's spoken  
22 already and called for open or public space. Would

1 that mean, like, a mini park or something? What  
2 is a public space? Like, what would we envision  
3 a public space? Because we have Emery Park across  
4 the street that is, like, painfully neglected by  
5 the city, and I would just be concerned that turning  
6 a couple more of these lots into more green space,  
7 that they would also be neglected as well.

8           So, I didn't know if there were ideas about  
9 how to activate a public space into one or many of  
10 these lots. It's just a question for me. I don't  
11 know if anyone knows.

12           (Simultaneous speaking.)

13           MR. LUCARELLI: Yeah, Carson Lucarelli.

14           So, when I was talking about finding some way to  
15 delicately stitch some sort of public open space  
16 component into whatever is studied or explored here,  
17 what I meant was not turn the whole darned thing  
18 into that because, you know, I agree with everything  
19 that's been said before, specifically especially  
20 about the library.

21           So, as you're designing the site from an  
22 architectural planning perspective, if there's a

1 way to incorporate, you know, stitch in some sort  
2 of public space into that overall design of the site.

3 Maybe it is some sort of plaza that's integrated  
4 with an entrance or some sort of open space feature.

5 Maybe it's on the roof, like MLK.

6 I'll leave that up to the experts, because  
7 I don't want to be overly prescriptive here, because  
8 it's a lot of real estate and there's a lot of  
9 different ways to take a bite of the apple, so to  
10 speak. So, yeah, whether it's vertically or  
11 horizontally integrated, I think it would be a great  
12 candidate.

13 Because you're right, there is a park  
14 across the street, and my fiancée and I spent the  
15 afternoon there the other weekend. But it's  
16 horribly programmed. And it's not accessible, so  
17 if you're in a wheelchair or you need some sort of  
18 mobility device to get around, it's sort of  
19 off-limits. And I think it's just highly  
20 underutilized. I don't think it should go away,  
21 but I think, from the inaccessibility perspective,  
22 it's difficult, especially for seniors and folks

1 who are mobility- or visually-challenged.

2 (Off the record comments.)

3 MR. BONAR: Hey, everyone. I'm Sam  
4 Bonar. I live on the other side the neighborhood,  
5 on Farragut. I have some similar comments, but also  
6 I think it's relevant to what you were saying, Corey.

7 I definitely -- I mean, I love a lot of  
8 the ideas people have said. Sorry I missed a little  
9 bit of what was said at the beginning. I really  
10 believe using public space for kind of, like, common  
11 purposes, whether that -- you know, public space  
12 doesn't have to be a park, it can be still a  
13 development, but maybe a development that isn't just  
14 used for one business.

15 So, there's a lot of different models of  
16 this. There's kind of the shared markets or like  
17 a shared seating for different businesses. And I  
18 like that because it creates a low barrier -- you  
19 know, what a lot of people call third spaces. So,  
20 it doesn't have to be a park, but just a place where  
21 anyone can go and be and exist and gather. It's  
22 nice because then, like, if people have different

1 preferences, they can all still eat together and  
2 create some of those opportunities. There's  
3 business, there's development, but there's also a  
4 low barrier space so it isn't only for people who  
5 can afford to use those spaces.

6           So, I really believe in that. There's a  
7 kind of economic development called community  
8 wealth building, which is really rooted in both  
9 cooperative economics, but also more broadly about  
10 collaborative approaches. Like, how do you not  
11 just privatize a space for one organization, but  
12 maybe you make a public commons partnership where  
13 you say, okay, this group of people or this group  
14 of businesses is going to manage this space together  
15 and, in a lot of ways, creating more economic  
16 democracy, so that there's a way that space and money  
17 and the revenue that comes from the jobs that get  
18 created, it's not just only one entity gets to manage  
19 that, but these are public spaces. How do we  
20 continue to be a public space while still both  
21 community members and community businesses can have  
22 a stake in that?

1           And, yeah, I think those kinds of things  
2 can also create jobs. And a lot of times the way  
3 we do economic development is we incentivize  
4 businesses to create jobs, but how much we're giving  
5 that incentive may not -- we may be able to give  
6 a much smaller incentive for a local business or  
7 a smaller business or a community business or a co-op  
8 to be able to create just as many or more jobs.

9           This may be controversial, again,  
10 depending on what you believe in, leaving aside  
11 whether you think the RFK Stadium was the right move,  
12 we totaled, essentially, per job was over \$200,000  
13 per job. And so that is not -- if you do those  
14 division of the amount of incentives. And so maybe  
15 we could have created twice as many jobs with that  
16 amount of incentives if we had incentivized a  
17 smaller business or groups of smaller businesses  
18 to do something like that.

