

SURPLUS ANALYSIS

Project Name: 965 Florida Avenue NW
Property Description: Lot 1102, in Square 2873 (the "Property")
Size of Property: 63,418 Square Feet
Zoning of Property: CR
Ward: Ward 1
Proposed Purchaser: Sherman Avenue LLC

- 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 is located on the southeast corner of the intersection of Florida Avenue NW and Sherman Avenue NW in the Shaw/Cardozo neighborhood of Ward 1. It is bounded by Florida Avenue to the west, Howard Plaza Towers to the north, 9th Street NW to the east, and a privately-owned parcel to the south.

The Property is 63,418 square feet (or approximately 1.45 acres). The District acquired the property as part of a land swap with Howard University in 2008. In that transaction, the District traded the Bond Bread Building, located at 2114 Georgia Ave. NW, and parcels at 2216 Georgia Ave. NW, for the subject parcel. This was an even trade with no monetary consideration trading hands. The Property formerly served as a parking lot for Howard University though it has been fenced off since the trade. There is one small vacant building near the southwest corner of the Property.

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

There is a significant amount of residential development occurring in the surrounding area, though low vacancy rates and increasing rents suggest that there is a strong market for more residential units as well as a need for more affordable units. Currently, there are three new residential buildings under construction within two blocks of the Property. JBG's Atlantic Plumbing site, 2112 8th Street NW, just to the east of the Property will deliver 372 rental and condo units in 2015. JBG is also the owner of the lot to the south of the Property, 945 Florida Avenue NW, and plans to break ground on that site in the summer of 2015. The Downtown-Logan Circle and Howard University neighborhoods have effective rents of between \$1,767 - \$2,474 and occupancy rates between 95.7% and 97.2%.¹

¹ Washington, DC Economic Partnership. (2014). *DC Development Report, 2014/2015 Edition*. Washington, DC: Washington, DC Economic Partnership, pp. 47.

The Property is on the southwestern edge of the Howard University campus. Howard Plaza Towers to the north of the Property provides housing for graduate students. Just across 9th Street to the east, Howard University plans to develop additional graduate student housing under its 2011 campus master plan. This will include adding an extension to Bryant Street to connect Georgia Avenue to 9th Street.

The U Street/Cardozo Metro stop – Green and Yellow - is approximately three blocks south at the corner of Vermont Street and U Street NW. In 2014, the U Street Metro station averaged 7,372 exits on weekdays and 11,210 exits on weekends. The Property is also served by Metrobus line number 63. U Street has long been an important commercial corridor in the District. Over the past five years, the Shaw area gained an average of two new retail establishments per month.²

There are many public parks and recreation opportunities in the immediate area surrounding the Property. Banneker Recreation Center is just to the north and includes tennis courts, basketball courts, an outdoor pool and a community center. Meridian Hill Park is directly west at 15th and W Street NW. And Harrison Recreation Center is a few blocks to the west at 1330 V Street NW, which has a baseball diamond, basketball courts, and playgrounds.

The Office of Planning led development of the DUKE Development Framework (the “Duke Plan”) in 2004 and it was passed by Council in 2005. The Duke Plan identified several guidelines specific to the area around the Property. Specifically, the plan recommends extending the east-west street grid to connect areas to the center of the Howard University Campus. It calls for uses that are compatible with the rest of the area including residential, neighborhood-serving retail, and restaurants. In terms of building design, it calls for buildings reaching 90 feet in height, 6.0 FAR, and below-grade parking.

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 uses allowed under the CR zoning include residential, commercial, recreational, and light industrial. For the area around Howard University, the Duke Plan calls for a mix of residential, neighborhood-serving retail including supermarkets and drugstores, and restaurants.

a. 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.

² Washington, DC Economic Partnership, (2015). *Neighborhood Profiles, 2015 Edition*. Washington, DC: Washington, DC Economic Partnership.

There is no viable District use for this property. Prior to acquisition, the Property served as a parking lot for Howard University. It has been fenced off and unused for at least five years. The District acquired the Property with the intention of redeveloping it for economic development purposes and adding affordable housing units to the area.

The Duke Plan included five public meetings that included over 500 participants and covered a broad area of issues. The number one concern among community stakeholders for the overall planning effort was to preserve affordable housing³. There is strong demand for housing in this area and therefore a need for additional affordable housing. Given the ample recreation facilities in the surrounding area, there is little need for a recreation use and the Reeves Building is five blocks to the west at 14th and V Street.

