

2014 NOV 25 PM 5:24
OFFICE OF THE
SECRETARY

VINCENT C. GRAY
MAYOR

NOV 25 2014

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, NW
Washington, DC 20004

Dear Chairman Mendelson:

Enclosed for consideration by the Council is a resolution entitled the "Hill East Redevelopment – Phase 1: Parcels F-1 and G-1 Surplus Declaration Resolution of 2014".

This resolution will declare District owned real property located at the northeast corner of 19th Street, S.E. and Massachusetts Avenue, S.E., ("Property") as no longer required for public purposes, pursuant to D.C. Official Code §10-801. The Property comprises of two lots which are approximately 114,042 square foot in total area. No other government uses have been deemed viable for the Property.


Pursuant to D.C. Official Code §10-801 (a-1)(2)(C), a public meeting was held in the community on October 29, 2014, at St. Coletta of Greater Washington 1901 Independence Avenue SE to receive public comment on the proposed surplus of the Property.

Approval of this resolution will declare the Property surplus and allow for the disposition to a private developer to redevelop the space in a manner consistent with the surrounding space.

As always, I am available to discuss any questions you may have regarding this resolution. I look forward to prompt and favorable consideration of this resolution.

Sincerely,

A handwritten signature in black ink that reads "Vincent C. Gray".
Vincent C. Gray


Chairman Phil Mendelson
at the request of the Mayor

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7 A PROPOSED RESOLUTION
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11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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15 To declare and approve as surplus the District-owned real property located at the
16 northeast corner of 19th Street, S.E. and Massachusetts Avenue, S.E., and known
17 for tax and assessment purposes as Parcels F-1 and G-1 in Square E-1112.
18

19 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That
20 this resolution may be cited as the “Hill East Redevelopment – Phase 1: Parcels F-1 and
21 G-1 Surplus Declaration Resolution of 2014”.

22 Sec. 2. Findings.

23 (a) The Property is located at the northeast corner of 19th Street, S.E. and
24 Massachusetts Avenue, S.E. and is known for tax and assessment purposes as Parcels F-1
25 and G-1 in Square E-1112 (the “Property”) and consists of approximately 114,042 square
26 feet of land.

27 (b) The Property is no longer required for public purposes because the
28 Property’s condition cannot viably accommodate a District agency use or other public use
29 without cost prohibitive new construction. The most pragmatic solution for reactivating
30 this space is to declare the Property surplus and dispose of the Property for
31 redevelopment.

1 (c) Pursuant to An Act Authorizing the sale of certain real estate in the
2 District of Columbia no longer required for public purposes (“Act”), approved August 5,
3 1939 (53 Stat. 1211; D.C. Official Code § 10-801 (a-1)(4)), a public hearing was held on
4 October 29, 2014, at St. Coletta of Greater Washington 1901 Independence Avenue SE,
5 regarding the finding that the Property is no longer required for public purposes.

6 Sec. 3. Pursuant to D.C. Official Code §10-801 (a-1), the Council determines that
7 the Property is no longer required for public purposes.

8 Sec. 4. Fiscal impact statement.

9 The Council adopts the attached fiscal impact statement as the fiscal impact
10 statement required by section 602 (c)(3) of the District of Columbia Home Rule Act,
11 approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02 (c)(3)).

12 Sec. 5. Transmittal of resolution.

13 The Secretary to the Council shall transmit a copy of this resolution, upon its
14 adoption, to the Mayor.

15 Sec. 6. Effective date.

16 This resolution shall take effect immediately.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE ATTORNEY GENERAL

Legal Counsel Division



MEMORANDUM


TO: Lolita S. Alston
Director
Office of Legislative Support

FROM: Janet M. Robins
Deputy Attorney General
Legal Counsel Division

DATE: November 19, 2014

SUBJECT: Certification of Legal Sufficiency of Resolution, the "Hill East
Redevelopment – Phase 1: Parcels F-1 and G-1 Disposition Approval
Resolution of 2014" and Accompanying Surplus Declaration
Resolution
(AE-14-744)

This is to Certify that this Office has reviewed the above-referenced legislation and has found it to be legally sufficient. If you have any questions regarding this certification, please do not hesitate to contact me at 624-5524.


