

SURPLUS ANALYSIS

2015 SEP 17 PM 1:52

OFFICE OF THE
SECRETARY

Project Name: 8th & O Streets, N.W.
Property Description: Square 0399, Lot 0068; known as 1336 8th Street, N.W. (the "Property")
Size of Property: 13,306 Square Feet
Zoning of Property: C-2-A
Ward: Ward 6
Proposed Purchaser: 1336 8th Street SPE LLC (consisting of members of Roadside Development, LLC and Dantes Partners), or its permitted successors/assigns

- 1. History of Parcel: description of parcel (including approximate square footage, description of any structure/improvements on the parcel and whether such structure/improvements are historically landmarked, and any available parking on and off the parcel), how and when the District acquired this property; the terms of the acquisition; a description of the property's former and current use; and, if the improvements are occupied.**

The Property (as fully depicted in Attachment A hereto) is located in the Shaw/Convention Center neighborhood in Northwest Washington D.C., adjacent to Roadside Development's "City Market at O" project. The Property is bounded by O Street, N.W. to the north, 8th Street, N.W. to the east; a public alleyway to the west; and residential properties along 8th Street, N.W. to the south.

The Property is 13,306 square feet (approximately 0.31 acres) and is currently a surface parking lot utilized by nearby institutions (Immaculate Conception Church located at 711 N Street, N.W. and Scripture Cathedral Church located at 810 O Street, N.W.) pursuant to license agreements with the District of Columbia. It is important to note that as part of the discussion of the Property and future project plans with these institutions, DMPED is facilitating a plan that will accommodate short-term and longer-term parking needs.

The Property is and has been owned in total by the District of Columbia since 1972. Per title reports and other related research conducted by the Office of the Deputy Mayor for Planning and Economic Development (DMPED), the District of Columbia Redevelopment Land Agency (RLA) began assembling ownership of the Property in 1970 and completed ownership assembly in 1972 pursuant to the Urban Renewal Plan for the Shaw School Urban Renewal Area adopted by the National Capital Planning Commission (NCPC) in 1969. The primary stated goals of the Urban Renewal Plan were construct and rehabilitate the neighborhood housing stock, eliminate physical blight and deterioration, and promote high level urban design. Certain portions of the Property were acquired via direct sale from prior owners and other portions were acquired via tax foreclosure (specifically Civil Action 2270-70; Assessor's Order 71856).

After the dissolution of RLA, the Property was under the purview of the National Capital Revitalization Corporation (NCRC). In 1998, the National Capital Revitalization Corporation

("NCRC") was created with the purpose "to retain and expand businesses located within the District, attract new businesses to the District, and induce economic development and job creation by developing and updating a strategic economic development plan for the District; providing incentives and assistance; removing slum and blight; and coordinating the District's efforts toward these ends." (D.C. Law 12-144). In 2008, Council repealed NCRC with the purpose of placing "*their assets, liabilities and responsibilities permanently in the Executive.*" (Chair Kwame Brown, Committee on Economic Development Report B17-340 "National Capital Revitalization Corporation and Anacostia Waterfront Corporation Reorganization Clarification Act of 2007). Mayor's Order 2008-43 delegates Mayoral authority to the Office of the Deputy Mayor for Planning and Economic Development ("DMPED") to "*lease or dispose of, and to take all actions necessary or useful for or incidental to the lease or disposition, real property formerly owned by, or otherwise formerly under the management and control of, the National Capital Revitalization Corporation.*" Additionally, Mayor's Order 2008-137 transfers authority to DMPED "*All authorities, duties and functions previously delegated by the Mayor to the Anacostia Waterfront Corporation, National Capital Revitalization Corporation, or RLA Revitalization Corporation.*" As such, the Property was transferred to DMPED's real estate portfolio for the purposes of economic development.

2. Describe the surrounding neighborhood, including the following information: What does the neighborhood offer in terms of housing, shopping, recreation, and commercial space?