Finally, the District held a surplus hearing as required under DC Official Code §10-801(a-1)(4) and community members did not recommend or seek a District government use.

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).

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

The most viable and reasonable use for the subject property is a mixed-use residential and commercial building that will allow the District to provide more affordable units as well as additional retail opportunities for the neighborhood. Due to the tremendous growth in the area immediately surrounding the subject property, the subject property would best serve both long-time residents and new residents if it includes new retail options.

³ DC Office of Planning. (2004). *DUKE Draft Development Framework for a Cultural Destination District within Washington, DC's Greater Shaw/U Street*. Washington, DC: DC Office of Planning.



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



TO: Marc Morgan (1B01)
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CC: Honorable Jim Graham, DC Council Member, Ward 1
Honorable Muriel Bowser, DC Council Member, Ward 4
Honorable Kenyan McDuffie, Ward 5

From: Marc Bleyer, Project Manager

Date: October 31, 2014

As you all may be aware, the District of Columbia has selected a developer to redevelop 965 Florida Ave. The current plan for the property located at 965 Florida Ave, N.W. (Lot 1102 in Square 2873) is to turn it into a mixed-use development. 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 public purpose.

The District will conduct a public meeting to receive comments on the proposed designation of 965 Florida Avenue, N.W., as surplus property. 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. Comments collected at the public meeting will be submitted to the D.C. Council for their review. Written public comments will be accepted until Friday, December 12th, 2014. 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: Monday, December 1st, 2014
Time: 6:30-8:30pm
Location: DC Housing Finance Authority (DCHFA) Auditorium
815 Florida Avenue, NW
Washington, D.C. 20001

Please feel free to contact me at (202) 727-8929 should you have any questions or comments.

**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, December 12th, 2014.** The date, time and location shall be as follows:

- Property:** "965 Florida Ave"
965 Florida Ave, NW.
Lot 1102 and Square 2873
- Date:** Monday, December 1, 2014
- Time:** 6:30-8:30 p.m.
- Location:** DCHFA Auditorium,
815 Florida Avenue, NW
Washington, D.C. 20001
- Contact:** Marc Bleyer, Marc.Bleyer@dc.gov
(202) 724-9006

GOVERNMENT OF THE DISTRICT OF COLUMBIA

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OFFICE OF THE DEPUTY MAYOR FOR PLANNING
AND ECONOMIC DEVELOPMENT

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PUBLIC SURPLUS HEARING -
965 FLORIDA AVENUE NW

+ + + + +

MONDDAY
DECEMBER 1, 2014

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The Public Service Hearing met in
the DCHFA Auditorium, 815 Florida Avenue NW,
Washington DC, at 6:45 p.m., Marc Bleyer,
Project Manager, presiding.

PRESENT

- MARC BLEYER, Project Manager
- AYESHA ABBASI, Legal Affairs and Policy
Specialist
- ANNA SHAPIRO, Project Manager
- KEIKO YOSHINO, Legislative Affairs
Specialist

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

6:45 p.m.

MR. BLEYER: Good evening everyone and welcome. Apologies, you know, that this is a little more formal given we're in an intimate setting, but we'll try to then, you know, given the circumstances, allow for plenty of time for conversation and discussion.

I have a brief set of remarks that I'll go through very quickly, and then we'll open it up for comments on the surplus resolution for 965 Florida Avenue NW.

My name is Marc Bleyer. I'm a project manager with the Office of the Deputy Mayor for Planning and Economic Development. Thank you for taking time out of your schedules to be here.

Please be sure to sign in so that we can accurately attach your name to your comments. So if you haven't signed in, please do so.

1 My colleagues, Ayesha Abbasi,
2 Keiko Yoshino, and Anna Shapiro are also here.
3 And we'd like to welcome the commissioners for
4 ANC 1B and also recognize Council Member Elect
5 Brienne Nadeau.

6 Tonight, on behalf of the
7 Executive Office of the Mayor, we are here to
8 receive and record comments from the public
9 regarding the proposal to designate 965
10 Florida Avenue NW, land that is located at the
11 southeast corner of the intersection of
12 Florida Avenue NW and Sherman Avenue, as
13 surplus property.

