

GOVERNMENT OF THE DISTRICT OF COLUMBIA

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OFFICE OF THE DEPUTY MAYOR FOR PLANNING AND
ECONOMIC DEVELOPMENT (DMPED)

+ + + + +

SURPLUS MEETING: HILL EAST DISTRICT
REDEVELOPMENT (PHASE 1)
PARCELS F-1 AND G-1

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WEDNESDAY
OCTOBER 29, 2014

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The Surplus Meeting was held at
St. Coletta of Greater Washington, 1901
Independence Avenue, SE, Washington, D.C., at
6:00 p.m., Ketan Gada, presiding.

PRESENT

KETAN GADA, DMPED, Director, Hill East
District Redevelopment
AYESHA ABBASI, DMPED
ANTON RAMKISSOON, DMPED

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

6:17 p.m.

MR. GADA: Hello. Good evening, everybody. Let me start by thanking everybody who came out.

I know it was a little early for the meeting to start. And also in spite of the weather, you guys came out.

I also want to thank not only all the residents, but all the commissioners who are present here from ANC 6B AND 7F.

I have Evie Washington 7F representing right now. And I have Brian Flahaven and I want to thank him as a chair of the 6B as well, and I believe a couple of the commissioners are filling in.

So, tonight as we said actually before we get in the meeting, but I have a couple of my -- I'm calling out a couple of my colleagues at the back. Anton is on the left, and Ayesha on the right. They might be able to help us out with some of the questions

1 especially if it's legislative-related
2 questions.

3 And this meeting is going to be
4 transcribed. We have Matthew here who is
5 going to be transcribing the entire meeting.

6 So, tonight, as we said, on behalf
7 of the Executive Office of the Mayor basically
8 we are holding this meeting so we can
9 basically get feedback and record the comments
10 from the public about the proposed designation
11 of Parcels F-1 and G-1 as surplus property.

12 What that means, surplus process
13 means and what surplus means I'll get into a
14 little bit on that detail, but I want to start
15 off the meeting by giving a little background
16 on the property.

17 And I think you guys probably know
18 it more than I do. So, I'm going to try and
19 be a little quick, but I'll just kind of skim
20 through it just in case just to refresh
21 everybody's memory.

22 So, I'm going to start off with

1 parcels on the entire Hill East reservation,
2 which you guys know used to be known as
3 Reservation 13.

4 It incorporates about 67 acres of
5 site, which includes the jail site, but the
6 Master Plan talks about 50 acres of the site
7 for redevelopment where the red line outlines
8 the proposed redevelopment site for the Hill
9 East.

10 It used to be used as a public
11 health facility back in 1846. It used to have
12 Washington Asylum back in the day. Used to
13 have the quarantine facility on there,
14 crematory and a small officers' bedroom.

15 Since then -- most of the
16 buildings that you see on there was between
17 1930 and 1940s except for one was Anne
18 Archibald Hall, which is one of the historic
19 buildings.

20 And since then, D.C. General came
21 in, in 1953. D.C. Jail was built in 1936 --
22 1976, which was actually using the same old

1 jail site which was there back in 1870s.

2 And then subsequently D.C. General
3 closed down, but there are still about 18 or
4 19 structures remaining on the site, give or
5 take. And some of them are underutilized or
6 vacant and they are utilized by some
7 institution uses like Department of Health,
8 Department of Mental Health, DGS, Department
9 of General Services, CSOSA, which is Court
10 Services and Offender Supervision Agency.
11 Emergency shelter and I think Medical Examiner
12 uses some of it as well. So, there are
13 multiple users on this site existing even as
14 we speak today.

15 In 2002, Council approved and gave
16 a green light to Office of Planning to do a
17 Master Plan. A lot of you guys were involved
18 in that master planning effort, which was
19 pretty extensive. It had all the
20 stakeholders, including NCPC.

21 Subsequently they approved -- the
22 Office of Planning created a Master Plan in

1 2003.