Janet M. Robins

SURPLUS ANALYSIS
IN SUPPORT OF SURPLUSING OF REAL PROPERTY

Project Name: Hill East Redevelopment – Phase 1: Parcels F-1 and G-1

Project Address: Northeast corner of 19th Street and Massachusetts Avenue, SE,

Property Description: Square: E-1112 and Lot: Parcels F-1 and G-1 (the “Property”)

Size of Property: Approx. 114,042 square foot in total (Parcel F-1 Area: 36,039 SF & Parcel G-1 Area: 78,003 SF)

Appraised Value: Total appraised value of \$2,851,000 with 30% ADU
(Proposed Development Plan) (Parcel F-1 \$ 901,000 & Parcel G-1 \$1,950,000)

Zoning of Property: Predominantly zoned HE-1 with a portion of the G1 parcel zoned HE-2

Ward: Ward 7

- 1. History of the Property: description of the Property (including approximate square footage, description of any structure/improvements on the Property and whether such structure/improvements are historically landmarked, and any available parking on and off the Property), how and when the District acquired the Property; the terms of the acquisition; a description of the Property’s former and current use; and, if the Property includes improvements and is currently being used, whether the improvements are occupied.**

The Property is comprised of two (2) non-contiguous parcels legally identified as part of Square E-1112 and collectively has a total of 114,042 sq. ft. in land area.

Parcel F1 – a rectangular shaped lot containing 36,039 square feet of land area. The site has frontage of 196.51 feet along the west boundary of the Stadium Armory Metro Station (which will be designed as Village Square) and 183.40 feet along the proposed (future) C Street and Burke Streets. The rear boundary extends 196.51 feet abutting Parcel F2.

Parcel G1 – An irregular-shaped lot containing 78,003 square feet of land area. The site has frontage of 215.83 feet along the west boundary of 19th Street, 331.14 feet

along the north boundary of the (future) Massachusetts Avenue extension and 136.72 feet along the proposed (future) 20th Street. The rear boundary forms an L-shape and abuts Lot G2.

The Property is located near Stadium - Armory Metro station (Blue and Orange Metro lines), numerous bus routes, near-by Capital Bikeshare stations, and has excellent road access to the core of the Capitol Hill neighborhood (including access point to I-295).

The Property is vacant, with green space to the rear of the Metro Station and has no existing improvements on them. The Property is currently used for parking. Both parcels F-1 and G-1 are primarily used by Department of General Services (“DGS”), Department of Corrections, Department of Health (“DOH”) for their parking needs. Additionally, Court Services and Offender Supervision Agency (“CSOSA”), a federal agency, has a right to surface parking for 60 cars on the Property. Both parcels collectively accommodate over 200 parking spaces.

Budget Support Act of 2002 authorized Office of Planning (“OP”) to start the Master Plan for Reservation 13 (“Hill East District”). The Master Plan provides a general land use framework and vision for the redevelopment of Hill East District to accommodate important public services and neighborhood needs. In August 2009, the Zoning Commission established new zoning for the entire Hill East District. Subsequently, as directed by the “Federal and District of Columbia Government Real Property Act of 2006,” Public Law 109-396, the United States General Services conveyed the Hill East District to the District of Columbia via quitclaim deed dated September 14, 2010 recorded among the land records of the District of Columbia as instrument number 2010080921. Additionally, Washington Metropolitan Area Transit Authority (“WMATA”) holds two easements along 19th Street SE – a surface easement in the vicinity of the southern entrance of the Stadium/Armory Metro Station and an underground easement along the path of the Blue/Orange Metro lines which runs along 19th Street, SE, within the right of way 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?

The Property is located in the Hill East neighborhood of Southeast Washington, District of Columbia. The general boundaries of the Hill East neighborhood are broadly construed as East Capitol Street on the north; Sixteenth on the west; Upshur Street on the north; and Georgia Avenue on the east. The Hill East neighborhood is favorably located next to Capitol Hill and Downtown work centers are easily accessible.

Hill East is primarily a low-density residential neighborhood developed with a number of row single-family dwellings, flats and walkup apartment buildings. During the past decade, the Hill East neighborhood has experience cyclical levels of revitalization.

Substantial property improvements/renovations evidenced during the mid to late 1980's, neighborhood decline in the early 1990's and general stabilization/intense revitalization over the past 2-3 years. There are approximately 13,500 residents in the Hill East neighborhood, and their median income is approximately \$63,500.

The principal commercial corridors serving the neighborhood are the east west arteries of East Capitol Street, Pennsylvania Avenue, Independence Avenue and Massachusetts Avenue. Each of the named arteries are major transportation streets extending from Downtown Washington to the Montgomery County/D.C. Boundary Line. The preponderance of commercial development is found along Pennsylvania Avenue with small "pockets" of commercial and industrial development along the named arteries.