14 Declaring the property surplus
15 means the property is no longer required for
16 use by the D.C. government, as for example, a
17 government office building, a park, or another
18 municipal facility, and can be disposed of for
19 redevelopment. There are no plans for this
20 site to be used by the District of Columbia.

21 Under D.C. Code 10-801, the
22 Mayor's Office holds a public meeting prior to

1 submitting the surplus legislation to council.
2 The purpose of the meeting is to receive
3 feedback from the community on the District's
4 finding that the property is no longer
5 required for us by the District. We're here
6 to conduct that meeting.

7 Before hearing your comments, let
8 me just provide a quick background. And given
9 I think everyone is pretty familiar with it,
10 I'll do this fairly quickly.

11 The property is an unused parking
12 lot of about 65,000 square feet located
13 between Florida Avenue NW, to the west, Howard
14 Plaza Towers to the north, and 9th Street NW,
15 to the east.

16 MidAtlantic Realty Partners or MRP
17 was selected through a competitive
18 solicitation in May 2013 to redevelop the
19 District's parcel. The District is currently
20 negotiating a land disposition agreement with
21 MRP in accordance with the solicitation and
22 community feedback.

1 We'll be happy to answer questions
2 about the project itself after our discussion
3 on the surplus, although we are more than
4 happy to invite any comments on the
5 development if the public has any.

6 When the mayor intends to dispose
7 of District owned property for redevelopment,
8 the property must first be declared surplus by
9 council.

10 In order for the property to be
11 declared surplus, the mayor must submit the
12 legislation for council review and approval
13 according to D.C. Code 10-801. We are
14 currently holding the meeting for the surplus
15 designation.

16 Comments received will be
17 submitted to council together with the surplus
18 legislation. Council will review the surplus
19 legislation and conduct a separate public
20 hearing before voting to approve or disapprove
21 the surplus designation.

22 The intention for tonight's

1 meeting, again, is to focus on whether there
2 is a public need for the property. There will
3 be additional opportunities to discuss the
4 proposed development when the council holds
5 hearings, and during the planned unit
6 development process.

7 The developer will continue to
8 meet with the community to keep people
9 informed and to listen to comments on the
10 proposed development.

11 As for the structure, since,
12 again, we're fairly intimate, I would ask that
13 anybody that does have comments, we have two
14 options. One, you're more than welcome to use
15 the podium if you feel like doing so, or we
16 have a mic.

17 What we will ask is that you do
18 use the mic and speak clearly for the purposes
19 of transcription. Please focus your comments
20 on the surplus designation. However, if you
21 do have comments on the disposition or the
22 development proposal, we would welcome those.

1 But we are, again, focused on the surplus
2 designation.

3 Oh, sorry, and please start your
4 remarks by stating your name and any
5 association that you have so that we can, in
6 the transcription, accurately associate the
7 person with their comments. Please respect
8 whoever is speaking.

9 And I understand that perhaps not
10 everyone could make it, so the comment period
11 will be open until Friday, December 12. And
12 all additional comments may be emailed, or
13 mailed, or even if you want to give me a call.
14 My cards are up here and I'm more than happy
15 to pass these out.

16 So I think that covers it. There
17 are also note cards and pencils if somebody
18 doesn't feel comfortable. But with that, I
19 would open it up to the floor.

20 But first, are there any questions
21 about either the structure, the purpose of
22 this meeting, or what we're doing going

1 forward at this time? Any questions?

2 (Off mic question)

3 MR. BLEYER: Right, that's a good
4 question. So, I just have a - it's not even
5 really a slideshow. It actually just shows
6 the site and then a couple of points about the
7 location.

8 Sorry, yes. Yeah, the question
9 was if I could just review the process that
10 the city went through to determine - to get to
11 the point now of determining that this
12 property is not needed for public use, and I'm
13 happy to answer that question.

14 My understanding of the background
15 on this project is that back in 2008, there
16 was a swap between Howard University and the
17 District for this parcel of land.

18 And at that point, the District
19 began an investigation on whether there was
20 any need for a public purpose such as a
21 recreation center, and none was determined at
22 that time.

1 So initially in 2010, there was
2 consideration of a request for proposals, but
3 I don't believe that one was actually released
4 until 2012. And so, the request for proposals
5 was put out in 2012.