2 They basically came up with a
3 design guideline and the criteria in 2008.
4 And the Zoning Commission approved and
5 accepted the land use zoning that was proposed
6 by the Office of Planning in 2009.

7 And eventually the site was
8 conveyed from U.S. General Services Agency
9 over to D.C. in 2010.

10 So, just to give you a little
11 timeline on how the RFP -- actually, before we
12 go into that, just to refresh some of the
13 objectives of the Master Plan, again you guys
14 probably know about it, but it's about 50
15 acres of site which is identified as a
16 proposed mixed-use, transit-oriented
17 development.

18 And this Master Plan shows us a
19 land use framework and the plan's vision for
20 each one and is not necessarily a design
21 framework.

22 Some of the people that are

1 connecting the Capitol Hill community to the
2 waterfront are basically extending the network
3 of roads, include the Capitol Hill
4 neighborhood and making it more accessible to
5 the waterfront.

6 Creating a mixed-use and mixed-
7 income community, which would have 30%
8 affordable housing in it.

9 Creating model infrastructure site
10 where basically all the infrastructure is
11 going to be green based on some of the
12 stronger green standards set out by the AWI
13 Act.

14 And lastly, basically providing
15 job opportunities for District residents and
16 businesses.

17 So, those were some of the major
18 goals of the Master Plan for land use and this
19 is what we plan to pursue as well.

20 What we in fact are doing now is
21 we are basically -- we are taking the first
22 step, which is the Phase 1, and the Master

1 Plan call for the Phase 1 development of this
2 avenue right here, the Mass. Avenue and the
3 buildings around and the structures around
4 this avenue.

5 We already have them filled out in
6 the corner and then we are now filling out F-1
7 and G-1 and hopefully the whole Mass. Avenue
8 will get extended in time as part of Phase 1.

9 So, we are basically started in
10 working out the Phase 1 part of it which was
11 envisioned in Master Plan.

12 Just to give you a little bit of a
13 timeline on what happened in terms of RFEIs
14 and stuff that was issued on this site, while
15 all that master planning and zoning efforts
16 were happening and all of the planning, Deputy
17 Mayor's Office had issued an RFP on this
18 entire site, this 50-acre site back in 2008.
19 I think March of 2008 and we receive four
20 different development teams who were invested
21 in that back then.

22 That happened to be good timing,

1 but right after that the economy tanked in the
2 fall of 2008.

3 And so, the development teams who
4 were basically in the play, had lost their
5 capacity or capability to kind of come through
6 on the entire 50-acre site.

7 We subsequently issued a number of
8 different baffles to reduce the scale and the
9 scope of the work on RFP to include only two
10 sites -- or three sites, which included F-1,
11 G-1 and B-1. That's the B-1 site right there.

12 And we received, we eventually
13 received two proposals which actually had
14 Donatelli as part of that team -- one of the
15 teams. And that was back in 2010.

16 And that also happened to be an
17 election year. So, a new administration came
18 in and I think it was kind of decided not to
19 go about it.

20 And subsequently our OAG since a
21 long time had passed and that the original RFP
22 had an issue and the scoping change, our OAG

1 advised us to kind of reissue the RFP so that
2 we don't end up in a legal lawsuit with any of
3 our bidders.

4 We took that advice. We basically
5 restarted the RFP on the two sites and we
6 issued a new RFP in October 2012.

7 We basically received only one
8 proposal. It was from a joint venture by
9 Donatelli Development and Blue Skye
10 Development.

11 And we had a number of different
12 community meetings before we actually went out
13 and asked for a best and final offer from
14 them, which we received in August 2013.

15 And subsequently we selected based
16 on the feedback and the comments we received
17 from ANC, we asked them to go back and write
18 the proposal. They came back with the best
19 and final offer and then we selected the team
20 in September of 2013.

21 So, it's like we've been
22 negotiating the contract with Donatelli and we

1 had to pause for a little bit since they were
2 exploring a better large format retailer for
3 this site.