19           Again, leaving aside the opinions, I know  
20 people have lots of nuanced opinions about the RFK  
21 Stadium, but more just saying we could do economic  
22 development in a way that is more cost-effective

1 and that people have more of a deep-rooted say in,  
2 especially in a small scale like this, that may not  
3 be as attractive to some of the big businesses.

4           PARTICIPANT: I just want to say one final  
5 thing before we start wrapping up here. And I know  
6 this meeting is about giving community ideas about  
7 how to use the space, but I know for certain that  
8 all the folks in Ward 4 over the past year and a  
9 half have dealt with a lot of construction. A lot  
10 of you have dealt with all the nuisances with various  
11 projects.

12           So I just want to put on the record for  
13 the folks at DMPED, that as you all are starting  
14 to get your ideas, as you're starting to do RFPs,  
15 as you're starting the work product, that you really  
16 communicate to the people who are doing this  
17 project, the community leads, that they communicate  
18 with the community.

19           Because here have been a lot of times when  
20 the water has been cut off around the 14th Street  
21 and Kennedy Street area and nobody knew it was  
22 happening. There have been times -- well, even now,

1 they are still tearing up the road on 14th Street.

2 Once again, I know it's not your fault, but they're  
3 still tearing up the road on 14th Street and nobody  
4 knows when it's happening, and we find out after  
5 the fact or while they're doing it.

6 So, I think, for the community, whatever  
7 is happening, we want to be involved in the process.

8 And also I think open communication is really the  
9 key here. We'll give you our ideas, we will support  
10 you however we can, but really we want to make sure  
11 that communication is a two-way street.

12 As you know, this area, this community is  
13 very active and they're very passionate about what's  
14 going on. And so, I guarantee you, if people do  
15 not communicate with us, you're going to hear about  
16 it. I just want to make sure I put that on the  
17 record, because even from community outreach or  
18 dealing with law enforcement, however we decide to  
19 use the property from that standpoint, just make  
20 sure that you're communicating the best about that.

21 I think that would make a great difference in  
22 whatever gets decided. Thank you.

1 MS. MOSSI: I'm Gabriela Mossi and I'm the  
2 Executive Director of Uptown Community Initiative.

3 We're a nonprofit that runs two main street  
4 programs: Uptown Main Street and Petworth Main  
5 Street.

6 Now, I'm not here to comment on what could  
7 happen here. I just have some questions that  
8 perhaps the Office of the Deputy Mayor can answer,  
9 just to clarify, just to help us start thinking about  
10 this property.

11 Number one is, there is the Old Engine  
12 Company, which I assume is historic and that must  
13 be kept, at least the facade. Right? Is that  
14 right?

15 MS. PHONSEYA: Yes. It's on the National  
16 Register of Historic Places.

17 MS. MOSSI: It's on the National Register.  
18 So that will need to be preserved and creatively  
19 incorporated into whatever it is that we're  
20 thinking. So that's one.

21 Two, is there a property between 1760 and  
22 1764? Or a lot? I thought we had discussed at a

1 previous community meeting.

2 (Simultaneous speaking.)

3 MS. MOSSI: Or is that just an alley?  
4 There's no property, then?

5 MR. GADA: There's an alley either between  
6 the firehouse or --

7 PARTICIPANT: Yeah, there is. It goes  
8 right to my alley, like that winding one.

9 MS. PHONSEYA: Is that the one by Papa  
10 John's?

11 MR. GADA: Yeah, there's an alley there.  
12 There's alley between Papa John's and the  
13 firehouse.

14 (Simultaneous speaking.)

15 MS. MOSSI: So, there's an alley. And  
16 then there are --

17 (Simultaneous speaking.)

18 MR. GADA: That alley is a private alley,  
19 that's part of it.

20 MS. MOSSI: It's a private alley.

21 MR. GADA: It's part of the property.

22 MS. MOSSI: A-ha, so do you own it or does

1 somebody else own it?

2 MR. GADA: Now the District owns it.

3 MS. MOSSI: The District owns it, so the  
4 District does own everything within that red square?

5 That's actually my question, just in case there  
6 is not one small piece of property there that has  
7 a hold out and then we really have to think about  
8 that.

9 PARTICIPANT: No.

10 (Simultaneous speaking.)