6 And I - according to my
7 understanding, there was some community
8 outreach at that time where there was, you
9 know, consideration of what the community
10 would be looking for in redevelopment of this
11 parcel.

12 The District put out a RFP with
13 specific guidelines about how the property
14 needed to be redeveloped, including such
15 things as a new cut-through street on the
16 north side of the parcel, and then the RFP was
17 released.

18 There was a process of I think
19 about six months where bids were accepted
20 until there was a decision made in May 2013 to
21 award the solicitation to MRP. At that point,
22 the negotiation began, again, with some

1 community feedback.

2 Sorry, I should correct myself.
3 There was a best and final offer requested,
4 and within the best and final offer there were
5 some additional community benefits that were
6 taken into consideration.

7 Once the project or the parcel,
8 the solicitation was awarded to MRP, at that
9 point the District began negotiation with MRP
10 on a number of factors, you know, from
11 purchase price down to use, to PUD, you know,
12 process. And that's where we are at this
13 point.

14 So before we submit the
15 disposition answer plus resolutions to
16 council, we need to officially designate the
17 property as surplus. And by law, we request
18 community input on that surplus designation,
19 so again, whether there is a public need for
20 the property at this time. Does that answer
21 your question?

22 (Off mic question)

1 MR. BLEYER: Sorry, if you
2 wouldn't mind just using the microphone, and
3 just state your name and -

4 MR. NELSON: My name is Patrick
5 Nelson, and I'm a resident of Fairmont Street,
6 and I'm also on the ANC design committee.
7 This property is kind of unique in the sense
8 that it was part of the swap and became part
9 of the city. The land that was on Georgia
10 Avenue, had it gone through disposition, it
11 would have been treated very differently.

12 And the main question that I'm
13 trying to understand - I know the logistics of
14 how this works because I've been very involved
15 in this, but what is the general purpose for
16 how the city deems property surplus before it
17 gets to the point where it comes out to the
18 community like this?

19 Does it do any interaction with
20 community members or associations, or anything
21 when it says, "We've got this piece of land,"
22 so that you get feedback from the city

1 residents prior to putting it out to bid and
2 then going through it?

3 I mean, at this point in the game,
4 if somebody was to want to stop this whole
5 project, it would put a big kink in it, you
6 know.

7 So, my concern is that there is
8 not enough timing and connection with the
9 residents and the community members around the
10 properties that they are embedded in the
11 community to really give feedback to the city.

12 I mean, I understand that there
13 are steps, of course, through all of the
14 different government offices, but that's at
15 the government level, and that's not the city
16 residents saying, "Well, we would like to have
17 a park," or, "We would like to have..."

18 And when you already sent it out
19 to developers, and you've already started that
20 railroad train down the track, it's kind of
21 hard to jump it versus starting with a more
22 open process in the front.

1 And my experience from the
2 properties that have been done this way, it's
3 never been done like that. So the community
4 kind of gets lost in the shuffle.

5 MR. BLEYER: Thank you. One other
6 just point that I should have mentioned, and
7 I don't know that this answers the question,
8 but there - the Office of Planning conducted
9 a small area plan that I'm sure you're
10 familiar with, that did account for, not just
11 this particular parcel, but a larger area.

12 It's called the Duke Development
13 Framework. And that, you know, is a longer
14 process that attempts to address some of the
15 points that you're asking.

16 (Off mic comment)

17 MR. BLEYER: Right, no, I do
18 understand that. I think though, you know, we
19 do - sorry, please, if you wouldn't, you know,
20 mind restating your -

21 MR. NELSON: What you're saying is
22 not - I follow what you're trying to - the

1 point you're trying to make, but from that
2 purpose, when the small area plan was done,
3 which was back in 2005 or something, it's been
4 more than 10 years, that this parcel was not
5 owned by the city.

6 MR. BLEYER: Correct.

7 MR. NELSON: So it wasn't even
8 deemed as surplus. It was owned by Howard,
9 and the surplus property would have been the
10 Georgia Avenue site.

11 MR. BLEYER: Correct. That is
12 correct. We generally follow the guidance,
13 and this is somewhat of a unique case for the
14 reason that you stated, that we didn't own
15 this parcel at the time that the Duke's small
16 area plan was released. Nevertheless, the
17 small area plan does designate this parcel for
18 residential and retail redevelopment.