The Shaw/Convention Center Area is bounded by Massachusetts Avenue and New York Avenue on the south, 12th Street and Vermont Avenue on the west, U Street and Florida Avenue on the north, and New Jersey Avenue on the east. This area has a long history as an economically and ethnically diverse residential neighborhood. An urban renewal plan for the area was adopted in 1969 in response to the 1968 riots and poor housing conditions in much of the area. The urban renewal plan took a more incremental approach than was taken in Southwest, selectively clearing alley dwellings and substandard housing rather than calling for wholesale clearance. As a result, the area contains a mix of publicly assisted housing complexes from the 1970s and older row houses from the late 19th and early 20th centuries.

Recent market trends in the District, as well as the opening of the Washington Convention Center in 2004, have increased development pressure on the neighborhood. This has brought the opportunity to revitalize the business districts along 7th, 9th, and 11th Streets, but it has also brought the threat of displacement for long-time low-income residents. Two historic districts were created in the area in 1999 to control growth and mitigate the effects of development sparked by the new convention center in the center of this neighborhood.

In 2005, the Office of Planning completed the Convention Center Area Strategic Development Plan to guide development, revitalization, and conservation in this area. The Plan identified several issues, including the need to protect affordable housing, generate new quality housing, revitalize local businesses, improve sidewalks and public space, upgrade parks and public facilities, provide stronger design controls, and expand the Shaw Historic District.¹

¹ From Office of Planning Comprehensive Plan Shaw/Convention Center Area Element

Since that time, a variety of new developments have occurred in the Shaw/Convention Center neighborhood continuing the transformation of the area into a vibrant, mixed-use neighborhood as recommended by the Office of Planning. Most notably, this includes the City Market at O which, when completed, will include a full service grocery store and other retail, a 182-room limited service hotel and approximately 700 residential units. In addition to being immediately adjacent to that project, the Property is two blocks from the Washington Convention Center which hosts major trade shows and event and contains 44,000 square feet space, all together attracting up to 40,000 visitors on certain days and projected to generate \$1.4B in revenue over the next five years. These large projects have helped spur many other smaller residential and commercial redevelopments and an influx of new businesses.

3. No Necessary District Use. (D.C. Code § 10-801(a-1)(2)(A).

a. Please describe allowable future uses for the subject property.

The underlying zoning for the Property is C-2-A, which would allow a mix of medium-density residential, commercial and other mixed-use developments. The District of Columbia Comprehensive Plan and Future Land Use Map designate the Property for a mixed-use Medium Density Residential/Medium Density Commercial land use category. Further, the Property is designated as part of a Neighborhood Commercial Center area in the Generalized Policy Map, encouraging a change in use of the Property from its current institutional/vacant nature to a denser, mixed-use commercial use. The Comprehensive Plan specifically calls for continuous ground floor retail uses along O Street N.W. between 7th and 9th Streets, N.W. so as to help create a successful business corridor and that attracts and retains visitors, residents and businesses. Specifically Policy NNW-2.1.5 of the Near Northwest Area Element of the Comprehensive Plan states:

“Locate retail development within the Shaw/Convention Center Area in a manner that best serves residents, creates the best environment for businesses to succeed, and uses land already zoned for commercial uses. Continuous ground floor retail uses should be encouraged along sections of 7th and 9th Street as designated in the 2005 Strategic Development Plan to create a traditional pedestrian-oriented Main Street pattern and establish a unique identity for the community. These corridors should attract convention-goers, residents, and visitors and should include both new and existing businesses.”

This policy element is reinforced by Action NNW-2.1.E and NNW-2.1.F which state, in summary, that O Street between 7th and 9th Streets should “require ground floor retail in new development” and that former NCRC properties in this area should be developed with “mixed use projects containing ground floor retail and upper story housing”.

b. How were other District facility needs considered? Please explain if the Property has any viable District use or why the Property has no viable use by the District, including the process for making the determination not to implement the viable District use or that the Property has no viable use by the District.

The Department of Real Estate Services (“DRES”), Office of the City Administrator (“OCA”) and Office of the Deputy Mayor for Planning and Economic Development (“DMPED”) reviewed the Property’s potential uses established under the District’s Comprehensive Plan and applicable zoning restrictions to determine how best to implement the District’s Facilities Plan. After considering the factors set out in the District’s needs under the District’s Facilities Plan and potential uses under the Comprehensive Plan, DRES deemed the Property to be unsuitable and not viable to replace space currently leased by the District. Given that the site is currently improved with surface parking, the District has determined that ground-up development for District facility needs is not feasible nor the highest and best use for the Property in light of overall District goals for the Property and the surrounding neighborhood.