The Hill East neighborhood growth and vitality rival that of the neighboring Capitol Hill. There is one new major residential project of note in the immediate neighborhood: the Kennedy Row Apartments, a 141 unit upscale project located in the 1700 Block of East Capitol Street, SE. The future of the Hill East neighborhood is greatly influenced by the ongoing redevelopment and momentum of the city owned parcels. These city owned parcels, now housing a homeless shelter in the DC General complex, once removed will improve the development climate for the Hill East District redevelopment. The DC Correctional facility, which abuts the south boundary of Parcel G1, does represent, to a degree, economic obsolescence due to the use and the unattractiveness of the building improvements.

Additionally, the largest and most influential land users in the immediate Property area are:

DC Water Facilities to the East

DC Water currently operates its Northeast Boundary Swirl Facility and Eastside Pumping Station on federal lands located to the east of the Hill East District near to the future intersection of C Street and Water Street. The facility may in the future be abandoned upon completion of large underground storage tunnels.

RFK Stadium Site to the North and East

Pursuant to an Act of Congress, the United States Park Service leased the adjacent RFK stadium site which contains approximately 190 acres to the District of Columbia, which is currently managed by Events DC, an instrumentality of the District and formerly known as District's Sports and Entertainment Commission).

DC Armory

The DC Armory, located adjacent to RFK Stadium at the corner of Independence Avenue SE and 19th Street SE, is a 10,000 seat multi-purpose facility managed by the Events DC. It was constructed in 1941 and hosts local sporting events and concerts in addition to providing public safety facilities.

St. Coletta of Greater Washington

St. Coletta's School opened in September, 2006 at the southeast corner of Independence Avenue and 19th Street SE. St. Coletta's serves children and adults with cognitive disabilities. The School leases its site under the terms of a 99-year lease from the District in addition to two temporary easements on adjacent properties to provide surface parking and road access.

Karrick Hall

The existing 60,000 square feet Karrick Hall (Building 17) has been renovated to accommodate CSOSA Re-Entry and Sanctions Center ("RESC"). The center provides a 30 to 90 day residency treatment program for drug abusers, to reduce recidivism by providing counseling to parolees, and provides re-alignment to parolees who would otherwise require further incarceration.

DC Correctional Facilities

Two correctional facilities, the Central Detention Facility ("CDF") and the Correctional Treatment Facility ("CTF") are located south of Massachusetts Avenue and are administered by the DC Department of Corrections ("DOC"). Together these two buildings contain approximately 800,000 sq. ft. of GBA, and have the capacity to house approximately 3,400 inmates. Currently, several renovation projects are planned for these facilities that will include construction of a new entrance and exit for prisoners as well as landscaping and other improvements.

Steam Plant

The Steam Plant located within the Hill East District (Building 7) currently provides heat and hot water to CDF and CTF as well as the existing buildings on the Hill East District.

The principal commercial corridors serving the neighborhood are the east west arteries of East Capitol Street, Pennsylvania Avenue, Independence Avenue and Massachusetts Avenue. Each of the named arteries is major transportation streets extending from Downtown Washington to the Montgomery County/D.C. Boundary Line. The preponderance of commercial development is found along Pennsylvania Avenue with small "pockets" of commercial and industrial development along the named arteries. Public transportation is readily accessible to the subject neighborhood with 18-hour Metro bus service available along the major commercial streets and the principal east/west residential arteries. There are two Metro stations – serving the neighborhood, the Stadium/Armory Station at 19th Street and Independence Avenue and the Potomac Metro Station at Fourteenth and Potomac Streets, SE.

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 Property is located in the HE-1 and HE-2 zoning districts as part of the Reservation 13 Zoning Ruling of 2009. The Hill East zoning categories are form based zoning districts. Parcel F-1 and majority portion of parcel G-1 are located in the HE-1 zoning district and smaller portion of parcel G-1 is located in HE-2 zoning district.

The Master Plan for parcels F-1 and most of G-1 is intended to be predominantly residential in character. A portion of G-1 (the east portion) is within the Massachusetts Avenue District, intended primarily for new civic and municipal buildings dedicated to health care and municipal services, although other uses are also permitted. The area adjacent to the Stadium/Armory Metro station is noted as a Village Square, where active neighborhood serving retail is envisioned. Both parcels permit a wide range of residential, retail, office, and other uses. Matter of right uses are as set forth in 11 DCMR § 2802 and special exception uses, requiring Zoning Commission review and approval, are as set forth in 11 DCMR § 2803 and 2804, and accessory uses set forth in 11 DCMR § 2805.