4 They were at one point in
5 conversation with a grocery store. And the
6 grocery store basically is still not committed
7 at this point, but we wanted to make sure that
8 if there was an opportunity to incorporate
9 that into the proposed development, that would
10 be a great neighborhood amenity.

11 So, we paused for a little bit
12 until the grocery store could basically make
13 up their mind.

14 After a certain point, we decided
15 why don't we just go ahead and do the site as
16 proposed. And if they do choose to come back,
17 then we can deal with that discussion with
18 them.

19 So, this is where we are at right
20 now. We basically are back in the proposed
21 development program that was proposed -- or
22 that was presented to DMPED in September 2013,

1 which includes a mixed-use program, it
2 includes residential ground floor retail,
3 approximately 354 residential units. 30
4 percent of those units are going to be for --
5 at 30 percent AMI and 60 percent AMI brackets.

6 I'm going to last speak more
7 specifically about the site itself. The site
8 is, as you guys know, F-1 and G-1. It's
9 approximately 114,000 square feet.

10 The site is down by 19th Street,
11 Mass. Avenue, Burke Street and C Street, has
12 great visibility access from 19th and Mass.,
13 and is in close proximity to the metro
14 station, the Blue and Orange line.

15 And it is currently does not have
16 any structure on it. There are no building
17 structures on it, which makes it easier for us
18 to kind of start the redevelopment process on
19 these two sides. And that was probably one of
20 the reasons why we started off with that.

21 And it basically allows for 200
22 parking spaces right now. That's the current

1 use of the site.

2 It is being used by DGS,
3 Department of Health and some of the DGS
4 sister agencies who use that site for their
5 employees and the building users.

6 Now, to the part that we are here
7 for, which is the meeting about the surplus.
8 Basically, before the Mayor can redevelop any
9 site, we have to basically take -- the Council
10 has to approve those parcels as surplus.

11 And what it entails, essentially,
12 what "surplus" means is surplus using essentially
13 says that the parcels are no longer used for
14 public use such as school building in the
15 district or district office building, any of
16 that kind of use.

17 So, for the Council to approve the
18 property as surplus, the Mayor has to present
19 the legislation to the Council. And before
20 the Council receives the legislation from the
21 Mayor, we basically hold this public meeting,
22 which is what we are doing right now, to

1 basically get feedback from the residents and
2 ANC and all the stakeholders, which is about
3 the District's ability to surplus these sites.
4 And this is what we are doing tonight.

5 So, I know it's not a big office.
6 I'm going to open it up to questions right
7 away about surplus, but I want to have a few
8 things I want to kind of call out.

9 A, the whole meeting is, again,
10 transcribed. So, if you can just -- if you
11 have any comments, I'm going to give you the
12 mic. And if you can come out on this side,
13 because the recorder is very close to the
14 first chair, it will help the transcriber
15 record it.

16 And keep your comments in three
17 minutes or under, if you can. And if you have
18 a lot of comments, please feel free to send an
19 email to me directly and we will basically
20 make sure that it's incorporated in the
21 legislation packet that goes to Council.

22 And once the legislation packet

1 goes to Council, they do have the ability to
2 have another public hearing and approve or
3 disapprove the surplus properties as well.

4 If you don't feel like giving any
5 comments right now, if you want to write it
6 down, that's fine. I have some notepads. You
7 can just write it down. Write down your
8 comments and give it to me and I will make
9 sure it's included in the packet.

10 And that's pretty much it in terms
11 of how we can proceed. But if you have a
12 question about the proposal itself, I would
13 basically suggest using two approaches.

14 We can basically take that
15 question and put it in the comment section of
16 the surplus, or we can conclude this meeting,
17 which is a surplus meeting, and then have --
18 open it up for more development-related
19 questions and have the developer in the back
20 sitting as well, and they can address some of
21 the questions that you might have. So, I am
22 pretty flexible with whatever you guys feel is

1 more convenient.