19 To answer, I think, your earlier
20 question, at that point, once the District
21 does own a property and has determined that
22 there, you know, or has selected the property

1 for some redevelopment, there - the process,
2 in part, is going to our partner agencies, and
3 determining if there is any need. So DPR
4 would have been consulted on that point.

5 I do hear your point though as to
6 the larger question on once a property is
7 designated as a redevelopment site, is there,
8 before we get out to solicitation, an
9 opportunity for the community to weigh in on
10 the use?

11 I can't answer that question on
12 this particular parcel on whether or not it's
13 done - it was done. So, I'm happy to look
14 into it though if you would like. Sorry, we
15 do have another question here.

16 MR. JOHNSON: My name is Jerry
17 Johnson, and I've been a resident in this
18 immediate area since 2006, but I've been a
19 resident on and off of U Street since 1988.

20 My recollection from the Duke plan
21 discussions, and you can certainly discuss
22 this with Derek Woody who used to work at

1 DMPED and who was the person assigned to the
2 Duke plan drafting.

3 My recollection was that the land
4 swap was envisioned well before the 2004 - I
5 seem to remember it being discussed, so, at
6 some of those meetings. So people did have an
7 opportunity ten years ago to weigh in.

8 My recollection is that there was
9 an understanding that there would be some
10 difficulty with the land swap due to People's
11 Investment Corporation and their claim to the
12 Bond Red Building.

13 But as far as the residents in
14 this area having an opportunity to identify
15 potential uses for this, my recollection is
16 that there was discussion that this would
17 happen, and there were no significant
18 proposals brought forward.

19 MR. BLEYER: Thank you. So again,
20 I would be happy to entertain questions on
21 both the process and the disposition proposal.
22 But we would like to hear any comments on the

1 surplus designation itself if anybody does
2 have comments on the proposed designation for
3 this property as surplus.

4 Okay, that's a fair question.

5 Okay, well, I'm not hearing any points at this
6 point. So with that, I will thank everyone
7 for their comments and we'll close out that
8 portion, and we can, you know, stop the
9 recorders for the surplus designation.

10 And again, as a reminder, all
11 comments that have been presented will be
12 provided to council. And at this point, we do
13 have representatives from MRP here, so if
14 there are a couple of questions and you would
15 like to discuss the disposition, we're happy
16 to discuss that.

17 (Whereupon, the above-entitled
18 matter went off the record at 7:02 p.m.)
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A
Abbasi 1:16 3:1
above-entitled 17:17
accepted 9:19
account 13:10
accurately 2:20 7:6
additional 6:3 7:12
 10:5
address 13:14
Affairs 1:16,18
agencies 15:2
ago 16:7
agreement 4:20
allow 2:7
ANC 3:4 11:6
Anna 1:17 3:2
answer 5:1 8:13
 10:15,20 14:19
 15:11
answers 13:7
anybody 6:13 17:1
Apologies 2:4
approval 5:12
approve 5:20
area 13:9,11 14:2,16
 14:17 15:18 16:14
asking 13:15
assigned 16:1
associate 7:6
association 7:5
associations 11:20
attach 2:20
attempts 13:14
Auditorium 1:12
Avenue 1:6,12 2:13
 3:10,12,12 4:13
 11:10 14:10
award 9:21
awarded 10:8
Ayesha 1:16 3:1

B
back 8:15 14:3
background 4:8 8:14
began 8:19 9:22 10:9
behalf 3:6
believe 9:3
benefits 10:5
best 10:3,4
bid 12:1
bids 9:19
big 12:5
Bleyer 1:12,15 2:3,14
 8:3 11:1 13:5,17
 14:6,11 16:19
Bond 16:12
Brianne 3:5
brief 2:10