11 MS. PHONSEYA: It's all contiguous.

12 MS. MOSSI: Okay, great. So, those are  
13 my questions. We can think of this as this entire  
14 type of a triangle --

15 MS. PHONSEYA: Yes.

16 MS. MOSSI: And the historic property must  
17 be incorporated or it could be its own entity,  
18 depending on how we envision what's going to happen  
19 here. Right? Okay, so those are just my  
20 questions. Thank you.

21 PARTICIPANT: So, you said some  
22 suggestions, Corey. I think a splash park, I think

1 an ice skating rink in the winter, a roller skating  
2 rink in the summer.

3 MS. CALOMARIS: I'd love a pool, just  
4 saying.

5 PARTICIPANT: I was thinking that --  
6 (Simultaneous speaking.)

7 PARTICIPANT: -- like a lap pool. And I  
8 don't even know how big -- maybe a labyrinth where  
9 people can walk, because that would bring people,  
10 from stroller to senior age, you'd have something  
11 at every age. If you have a stage, people can  
12 perform. You can watch something while you eat.

13 For the fire station, in Silver Spring  
14 there was a fire station that was restored and they  
15 turned it into a restaurant called Fire Station,  
16 right there on Georgia Avenue. So it's a good idea  
17 to copy if someone knows how to run it.

18 The carwash you all don't own? That's  
19 staying?

20 MS. PHONSEYA: The one south of here, no.

21 UNKNOWN FEMALE: Oh, okay.

22 (Laughter.)

1 PARTICIPANT: That one's staying.

2 That's private property.

3 PARTICIPANT: Hi, my name is Annalisa.

4 I've lived here for two years. I'm not from here,  
5 but I pretend that I am or that I know things  
6 Washingtonians know. I really -- I'm just here to  
7 learn and observe, but I'm wondering, like, what  
8 happens -- what is the outcome? Is the only option  
9 here to have a community space for the community  
10 or, like, could the District just take it over?

11 PARTICIPANT: They already own it. They  
12 already have it.

13 PARTICIPANT: So, the idea is that, like,  
14 this will definitely be used for something in the  
15 community?

16 PARTICIPANT: I mean, the city could just  
17 sell it to someone else.

18 PARTICIPANT: Okay, well, I guess I'm also  
19 here to say I would be very against that. I think  
20 it should stay in the community and I don't -- I'm  
21 in support of a lot of the things that have been  
22 said here. I'm very against another development,

1 because I've only lived here for two years and I  
2 hate seeing all of this construction on Georgia Ave.  
3 for empty apartments to sit or for dead water to  
4 sit in an open construction thing for years. So  
5 I'm very anti that and pro something for the  
6 community, where it be a pool or a splash pad or  
7 something.

8 MR. BONAR: One other thought again --

9 PARTICIPANT: Can you state your name?

10 MR. BONAR: Sam Bonar, sorry. Another  
11 thing that doesn't exist anywhere else in the city,  
12 really, is a maker space. And I think that's  
13 connected potentially to both the desire to have  
14 almost like business incubators and stuff like that  
15 and job opportunities as well as a library.

16 Right now, really, the only successful  
17 model is a small one in the basement of the MLK  
18 Library. And so I'd love to see one that was maybe  
19 more open to community members that is more  
20 accessible. I know in the city-run one there's a  
21 little higher barrier. But I just wanted to throw  
22 that out there as another idea related to the idea

1 of -- I think it would probably be a library if we  
2 did that. But, again, making it a community space  
3 that also, I think, can have business and economic  
4 development kind of drivers associated with it.

5 MS. HARRIS: Hi, my name's Wanda Harris.

6 I've lived in the community for almost 39 years,  
7 but I am born and raised in Northeast D.C., born  
8 in Providence Hospital, and would love, love, love  
9 -- because I've lived in Ward 5 and we fought for  
10 years for a library, and now living in Ward 4 trying  
11 to do it again -- so I would love to see a library.

12 I am on welfare, I use a lot of public  
13 transportation, and I would love to see that. What  
14 I wouldn't love to see is that the city sells this  
15 to more developers who don't live in the District,  
16 who don't care about the District, and have no  
17 intention of doing anything for the people of the  
18 District. I would like for this space to be used  
19 for the people of this community, who care about  
20 this community deeply and work hard for this  
21 community.

22 PARTICIPANT: Thank you for your

1 comments.