2 So, with that, I want to just open
3 it up to -- oh, Ayesha has a couple of
4 comments.

5 MS. ABBASI: Well, I just want to -
6 - can you make sure everybody says their name
7 before they start their comments?

8 MR. GADA: Yes. If you can please
9 state your name and your affiliation so we can
10 have it for the transcriber, please.

11 MR. FLAHAVEN: Thanks, Ketan.

12 Hi, I'm Brian Flahaven. I'm
13 Commissioner for ANC 6B09 and Chair of ANC 6B.
14 These comments are my own. They're not
15 reflective of ANC 6B, but I just want to speak
16 in support of surplus of these two parcels.

17 and obviously a lot of time and
18 effort has been put into the whole community
19 Master Plan and finally seeing this, get to
20 the point where we're starting the
21 development, and obviously we hope we'll be
22 having surplus meetings on the rest of the

1 site, too, as well, but, you know, I think
2 this is a step in the right direction.

3 I, you know, obviously we want to
4 make sure if these parcels are surplused, they
5 are surplused for the purpose that was
6 outlined, which is for the proposal that
7 Donatelli and Blue Skye submitted and were
8 awarded for these two parcels and that any use
9 on these two parcels would be consistent with
10 the Council past in support of Reservation 13
11 Master Plan, which the Donatelli/Blue Skye
12 proposal is.

13 So, just with those caveats on
14 behalf of myself, I would support the
15 surplusing of the property and thank you for
16 your -- for the background and for your work
17 on this.

18 MR. GADA: Thank you, Brian.

19 Anybody else? Do you want to come
20 up here? Thank you.

21 MR. TRAVIS: Hi, I'm John Travis
22 and I'm not going into a lot about this

1 process. I just wanted to follow up a little
2 bit on what Brian said and ask does surplus
3 mandate any particular proposal?

4 Because I think one of the things
5 that the neighborhood has been talking about
6 quite a bit is the Olympic bid and what that
7 might mean for Reservation 13.

8 So, the question basically would
9 be if it's surplus, could it be turned into an
10 alternative use for that or for other possible
11 uses, or is it being surplus just for this
12 bid that Donatelli put in?

13 MR. GADA: That's a good question.

14 So, as far as surplus is
15 concerned, this is -- I want to focus only on
16 these two sites and surplus. This is for
17 Parcel F-1 and G-1.

18 To answer simply, the proposal
19 that we have from Donatelli is only the one
20 that is going to be put on this site.

21 The way it works is we typically -
22 - It's very difficult. We typically do

1 surplus process after we have a development
2 selection in place or proposed development
3 plan. It helps people envision what is going
4 to go on that site.

5 Without that, it makes it very
6 difficult for us to surplus the site up front,
7 because then people don't know what's going to
8 be on that site and then other questions.

9 So, what we have done is basically
10 gone through this whole development selection
11 process, we picked a team, they have a great
12 proposal, mixed use. And then the same thing
13 on 6B and 7F have commented on and essentially
14 now we are at the state of surplusizing it.

15 So, the next step for us is we
16 will take the surplus packet to Council, which
17 will declare it surplus, approve or
18 disapprove.

19 And then we'll also at the same
20 point have a disposition packet go to Council,
21 which basically will allow for us to offer
22 with Donatelli and Blue Skye with its proposal

1 on this site.

2 Now, the second part about the
3 Olympics, so safely I could say even if that
4 proposal -- and I don't have much knowledge
5 about what's going on with that, but this two
6 sites are not going to be available for that
7 use at all. So, I can safely say that.

8 MS. KREPP: My name is Denise
9 Krepp. I'm a neighbor. First, one request
10 that this PowerPoint presentation be put
11 online so that everybody can see it --

12 MR. GADA: Sure.

13 MS. KREPP: -- so we don't have to
14 take photos, which they're going to start
15 doing.

16 MR. GADA: Sure.

17 MS. KREPP: We would like to see
18 that over the next couple of days.

19 Second, I want to follow up on
20 that question you just asked. When you said
21 that you have picked a developer, have you
22 signed the contract, or could there be

1 modifications to the selection such that when
2 you are preparing the legislation, the
3 selection could be modified to include
4 references to the Olympics?

