

**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, September 18, 2015.** The date, time and location shall be as follows:

- Property:** "Grimke School and Adjacent Parcels"
1923 Vermont Avenue NW and 912 U Street NW
Lots 827 and 833 in Square 0361
- Date:** Friday, September 18, 2015
- Time:** 6:30-8:30 p.m.
- Location:** Thurgood Marshall Center,
1816 12th Street NW
Washington, D.C. 20001
- Contact:** Marc Bleyer, Marc.Bleyer@dc.gov
(202) 727-8929



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

TO: Brian Footer (1B01)
Ellen Nedrow Sullivan (1B02)
Sedrick Muhammad (1B03)
Mitchel Herckis (1B04)
Nicolas Ferreyros (1B05)
Dyana Forester (1B06)
Jessica Laura Smith (1B07)
Mark Ranslem (1B08)
James Turner (1B09)
Allyson Carpenter (1B10)
Rob Hudson (1B11)
John C. Green (1B12)

CC: Honorable Brianne Nadeau, DC Council Member, Ward 1

From: Sarosh Olpadwala, Director of Real Estate

Date: August 19, 2015

As you all may be aware, the District of Columbia has selected a developer to redevelop Grimke School. The current plan for the property located at 912 U Street N.W. (Lot 827, 833 in Square 361) 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 912 U Street 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, September 18th, 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: Friday, September 18, 2015
Time: 6:30-8:30 pm
Location: Thurgood Marshall Center
1816 12th Street N.W.
Washington, D.C. 20009

Please feel free to contact me at (202) 727-6365 or Sarosh.Olpadwala@dc.gov should you have any questions or comments.

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

+ + + + +

SURPLUS MEETING

+ + + + +

FRIDAY,
SEPTEMBER 18, 2015

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The Committee met in the Thurgood
Marshall Center, 1816 12th Street, N.W.,
Washington, D.C., at 6:30 p.m., Marc Bleyer,
Project Manager, presiding.

PRESENT:

MARC BLEYER, Project Manager
POLINA BAKHTEIAROV, Great Streets Manager
SAROSH OLPADWALA, Director of Real Estate
KEIKO YOSHINO, Legislative Director

ALSO PRESENT:

ELLEN SULLIVAN, ANC 1B
JASON THOMPSON, 9 1/2 Street Residents
BRAD GUDZINAS, 9 1/2 Street Residents

YOHANNES GEBREYSUS

SUSAN OUSLEY, WNA

MARDICIA NANA

LUIS F. ESPINOSA, 9 1/2 Street Residents

VANESSA COTTLE, 9 1/2 Street Residents

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

2 (6:46 p.m.)

3 MR. BLEYER: Good evening. My name is
4 Marc Bleyer, Project Manager with the Office of
5 the Deputy Mayor for Planning and Economic
6 Development.

7 Thank you all for taking time out of
8 your schedules to be here. Please make sure to
9 sign in, so we can accurately attach your name
10 to any comments that we receive.

11 My colleagues, Keiko Yoshino, Polina
12 Bakhteiarov, Sarosh Olpadwala, have joined us.
13 Additionally, I would like to thank the
14 Commissioners from ANC 1B for helping to set up
15 the hearing and for being here as well. And we
16 thank you in advance for your remarks.

17 Tonight, on behalf of the Executive
18 Office of the Mayor, we are here to receive and
19 record comments from the public regarding the
20 proposal to designate the Grimke School, located
21 at 1923 Vermont Avenue, Northwest, and a vacant
22 parking lot located at 912 U Street, as surplus

1 property.

2 Declaring the property surplus means
3 the property is no longer required for use by
4 the D.C. Government, for example, as a
5 government office building, a park, or another
6 municipal facility, and can be disposed of for
7 redevelopment.

8 There are no plans for this site to be
9 used by the District of Columbia. Under D.C.
10 Code Section 10-801, the Mayor's office holds a
11 public meeting prior to submitting the surplus
12 legislation to council.

13 The purpose of this meeting is to
14 receive feedback from the community on the
15 District's finding that the property is no
16 longer required for use by the District. We are
17 here tonight to conduct that meeting as
18 required.

19 Before hearing your comments, let me
20 provide a brief background on the site itself
21 and then explain the surplus process. First,
22 where is the property located? The property is

1 composed of two parcels in Northwest D.C. The
2 first parcel, with a street address of
3 1923 Vermont Avenue, Northwest, is located
4 between Vermont Avenue, Northwest, and 9 1/2
5 Street, Northwest, south of U Street.

6 The parcel consists of approximately
7 37,926 square feet of land. It is improved with
8 the original Grimke Elementary School building
9 and a freestanding structure that currently
10 houses the African American Civil War Museum.
11 The Grimke School building is approximately
12 52,350 square feet in size.