Because the Property is located within the Anacostia Waterfront Development Zone, any redevelopment must comply with the affordable housing requirements contained within the AWI Act. See D.C. Official Code § 2-1226.02. The AWI Act requires that at least 30% of the total housing units developed must be ‘affordable’ for households, with 15% of the total housing units to be affordable to households earning up to 30% of the area median income (“AMI”) and for 15% of the housing units to be affordable to households earning up to 60% of the AMI. These standards would apply to both rental and for-sale housing units. The affordable units must be maintained as affordable for a minimum of 50 years for rental units and 20 years for for-sale units. In addition to the AWI Act standards, Respondents must comply with the requirements of the Inclusionary Zoning under 11 DCMR §§ 2600 et seq. (2012).

- 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 General Services (“DGS”), Office of the City Administrator (“OCA”) and DMPED reviewed the Property’s potential uses established under the Hill East Master Plan and the District’s Comprehensive Plan, applicable zoning regulations and applicable restriction outlined in the AWI Act, 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 Hill East Master Plan and the Comprehensive Plan, DGS deemed the Property to be unsuitable and not viable to replace space currently leased by the District.

DGS, OCA, and DMPED also considered other potential public uses and deemed the Property unviable for such uses. The Property is within close proximity to the Kingman and Heritage Islands, District's Department of Transportation constructed river walk trail along the western shoreline of the Anacostia River and the Congressional Cemetery and there is no need for any additional public open space in the Property's immediate area. The Hill East Master Plan does not permit school uses on the Property and, even if it did, there are already several schools close to the Property. In terms of other government uses, the Property is currently unimproved (vacant) and would need construction of significant improvements and new infrastructure to accommodate any government office space use in a meaningful and feasible manner.

4. Why determination that the 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 Property.

Consistent with the current Hill East Master Plan, the District's Comprehensive Plan, and the needs cited by the community residents for the neighborhood revitalization and stabilization, the Property's most viable future uses is mixed-income mixed-use development (including residential, retail, office, parking and green space) with affordable housing.

The Property is located in the HE-1 and HE-2 zoning districts and is surrounded by garden style apartments and single family row homes. Further the current neighborhood sale prices do not support the construction of the for-sale condominium units with affordable housing units without District subsidies in the form of loans or grants. Therefore, multi-family in form of rental apartments with affordable housing units is proposed to be the maximally productive use and thus the highest and best use on the Property.

b. 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).

Uses that would provide economic rejuvenation of the Hill East neighborhood would be in the best interest of the District, including a mixed-income mixed-use development with affordable housing units. Hill East is a mature urban location that is primarily residential in nature. Hill East is in the early stage of its revitalization life cycle and proposed new development projects suggest significant improvements in the mixed-income residential and neighborhood serving commercial markets in the near future.

The Property is currently underutilized and provides no property and sales tax revenue to the District of Columbia ("District"). The District can therefore improve the land value of

the Property by disposing of the Property to a private owner for mixed-use development. The proposed development will remove excess surface parking from the District's portfolio, create new affordable housing units, provide contracting opportunities for CBE certified businesses, generate additional property and sales taxes revenue for the District, contribute to the revitalization of the Hill East neighborhood in Ward 7, and fulfill the requirements for redevelopment of this site as stipulated in the Hill East Master Plan.

The District's best interest is served by a mixed-income mixed-use development with affordable housing units that simultaneously activates the streetscape as well as replenishes the neighborhood's aging housing stock.

5. 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 surplusing and disposing of the Property, including any outreach conducted in addition to the public hearing required under DC Code § 10-801(a-1)(2)(C) ?*

A public meeting to solicit community input on the proposed surplusing of the Property was held on Wednesday, October 29, 2014 at the St. Coletta of Greater Washington. The affected ANCs, ANC-7F and ANC-6B, were provided advanced written notice on October 29, 2014 and notice of the public meeting was published in the District of Columbia Register on October 7, 2010. Additionally, DMPED was soliciting community inputs in writing or via email until November 10, 2014. Further, the Council will host a public roundtable to collect further community input.