Notwithstanding the foregoing, the District has determined that it can implement numerous public goals including affordable housing, urban design, contributing architecture, replacement parking, provision of community meeting/event space and retail promotion as part of the future project/uses.

Why determination that the real property is no longer required for public purposes is in the best interest of the District. DC Code § 10-801(a-1)(2)(B).

c. Please describe most viable and reasonable future use(s) for the subject property.

Given the determinations of the Office of Planning the District of Columbia Comprehensive Plan, DMPED concluded that the Property can serve as an important link in the redevelopment of the Shaw/Convention Center neighborhood, specifically the O Street N.W. corridor, by providing additional mixed-use commercial development that leverages the ongoing public and private investments in the neighborhood as a mixed-use destination. Specifically, as a publicly owned site, the Property can offer unique potential for development as a site for significant affordable housing and excellence in urban design/architecture.

a. Please describe what potential uses of the Property would be in the best interest of the District (economic, social, educational, provision of affordable housing potential).

See above. As a publicly owned site, the Property can offer unique potential for development as a site for significant housing and affordable housing development and contributing urban design/architecture that might not otherwise be delivered in the Shaw/Convention Center neighborhood.

It is important to also point out that as part of DMPED’s research on the history of Property acquisition and plans, there are numerous documents and letters related to the use and development of the Property between RLA, NCRC and interested parties. All of these conversations centered on parking as an interim use for the Property with the ultimate objective being private residential or mixed-use development of the Property.

4. Public Outreach and Comment. DC Code § 10-801(a-1)(2)(C).

a. What specific outreach was done to solicit community input on the proposed surplus and disposing of the current property, including any outreach conducted in addition to the public hearing required under DC Code § 10-801(a-1)(2)(C).

DMPED conducted extensive community outreach during the RFP process for the Property throughout 2014 and 2015. On May 5, 2014 DMPED met with the ANC 6E chairperson regarding process and procedures. On June 30, 2014, DMPED conducted a community meeting with developer presentations and on July 1, 2014, DMPED attended ANC 6E meeting to discuss the presentations and process. DMPED also met with and coordinated presentations to other groups, such as the Central Shaw Neighborhood Association.

In addition to the extensive outreach and community input solicited as part of the RFP process, a public meeting to solicit community input on the proposed surplus of the Property was held on June 16, 2015 at the Immaculate Conception Church/Center City Public Charter School auditorium. ANC 6E, as well as other interested stakeholders including other community groups and institutions, were provided advanced written notice on May 14, 2015 with ongoing reminders and notice of the public meeting was published in the District of Columbia Register on May 22, 2015.

b. Summary of Public Hearing on Surplus

Meeting Date and Location:

Property: Square 0399, Lot 0068; known as 1336 8th Street, N.W.
Date: Tuesday, June 16th, 2015
Time: 7:00 pm
Location: Immaculate Conception Church/Center City Public Charter School
711 N Street, N.W.
Washington, D.C. 20001

Approximate Number of Attendees: 10

Summary of Public Comments:

ANC Commissioner Frank Wiggins expressed support for surplus and disposition of the Property and emphasized support for taking care of Immaculate Conception parking needs and creation of jobs and workforce development

ANC Commissioner Alex Padro expressed support for surplus and disposition of the Property and emphasized importance of affordable housing and homeownership opportunities. Mr. Padro also encouraged on-site parking to accommodate the new project.

Monsignor James Watkins of ICC expressed support for surplus and disposition of the Property and stated that he is confident the future project will help serve the needs of ICC and the greater community.

A transcript of the June 16, 2015 meeting is included with the surplus resolution package.



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 8th 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 16th, 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



D.C. Municipal Regulations and D.C. Register ^{Beta}

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Notice ID: 5470332

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

Register Category: Public Hearing

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 19th, 2015.** The date, time and location shall be as follows:

- Property:** “8th and O Streets, N.W.”
1336 8th Street, N.W., Washington D.C.
Lot 0068 in Square 0399
- Date:** Tuesday, June 16th, 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
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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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Surplus Meeting

Before: DC DMPED

Date: 06-16-15

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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