13 The second parcel is immediately east
14 of the second -- of the school parcel, across
15 9 1/2 Street, Northwest. It has a street
16 address of 912 U Street. It is approximately
17 5,900 square feet in size and currently serves
18 as a small parking lot.

19 A development team consisting of
20 Roadside Development and Sorg Architects was
21 selected through a competitive solicitation in
22 April 2015 to redevelop the property. The

1 District is currently negotiating a land
2 disposition agreement with Roadside in
3 accordance with the solicitation and community
4 feedback.

5 I will be happy to answer questions
6 regarding the project and program at the end of
7 the comments period.

8 When the Mayor intends to dispose of
9 District-owned property for redevelopment, the
10 property must first be declared surplus by
11 council. In order for the property to be
12 declared surplus by council, the Mayor must
13 submit legislation for council review and
14 approval per D.C. Official Code Section 10-801.

15 A public meeting is held prior to
16 submitting the legislation to council in order
17 to receive feedback from the community on the
18 District's finding that the property is no
19 longer required for use by the District
20 Government.

21 Comments received will be submitted to
22 council, together with the surplus legislation.

1 Council will review the surplus legislation and
2 conduct a separate public hearing before voting
3 to approve or disapprove the surplus
4 designation.

5 The intention for this evening's
6 meeting is to focus on whether there is a public
7 need for the property. There will be additional
8 opportunities to discuss the proposed
9 development when the council holds hearings, as
10 well as after this evening's surplus hearing.

11 DMPED and the developer will continue
12 to meet with the community to keep people
13 informed and to listen to comments on the
14 proposed development.

15 As regards to structure of comments
16 for this evening, for those wishing to share any
17 comments regarding a proposed designation of the
18 property, please form a single line at the
19 center of the aisle. Each person will have a
20 total of three minutes to deliver their
21 comments. We will ask you to provide a written
22 draft if you go beyond three minutes.

1 Please focus your comments on the
2 surplus designation. Should you have questions
3 or comments about the development, the developer
4 and I will be happy to discuss the project
5 afterwards.

6 When beginning your remarks, please
7 state your name and association. If you're, for
8 example, an ANC member, please note that, or a
9 resident from one of the neighborhoods
10 surrounding the site.

11 Please respect the person who is
12 speaking and avoid interrupting, so we may all
13 get the benefit of hearing the person's comment.
14 Comments may also be emailed to me at
15 marc.bleyer@dc.gov. My business cards are
16 available.

17 Please also note that this meeting is
18 being recorded and transcribed, and all comments
19 will be submitted to council with the surplus
20 package.

21 There are also note cards and pencils
22 at the sign-in table, should anyone prefer to

1 submit a written comment.

2 And, with that, are there any
3 questions at this point?

4 MS. OUSLEY: I have just a process
5 question. On this -- for all of these assorted
6 required procedural hearings, what is the normal
7 assumed process of the amount of notice that is
8 given to a community about a meeting?

9 MR. BLEYER: The requirement is for --
10 prior to a surplus hearing is 30 days' notice.

11 MS. OUSLEY: Prior to a meeting, for
12 instance, like this one.

13 MR. BLEYER: Thirty days.

14 MS. OUSLEY: Thirty-day notice before
15 this meeting.

16 MR. BLEYER: Correct.

17 MS. OUSLEY: Thank you.

18 MR. BLEYER: Any other questions?

19 And then, with that, I would open up
20 the floor for comments on the surplus
21 designation. The floor is open. Welcome. If
22 you would, please sign in.

1 I have just opened up the floor for
2 comments on the surplus designation. So if
3 anybody does have comments, you can raise your
4 hand, if you don't actually want to come up.
5 Yes.

6 MS. SULLIVAN: The ANC is writing a
7 letter of support --

8 MR. BLEYER: If you could just, for
9 the transcription, note your name and --

10 MS. SULLIVAN: I am Ellen Sullivan, ANC
11 Commissioner for 1B02 and chair of the Economic
12 Development Committee for ANC 1B.

13 The ANC Economic Development Committee
14 voted with a unanimous vote to support the -- to
15 ask the ANC to support the surplus of the
16 land. And then, the ANC, at our last monthly
17 meeting the beginning of September, also voted
18 unanimously to support the surplus of the
19 Grimke parcel, and we have submitted a letter
20 today to that effect.

21 MR. BLEYER: Thank you.

22 We'll give it another 60 seconds here.

1 Maybe somebody else? Keep in mind you are also
2 welcome to submit written comments, if you don't
3 feel like speaking.

4 MS. BAKHTEIAROV: Would anyone like a
5 piece of paper to submit comments?

6 MR. BLEYER: No? Okay. Then, not
7 seeing any other hands raised or noting that
8 anybody else would like to make a comment, this
9 concludes the surplus hearing. And I thank you
10 all for being here and for taking the time to
11 join us.

12 At this point, we can stop the
13 transcription.

14 (Whereupon, the above-entitled matter
15 went off the record at 6:54 p.m.)

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