Since 2013, the potential surplus, disposition and development of the Property have been periodically discussed at community meetings held as part of the monthly meetings of the ANC-7F and ANC-6B. DMPED has attended at least 6 such community meetings providing project update to the community members. There are routinely between 30-50 community members present.

b. Summary of Public Hearing on Surplus

1. Hearing Date and Location:

Date: Wednesday, October 29, 2014
Time: 6:00 – 8:00 pm
Location: St. Coletta of Greater Washington
1901 Independence Avenue SE,
Washington, DC 20003

2. Approximate Number of Attendees:

15 community members were in attendance. Eboni-Rose Thompson, Chairperson ANC-7F and Brian Flahaven, Chairperson ANC-6B attended the meeting as well.

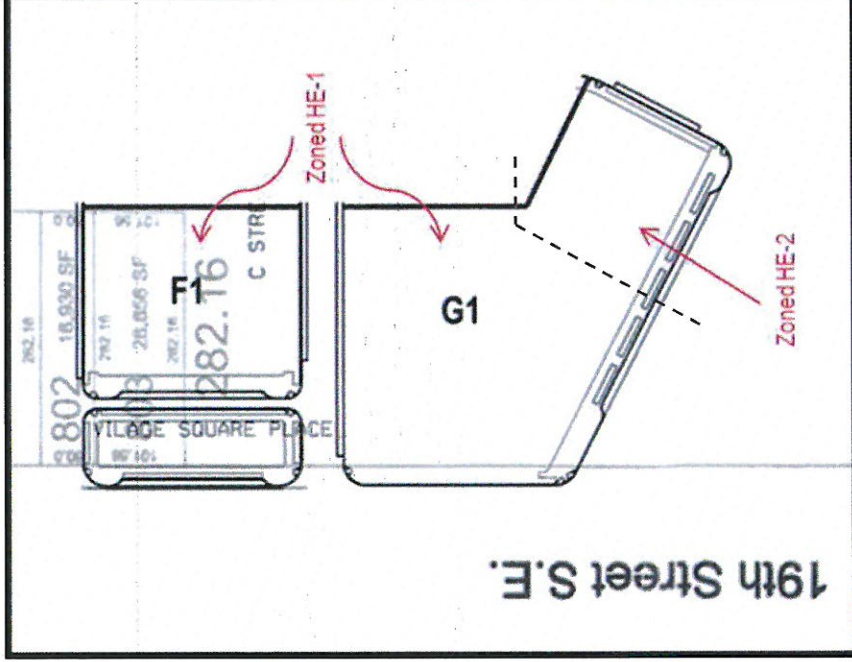
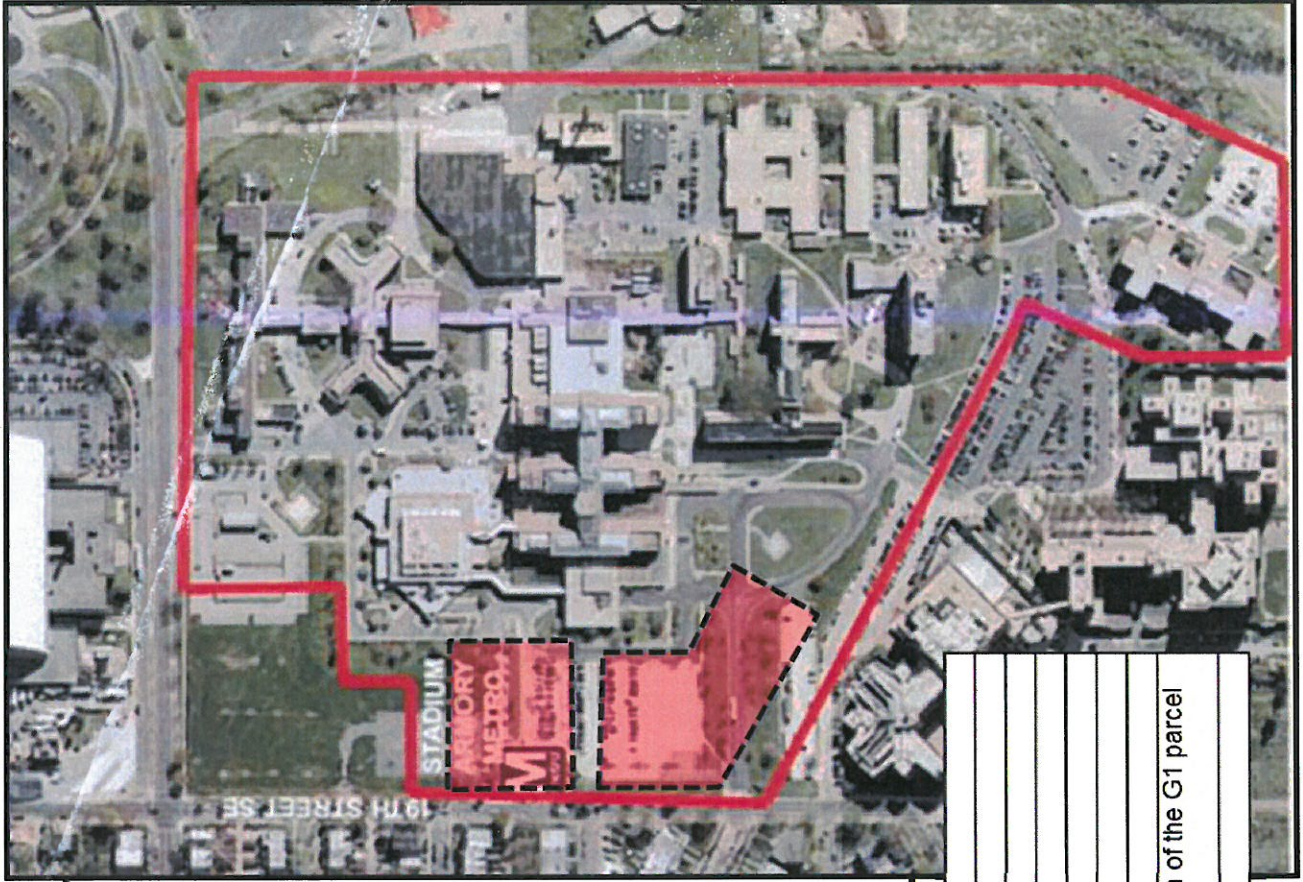
3. Summary of Public Comments:

The meeting began with a discussion about the legislation that authorizes the declaration of District owned property as Surplus. Residents were informed of the requirement and encouraged to provide feedback regarding the surplus of the property.

Residents were supportive of this site being surplus and a majority of the comments were geared towards the proposed new development for the Property.

A detailed transcript of the surplus meeting along with emails and support letter are enclosed in the submission for your review.

Hill East Redevelopment – Phase 1: Parcels F-1 and G-1



Location	Hill East District
Parcels	F-1 and G-1
Parcel F-1 Area	36,039 SF
Parcel G-1 Area	78,003 SF
Total Square Footage	114,042 sq. ft.
Owner	District of Columbia (DMPED)
Status	Vacant (Little or No Improvements)
Zone	Predominantly zoned HE-1 with a portion of the G1 parcel zoned HE-2
Adjacent Metro Station	Stadium-Armory Metro Station



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



TO: Evie L. Washington, ANC 7F01
Eboni-Rose Thompson, Chairperson, ANC 7F02
Sheila Carson Carr, ANC 7F03
Charlene Exum, ANC 7F04
Karen Settles, ANC 7F05
Elizabeth H. Travers, ANC 7F06
Vacant, ANC 7F07

CC: Councilmember Yvette Alexander, DC Council, Ward 7
Councilmember Tommy Wells, DC Council, Ward 6
Amin Muslim, Director of Constituent Services, Office of Councilmember Yvette Alexander
Linda O'Brien, Chief of Staff, Office of Councilmember Tommy Wells

From: Ketan Gada, Director, Hill East District Redevelopment

Date: September 23, 2014

As you may be aware, the District of Columbia is working with a developer to redevelop the Hill East District Redevelopment (Phase 1): Parcels F-1 & G-1 ("Property") 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 future public purpose.

The District will conduct a public meeting to receive comments on the proposed designation of the Property 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 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 continue to accept written comments until COB Monday, November 10th, 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: Wednesday, October 29, 2014
Time: 6:00 – 8:00 pm
Location: St. Coletta of Greater Washington
1901 Independence Avenue SE,
Washington, DC 20003

Please forward this notice to any interested parties and feel free to contact me at (202) 538-1259 or ketan.gada@dc.gov should you have any questions or comments.