5 And I've got a couple more after
6 that.

7 MR. GADA: I will take one at a
8 time.

9 The simple answer is, no, we are
10 not going to modify this presentation to
11 include any Olympics information on that.

12 So, we are going to basically go
13 with this proposal and that's pretty much it.

14 MS. KREPP: Okay. All right. Then
15 let me ask a process question.

16 When you say "we are not going to
17 modify it," I am interpreting "we" to mean the
18 Mayor.

19 MR. GADA: Yes.

20 MS. KREPP: But does that preclude
21 the City Council from recommending amendments
22 to the selection such that this plan could be

1 modified to include the Olympics?

2 MR. GADA: City Council, we cannot
3 control what they want to amend it for. To my
4 knowledge, I think it would be very hard for
5 them to kind of do that in vacuum of the plan,
6 I mean without knowing what the Master Plan
7 is.

8 And they are pretty well aware of
9 this proposal right now or at least most of
10 the council members.

11 But could they do it in theory?
12 Yes, they could amend it and they could
13 include it.

14 Is the Mayor proposing that
15 amendment? Absolutely not.

16 MS. KREPP: Okay. But I think what
17 I have heard from at least two neighbors,
18 including myself, is that we, the
19 neighborhood, support the surplusing of this
20 property with the understanding that the Mayor
21 and the city Council vote on legislation that
22 follows through with the proposal that has

1 7F01 and I'm speaking for my SMD as well as my
2 ANC at the time since our chairperson is not
3 here.

4 We did discuss at the last meeting
5 a week ago the surplusing of these two sites.
6 And with discussion from the constituents that
7 was there, they all are in favor of the
8 surplus.

9 Probably at some other time, they
10 just want to have updates, but we'll support
11 it and ask to send it.

12 I don't know -- if the Council
13 want to do the thing different, then they
14 should come back to us.

15 MR. GADA: Sure. Thank you for
16 your comments. And you mentioned timing and
17 I'll give you guys a little idea about the
18 timing that we are trying to follow.

19 We are hoping to take this
20 legislative packet to Council for the December
21 session. So, our goal is to get it out in
22 December in front of the Council.

1 And we'll make sure that us and
2 including the development that comes out of
3 the ANC meetings at least in the near future
4 in the next month or two, kind of give you
5 guys an update on the proposal itself. So,
6 you guys are basically -- just to refresh your
7 memory. Nothing else.

8 Any other comments? And if don't
9 want to give me comments right now, you can
10 email it to me. My contact information is at
11 the back.

12 The comment section will be open
13 for public until November 10. So, feel free
14 to email me your comments. If you have
15 comments right now, put it in writing. And if
16 there's any other way you want to send it,
17 that's fine, too, but we will be sending -- we
18 will be collecting comments for the record.

19 MS. COURTNEY: Are we doing
20 comments on her questions at a later time, or
21 --

22 MR. GADA: About redevelopment?

1 MS. COURTNEY: Yes.

2 MR. GADA: So, if there are no
3 additional comments on the surplus side of it,
4 I see Commissioner Francis walked in. I'll
5 give him a minute to settle in.

6 But if there are no additional
7 comments on the surplus side of it, I want to
8 close this meeting out on the surplus and open
9 it up for development-related questions, if
10 you have any questions about that.

11 And I have two team members from
12 the development side as well. So, they can
13 maybe address any questions that you might
14 have directly.

15 So, Matthew, just pause for right
16 now, and then we can restart if people have
17 comments after this session. Thank you.

18 (Whereupon, the above-entitled
19 matter went off the record at 6:39 p.m.)
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22

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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: Hill East District

Before: Office of the Deputy Mayor for Planning

Date: 10-29-14

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.



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