2 PARTICIPANT: Can I make one more comment?

3 PARTICIPANT: Sure, please.

4 PARTICIPANT: Is it possible for you to  
5 buy that car wash if --

6 PARTICIPANT: Can you state your name,  
7 please.

8 PARTICIPANT: I was just saying, is the  
9 car wash firm they're not going to sell it? You  
10 all can't buy it or eminent domain it so you can  
11 have the whole thing?

12 PARTICIPANT: Can you state your name?

13

14 PARTICIPANT: Umi.

15 PARTICIPANT: It's a private property so  
16 (inaudible). It wasn't for sale.

17 MS. CALOMARIS: Anyone can be bought.  
18 Sorry, that's off the record.

19 PARTICIPANT: Can't they eminent domain  
20 it like they did in Southwest?

21 (Simultaneous speaking.)

22 MR. LARREA: Corey Larrea. And just to

1 confirm how this works, this isn't an all-or-nothing  
2 the city keeps it or sells it. The city can decide  
3 to keep half of it and then sell half of it as  
4 surplus. So it could be a library, public space,  
5 and then we could sell it to developer with some  
6 covenants saying this needs to be a mixed use  
7 development housing and commercial retail on the  
8 bottom.

9 MR. GADA: Thank you for the comments.

10 I think basically this property, the whole idea

11 --

12 PARTICIPANT: Can you please speak up a  
13 little?

14 MR. GADA: Sure. The city has bought that  
15 entire property and I think we've kind of gone  
16 through all the different agencies to figure out  
17 if there's any public use on it, and there was no  
18 public use that was identified. So, at this point,  
19 I think the city would basically look at the current  
20 zoning of the site and (inaudible) once we go through  
21 the process. As we go through that process, the  
22 RFP process, you guys will have plenty of

1 opportunities with our office, but also with the  
2 teams working on the proposals to kind of inform  
3 them as to what the community wants.

4 All the comments that you guys have here  
5 are really awesome comments. We're going to take  
6 it back to Council, and that's also part of the  
7 package, and that goes to the development community  
8 out there that's going to be bidding on it  
9 eventually.

10 Any other comments?

11 MS. PHONSEYA: Do you want to give another  
12 opportunity for --

13 MS. VYFHUIS: I'll make it real quick.

14 (Simultaneous speaking.)

15 MS. VYFHUIS: Adrienne Vyfhuis. Okay, so  
16 go back to the gentleman that spoke about the maker  
17 space, which I have used a lot at MLK and I think  
18 it's fantastic. I was envisioning, like, the Old  
19 Engine Company could be a space similar to Union  
20 Market, where you allow small businesses to go in  
21 there as an incubator. And the rest of the space  
22 should be -- I think D.C. definitely needs to look

1 into doing job development, entrepreneurial skills,  
2 some of that AI, which is going to be very big in  
3 the next two to three years.

4 I mean, those are opportunities that could  
5 fund D.C. residents to really start to take  
6 ownership in the city, because I've seen a lot of  
7 comments online about people who got their first  
8 summer job from the Summer Youth Employment Program.

9 Now, why is that job program that's  
10 decades-old the one thing that people can say that  
11 they got from the city, that they can say that kind  
12 of gave them their start? We really deserve better.

13 We pay a lot of taxes and, as a D.C. resident, I  
14 don't even work in D.C., because there was no job  
15 that I was qualified for that I could enable myself  
16 to live in this city and pay my bills and just have  
17 some type of quality of life. And I think, given  
18 the propensity that D.C. has to spend on everything,  
19 they need to spend it on their residents. They need  
20 to spend it on their residents. That's all.

21 MR. GADA: Thank you again for your  
22 comments. At this point, I think it's almost 7:25.

1 Before we close out, I wanted to give an opportunity  
2 to the Councilmember to have a few words. And then  
3 I'll turn it over to you.

4 COUNCILMEMBER LEWIS GEORGE: Awesome.  
5 Thank you so much. Thank you. I know Chris  
6 (phonetic) from my staff has been here the entire  
7 time taking notes.

8 When this originally came to the Council,  
9 we sort of got it -- maybe heard about it the Friday  
10 before the Tuesday, and I immediately started making  
11 some calls to figure out how is this action going  
12 to impact us. I had my staff reaching out to our  
13 small businesses who would be impacted by what this  
14 would look like. And I had a conversation with  
15 DMPED about what do you envision for this.