brought 16:18
building 3:17 16:12

C
call 7:13
called 13:12
cards 7:14,17
case 14:13
center 8:21
certainly 15:21
circumstances 2:7
city 8:10 11:9,16,22
 12:11,15 14:5
claim 16:11
clearly 6:18
close 17:7
Code 3:21 5:13
colleagues 3:1
Columbia 1:1 3:20
comes 11:17
comfortable 7:18
comment 7:10 13:16
comments 2:12,21
 3:8 4:7 5:4,16 6:9
 6:13,19,21 7:7,12
 16:22 17:2,7,11
commissioners 3:3
committee 11:6
community 4:3,22
 6:8 9:7,9 10:1,5,18
 11:18,20 12:9,11
 13:3 15:9
competitive 4:17
concern 12:7
conduct 4:6 5:19
conducted 13:8
connection 12:8
consideration 9:2,9
 10:6
consulted 15:4
continue 6:7
conversation 2:8
corner 3:11
Corporation 16:11
correct 10:2 14:6,11
 14:12
council 3:4 4:1 5:9
 5:12,17,18 6:4
 10:16 17:12
couple 8:6 17:14
course 12:13
covers 7:16
currently 4:19 5:14
cut-through 9:15

D
D.C 3:16,21 5:13
DC 1:12

DCHFA 1:12
December 1:8 7:11
decision 9:20
declared 5:8,11
Declaring 3:14
deemed 14:8
deems 11:16
Deputy 1:3 2:15
Derek 15:22
design 11:6
designate 3:9 10:16
 14:17
designated 15:7
designation 5:15,21
 6:20 7:2 10:18 17:1
 17:2,9
determine 8:10
determined 8:21
 14:21
determining 8:11
 15:3
developer 6:7
developers 12:19
development 1:3
 2:16 5:5 6:4,6,10
 6:22 13:12
different 12:14
differently 11:11
difficulty 16:10
disapprove 5:20
discuss 6:3 15:21
 17:15,16
discussed 16:5
discussion 2:9 5:2
 16:16
discussions 15:21
dispose 5:6
disposed 3:18
disposition 4:20 6:21
 10:15 11:10 16:21
 17:15
District 1:1 3:20 4:5
 4:19 5:7 8:17,18
 9:12 10:9 14:20
District's 4:3,19
DMPED 16:1
doing 6:15 7:22
DPR 15:3
drafting 16:2
due 16:10
Duke 13:12 15:20
 16:2
Duke's 14:15

E
earlier 14:19
east 4:15
Economic 1:3 2:16

either 7:21
Elect 3:4
emailed 7:12
embedded 12:10
entertain 16:20
envisioned 16:4
evening 2:3
example 3:16
Executive 3:7
experience 13:1

F
facility 3:18
factors 10:10
fair 17:4
fairly 4:10 6:12
Fairmont 11:5
familiar 4:9 13:10
far 16:13
feedback 4:3,22 10:1
 11:22 12:11
feel 6:15 7:18
feet 4:12
final 10:3,4
finding 4:4
first 5:8 7:20
floor 7:19
Florida 1:6,12 2:13
 3:10,12 4:13
focus 6:1,19
focused 7:1
follow 13:22 14:12
formal 2:5
forward 8:1 16:18
Framework 13:13
Friday 7:11
front 12:22

G
game 12:3
general 11:15
generally 14:12
Georgia 11:9 14:10
give 7:13 12:11
given 2:5,7 4:8
go 2:11
going 7:22 12:2 15:2
good 2:3 8:3
government 1:1 3:16
 3:17 12:14,15
guidance 14:12
guidelines 9:13

H
happen 16:17
happy 5:1,4 7:14
 8:13 15:13 16:20
 17:15

hard 12:21
 hear 15:5 16:22
 hearing 1:5,11 4:7
 5:20 17:5
 hearings 6:5
 holding 5:14
 holds 3:22 6:4
 Howard 4:13 8:16
 14:8

I
 identify 16:14
 immediate 15:18
 including 9:14
 informed 6:9
 initially 9:1
 input 10:18
 intends 5:6
 intention 5:22
 interaction 11:19
 intersection 3:11
 intimate 2:6 6:12
 investigation 8:17
 investment 16:11
 invite 5:4
 involved 11:14

J
 Jerry 15:16
 Johnson 15:16,17
 jump 12:21

K
 keep 6:8
 Keiko 1:18 3:2
 kind 11:7 12:20 13:4
 kink 12:5
 know 2:4,7 9:9 10:10
 10:11 11:13 12:6
 13:7,13,18,19
 14:22 17:8