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



TO: Vacant, ANC 6B01
Ivan Frishberg, ANC 6B02
Phil Peisch, ANC 6B03
Kirsten Oldenburg, ANC 6B04
Brian Pate, ANC 6B05
Nichole Opkins, ANC 6B06
Sara Loveland, ANC 6B07
Chander Jayaraman, ANC 6B08
Brian Flahaven, Chairperson, ANC 6B09
Francis M. Campbell, ANC 6B10

CC: Councilmember Tommy Wells, DC Council, Ward 6
Councilmember Yvette Alexander, DC Council, Ward 7
Linda O'Brien, Chief of Staff, Office of Councilmember Tommy Wells
Amin Muslim, Director of Constituent Services, Office of Councilmember Yvette Alexander

From: Ketan Gada, Director, Hill East District Redevelopment

Date: September 23, 2014

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1901 Independence Avenue SE,
Washington, DC 20003

Please forward this notice to any interested parties and feel free to contact me at (202) 538-1259 or ketan.gada@dc.gov 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. The date, time and location shall be as follows:

Property: Hill East District Redevelopment – Phase 1
Parcels F-1 and G1*

Date: Wednesday, October 29, 2014

Time: 6:00 p.m.

Location: St. Coletta of Greater Washington
1901 Independence Avenue, S.E.
Washington, DC 20003

Contact: Ketan Gada, Ketan.Gada@dc.gov

*Parcel F-1 is bound on the west by 19th Street, SE, on the north by Burke Street, SE, and on the south by C Street, SE. Parcel G-1 is bound on the west by 19th Street, SE, on the north by C Street, SE, on the south by Massachusetts Avenue, SE, and on the east by 20th Street SE. These parcels are separated by C Street, SE and both the parcels are located in Ward 7.

Summary of Public Hearing on

Hill East Redevelopment – Phase 1: Parcels F-1 and G-1 Surplus

- 1. Date:** Wednesday, October 29, 2014
Time: 6:00 – 8:00 pm
Location: St. Coletta of Greater Washington
1901 Independence Avenue SE,
Washington, DC 20003

- 2. Attendance**

15 community members were in attendance. Eboni-Rose Thompson, Chairperson ANC-7F and Brian Flahaven, Chairperson ANC-6B attended the meeting as well. 3 DMPED employees including Ketan Gada (Director, Hill East District Redevelopment) attended the meeting as well.

- 3. Summary of Public Comments on Surplus:**

The meeting began with a discussion about the legislation that authorizes the declaration of District owned property as Surplus. Residents were informed of the requirement and encouraged to provide feedback regarding the surplus of the property.

Residents were supportive of this site being surplused and a majority of the comments were geared towards the proposed new development for the Property.

A detailed transcript of the surplus meeting along with emails and support letter are enclosed in the submission for your review.

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

+ + + + +

WEDNESDAY
OCTOBER 29, 2014

+ + + + +

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

T-A-B-L-E O-F C-O-N-T-E-N-T-S

Introductions 3

Site Information 4

Overview of 10-801 Surplus Legislation
Process 14

Surplus Feedback Process 15

Meeting Adjourned 27

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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 surplusizing 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. FLAHAVEREN: 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 surplus 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 been put before the residents.

2 If there are amendments depending
3 on what happens in December if Washington,
4 D.C. is selected for the Olympics and there is
5 thought within the City Council and the
6 Mayor's office that they want to make some
7 changes, then it would be highly recommended
8 that they come back and talk to the residents
9 before they try to amend anything in this
10 process.

11 MR. GADA: That's a good point.
12 We'll keep that in mind. And one more comment
13 and that is before the Council approve or
14 disapprove the legislation, they will have to
15 hold a public hearing. So, you will have an
16 opportunity to speak up and basically give the
17 same feedback that you are giving me about not
18 having the fix at that point as well.

19 So, next is Evie. Do you mind
20 coming next to the recorder?

21 MS. WASHINGTON: Hi, my name is
22 Evie Washington. I'm an ANC commissioner for

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 surplus 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?

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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.

Neal R. Gross

Court Reporter

NEAL R. GROSS

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Gada, Ketan (EOM)

From: Susan Eads Role <office@anc6b.org>
Sent: Monday, November 10, 2014 5:15 PM
To: Miller, Jeff (EOM)
Cc: ATD EOM DMPED; ATD EOM3; Alexander, Yvette (COUNCIL); Wells, Thomas (COUNCIL); ebonirose@gmail.com; Gada, Ketan (EOM); chris@dkdevelopment.com; scottie@blueskyeconstruction.com; Norflis, Terrance (Council); O'Brien, Linda (COUNCIL); nsmith@dccouncil.us; Simon, Gottlieb (ANC); Brian Flahaven; Francis Campbell
Subject: Disposition of Parcels F1 & G1 of the Hill East Development (Reservation 13)
Attachments: 11-14 DMPED Disposition Parcels F1 & G1 Hill East Development (Reservation 13).pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Deputy Mayor Miller – Please see the attached letter from Advisory Neighborhood Commission 6B, signed by Brian Flahaven, Chair. Thank you.