16 And in the conversation, sort of talking  
17 to Director Albert about what was envisioned for  
18 this, I was expressing to her that, if this is a  
19 space that we do something with, we don't want it  
20 to be sitting there vacant and blighted. We have  
21 enough vacant and blight up and down the corridor.

22 We also don't want another -- and no

1 offense to these businesses; I have nothing against  
2 any of these businesses -- we don't need another  
3 liquor store. We don't need another beauty supply  
4 store. We don't need another vape shop. Like, we  
5 don't need that. And that seems to be the only  
6 businesses that we have been able to attract or get,  
7 even with our Main Streets recruiting as heavily  
8 as they have been to try to get more businesses.

9           And so, when I talked to them, I said, is  
10 this an opportunity where we can actually bring  
11 affordable housing, where we can actually have  
12 retail, where we can actually activate community  
13 space? And is that something that we can possibly  
14 do? A lot of these properties, as you know, as you  
15 see them, have been vacant or blighted for a number  
16 of years, and not because people haven't tried to  
17 sell -- tried to get into these properties.

18           So, when we're looking at trying to  
19 revitalize upper Georgia Avenue and make this a  
20 space and place for our community, what we want to  
21 do is bring in good retail. What we want to bring  
22 in more housing for families. What we want to do

1 is reimagine what this space can look like.

2 I've had long conversations with the Fire  
3 Department as well. And so they are part of the  
4 conversation, because this is a firehouse that they  
5 do use for training and it is a training space that  
6 they value. It's been the spot for a lot of what  
7 they're doing. And so making sure that they  
8 continue to be a part of what the process looks like,  
9 whether this would remain a use for the firehouse.

10 Because, as you know, our population is growing  
11 and we need more firehouses across the District,  
12 including in Ward 4, to actually deal with the  
13 population that we have growing.

14 Walter Reed is in addition, actually, to  
15 the community of neighbors, and yet we still have  
16 the same amount of firehouses we had before we've  
17 had all this growth.

18 So, this is not all said and done, but when  
19 the emergency came before us, it was, to me, a smart  
20 thing for us to try to look at what opportunities  
21 we can bring. The market forces were not working,  
22 right? We weren't able to create a non-vacant,

1 blighted property with resources and retail.

2           So, this was an opportunity for us to come  
3 together with government resources and space and  
4 say how do we reimagine this as a community. It's  
5 not said and done. Obviously, with disposition,  
6 stuff has to come to the Council and go through the  
7 Council process, but I did want the opportunity for  
8 a space like this to happen and for us to think about  
9 how we could revitalize Georgia Avenue and what  
10 potential there could be there for that.

11           So, we're going to take the feedback we  
12 get from today and have further conversations and  
13 continue to work with DMPED to see what this  
14 possibility of this corner could be for our  
15 community, and what benefits can come to our  
16 community, whether housing, jobs, retail, and just  
17 the overall benefit to our entire community and not  
18 something that we see, which is another business  
19 or entity that's not really adding to the growing  
20 community that we have here.

21           So, with that, thank you so much to DMPED  
22 for allowing this. And, people, please don't

1 forget that you can take a comment and submit your  
2 remarks and testimony up until, I believe, February  
3 6th. Thank you.

4 MR. GADA: Thank you so much,  
5 Councilmember.

6 (Simultaneous speaking.)

7 MS. PHONSEYA: As a reminder, if you have  
8 neighbors or you have colleagues that weren't able  
9 to come today, they are still able to provide  
10 comments up through February 6th, as Councilmember  
11 referenced. We will be bringing them altogether  
12 into a surplus package that will be submitted to  
13 Council for their review and will be at their  
14 determination of whether it will be deemed surplus.

15 So, you know, pay attention to our website. We  
16 will have a page where we'll start putting up the  
17 project information.

18 Again, thank you for coming out. I think  
19 it's great to see the turnout and great to hear your  
20 comments and remarks. As we mentioned, we're at  
21 the beginning of the process and there will be  
22 further meetings and hearings as we continue on

1 throughout the year.

2 MR. GADA: Thank you so much and Happy New  
3 Year.

4 (Whereupon, the above-entitled matter  
5 went off the record at 7:34 p.m.)

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1 C E R T I F I C A T E

2 This is to certify that the foregoing transcript  
3 was duly recorded and accurately transcribed under  
4 my direction; further, that said transcript is a  
5 true and accurate record of the proceedings; and  
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10 nor counsel employed by the parties, and I am not  
11 financially or otherwise interested in the outcome  
12 of the action.

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*Neal R Gross*  


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Court Reporter

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