L
 land 3:10 4:20 8:17
 11:9,21 16:3,10
 larger 13:11 15:6
 law 10:17
 Legal 1:16
 legislation 4:1 5:12
 5:18,19
 Legislative 1:18
 level 12:15
 listen 6:9
 little 2:5
 located 3:10 4:12
 location 8:7
 logistics 11:13
 longer 3:15 4:4 13:13

look 15:13
 looking 9:10
 lost 13:4
 lot 4:12

M
 mailed 7:13
 main 11:12
 manager 1:13,15,17
 2:15

Marc 1:12,15 2:14
 matter 17:18
 mayor 1:3 2:16 3:7
 5:6,11
 Mayor's 3:22
 mean 12:3,12
 means 3:15
 meet 6:8
 meeting 3:22 4:2,6
 5:14 6:1 7:22
 meetings 16:6
 Member 3:4
 members 11:20 12:9
 mentioned 13:6
 met 1:11
 mic 6:16,18 8:2 10:22
 13:16

microphone 11:2
 MidAtlantic 4:16
 mind 11:2 13:20
 MONDDAY 1:8
 months 9:19
 MRP 4:16,21 9:21
 10:8,9 17:13
 municipal 3:18

N
 Nadeau 3:5
 name 2:14,20 7:4
 11:3,4 15:16
 need 6:2 8:20 10:16
 10:19 15:3
 needed 8:12 9:14
 negotiating 4:20
 negotiation 9:22 10:9
 Nelson 11:4,5 13:21
 14:7
 never 13:3
 Nevertheless 14:16
 new 9:15
 north 4:14 9:16
 note 7:17
 number 10:10
 NW 1:6,12 2:13 3:10
 3:12 4:13,14

O
 offer 10:3,4

office 1:3 2:15 3:7,17
 3:22 13:8
 offices 12:14
 officially 10:16
 Oh 7:3
 Okay 17:4,5
 once 10:7 14:20 15:6
 open 2:12 7:11,19
 12:22
 opportunities 6:3
 opportunity 15:9
 16:7,14
 options 6:14
 order 5:10
 outreach 9:8
 owned 5:7 14:5,8

P
 P-R-O-C-E-E-D-I-N...
 2:1
 p.m 1:12 2:2 17:18
 parcel 4:19 8:17 9:11
 9:16 10:7 13:11
 14:4,15,17 15:12
 park 3:17 12:17
 parking 4:11
 part 11:8,8 15:2
 particular 13:11
 15:12
 partner 15:2
 Partners 4:16
 pass 7:15
 Patrick 11:4
 pencils 7:17
 people 6:8 16:6
 People's 16:10
 period 7:10
 person 7:7 16:1
 piece 11:21
 plan 13:9 14:2,16,17
 15:20 16:2
 planned 6:5
 Planning 1:3 2:16
 13:8
 plans 3:19
 Plaza 4:14
 please 2:19,21 6:19
 7:3,7 13:19
 plenty 2:8
 plus 10:15
 podium 6:15
 point 8:11,18 9:21
 10:9,13 11:17 12:3
 13:6 14:1,20 15:4,5
 17:6,12
 points 8:6 13:15 17:5
 Policy 1:16
 portion 17:8

potential 16:15
 PRESENT 1:14
 presented 17:11
 presiding 1:13
 pretty 4:9
 price 10:11
 prior 3:22 12:1
 process 6:6 8:9 9:18
 10:12 12:22 13:14
 15:1 16:21
 project 1:13,15,17
 2:15 5:2 8:15 10:7
 12:5
 properties 12:10
 13:2
 property 3:13,14,15
 4:4,11 5:7,8,10 6:2
 8:12 9:13 10:17,20
 11:7,16 14:9,21,22
 15:6 17:3
 proposal 3:9 6:22
 16:21
 proposals 9:2,4
 16:18
 proposed 6:4,10 17:2
 provide 4:8
 provided 17:12
 public 1:5,11 3:8,22
 5:5,19 6:2 8:12,20
 10:19
 PUD 10:11
 purchase 10:11
 purpose 4:2 7:21
 8:20 11:15 14:2
 purposes 6:18
 put 9:5,12 12:5
 putting 12:1

Q
 question 8:2,4,8,13
 10:21,22 11:12
 13:7 14:20 15:6,11
 15:15 17:4
 questions 5:1 7:20
 8:1 16:20 17:14
 quick 4:8
 quickly 2:11 4:10

