



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)  
Jeremy Leffler (1B02)  
Sedrick Muhammad (1B03)  
Deborah Thomas (1B04)  
Ricardo A. Reinoso (1B05)  
Dyana Forester (1B06)  
Juan Lopez (1B07)  
Mark Ranslem (1B08)  
James Turner (1B09)  
Allyson Carpenter (1B10)  
E. Gail Anderson Holness (1B11)  
Zahra Jilani (1B12)

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 12<sup>th</sup>, 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 12<sup>th</sup>, 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                   Brianna 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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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

was duly recorded and accurately transcribed under  
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*Neal R. Gross*

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Court Reporter

**NEAL R. GROSS**

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