R
 railroad 12:20
 really 8:5 12:11
 Realty 4:16
 reason 14:14
 receive 3:8 4:2
 received 5:16
 recognize 3:4
 recollection 15:20
 16:3,8,15

record 3:8 17:18
 recorders 17:9
 recreation 8:21
 Red 16:12
 redevelop 4:18
 redeveloped 9:14
 redevelopment 3:19
 5:7 9:10 14:18 15:1
 15:7
 regarding 3:9
 released 9:3,17
 14:16
 remarks 2:10 7:4
 remember 16:5
 reminder 17:10
 representatives
 17:13
 request 9:2,4 10:17
 requested 10:3
 required 3:15 4:5
 resident 11:5 15:17
 15:19
 residential 14:18
 residents 12:1,9,16
 16:13
 resolution 2:13
 resolutions 10:15
 respect 7:7
 restating 13:20
 retail 14:18
 review 5:12,18 8:9
 RFP 9:12,16
 Right 8:3 13:17

S

saying 12:16 13:21
 says 11:21
 schedules 2:18
 selected 4:17 14:22
 sense 11:7
 sent 12:18
 separate 5:19
 Service 1:11
 set 2:10
 setting 2:6
 Shapiro 1:17 3:2
 Sherman 3:12
 shows 8:5
 shuffle 13:4
 side 9:16
 sign 2:19
 signed 2:21
 significant 16:17
 site 3:20 8:6 14:10
 15:7
 six 9:19
 slideshow 8:5
 small 13:9 14:2,15,17

solicitation 4:18,21
 9:21 10:8 15:8
 somebody 7:17 12:4
 somewhat 14:13
 sorry 7:3 8:8 10:2
 11:1 13:19 15:14
 southeast 3:11
 speak 6:18
 speaking 7:8
 Specialist 1:16,19
 specific 9:13
 square 4:12
 start 7:3
 started 12:19
 starting 12:21
 state 11:3
 stated 14:14
 stating 7:4
 steps 12:13
 stop 12:4 17:8
 street 4:14 9:15 11:5
 15:19
 structure 6:11 7:21
 submit 5:11 10:14
 submitted 5:17
 submitting 4:1
 sure 2:19 13:9
 surplus 1:5 2:12 3:13
 3:14 4:1 5:3,8,11
 5:14,17,18,21 6:20
 7:1 10:17,18 11:16
 14:8,9 17:1,3,9
 swap 8:16 11:8 16:4
 16:10

T

taken 10:6
 ten 16:7
 thank 2:17 13:5
 16:19 17:6
 things 9:15
 think 4:9 7:16 9:18
 13:18 14:19
 time 2:8,17 8:1,22 9:8
 10:20 14:15
 timing 12:8
 Tonight 3:6
 tonight's 5:22
 Towers 4:14
 track 12:20
 train 12:20
 transcription 6:19
 7:6
 treated 11:11
 try 2:6
 trying 11:13 13:22
 14:1
 two 6:13

U

U 15:19
 understand 7:9
 11:13 12:12 13:18
 understanding 8:14
 9:7 16:9
 unique 11:7 14:13
 unit 6:5
 University 8:16
 unused 4:11
 use 3:16 6:14,18 8:12
 10:11 15:10
 uses 16:15

V

versus 12:21
 voting 5:20

W

want 7:13 12:4
 Washington 1:12
 wasn't 14:7
 way 13:2
 we'll 2:6,11 5:1 17:7
 we're 2:5 4:5 6:12
 7:22 17:15
 We've 11:21
 weigh 15:9 16:7
 welcome 2:4 3:3 6:14
 6:22
 went 8:10 17:18
 west 4:13
 Woody 15:22
 work 15:22
 works 11:14
 wouldn't 11:2 13:19

X

Y

Yeah 8:8
 years 14:4 16:7
 Yoshino 1:18 3:2

Z

0

1

1 1:8
 10 14:4
 10-801 3:21 5:13
 12 7:11
 1988 15:19
 1B 3:4

2

2004 16:4
 2005 14:3
 2006 15:18
 2008 8:15
 2010 9:1
 2012 9:4,5
 2013 4:18 9:20
 2014 1:8

3

4

5

6

6:45 1:12 2:2
 65,000 4:12

7

7:02 17:18

8

815 1:12

9

C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Public Surplus Hearing
965 Florida Avenue, NW

Before: DC DMPED

Date: 12-01-14

Place: Washington, DC

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Court Reporter

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