Susan Eads Role
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Susan Eads Role

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Brian Flahaven

Vice-Chair
Ivan Frishberg

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SMD 7 *Sara Loveland*
SMD 8 *Chander Jayaraman*
SMD 9 *Brian Flahaven*
SMD 10 *Francis Campbell*

M. Jeffrey Miller
Interim Deputy Mayor for Planning and Economic Development
District of Columbia
1350 Pennsylvania Avenue NW
Washington, DC 20004

VIA E-MAIL: jeff.miller@dc.gov

RE: Disposition of Parcels F1 & G1 of the Hill East Development (Reservation 13)

Dear Deputy Mayor Miller:

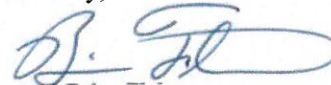
On November 5, 2014, at a properly noticed meeting with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted 6-0 to send this letter outlining our position and comments on the disposition of parcels F1 and G1 for Phase I of the Hill East Development (Reservation 13).

ANC 6B strongly supports the disposition of parcels F1 and G1 and urges the Mayor and the Council of the District of Columbia to support disposition legislation with the requirement that any future use of the two parcels is consistent with the DC Council-supported Reservation 13 Master Plan. We hope this legislation will be forwarded to and considered by the DC Council as soon as possible.

We also continue to support the Donatelli/Blue Skye plans for Phase I, plans that are consistent with the Reservation 13 Master Plan. We look forward to the reviewing the Donatelli/Blue Skye building plans and designs in the coming year.

Finally, ANC 6B strongly urges the Office of the Deputy Mayor for Planning and Economic Development (DMPED) to take action now to prepare the remaining parcels of the Hill East Development for disposition and development.

Sincerely,



Brian Flahaven
Chair

cc: The Honorable Vincent C. Gray, Mayor
The Honorable Yvette Alexander, Ward 7 Councilmember
The Honorable Tommy Wells, Ward 6 Councilmember
The Honorable Eboni-Rose Thompson, Chair, ANC 7F
Ketan Gada, DMPED
Chris Donatelli, President, Donatelli Development
Bryan "Scottie" Irving, President/Founder, Blue Skye Development and
Construction

Gada, Ketan (EOM)

From: Colleen <cgaribaldi@verizon.net>
Sent: Friday, October 24, 2014 9:18 AM
To: Gada, Ketan (EOM)
Subject: Support for F1 and G1

Follow Up Flag: Follow up
Flag Status: Flagged

Dear Mr. Gada –

I will be traveling over the next few weeks and will miss the public meeting on the disposition of parcels F1 and G1 in Hill East (Reservation 13). I am writing you to express my support in declaring these parcels as surplus in order to proceed with the development as described in previous presentations to the community. Although I live in Ward 6 and parcels F1 and G1 are now in Ward 7, my home on 19th Street overlooks G1, therefore, any actions at this location will directly affect me in a most profound way.

Although this step addresses the declaration of these parcels as surplus only, I'd like to take this opportunity to reiterate my recommendations in moving forward with the city's plans for development. It goes without saying that including affordable housing is of paramount importance, and that includes unit sizes conducive to families in addition to the offerings of studio and one-bedrooms so common today. I leave the details and specific recommendations to others more versed in the particulars of affordable housing than I.

However, I do have very specific recommendations to make on other matters and have included the following, taken from my comments submitted earlier to DMPED:

- Retail would ideally be a **mix** of retail and not a singular, big box retailer
- All public meetings should have on display or available as handouts zoning materials that identify *permitted*, *preferred* and *prohibited* locations for retail. I also recommend including building heights and the two different zones that these two parcels are in (part of G1 along Mass Ave is in HE-2)
- For ground floor locations identified as those in the preferred uses areas, it is important for the developer to commit to building the ground floor to conform to **ground floor preferred use design standards**, regardless of whether they plan to have ground floor retail or not, to properly prepare for future full build out
- The development team and the City should commit to developing F1 & G1 with a slope that is conducive to creating a pedestrian friendly environment for the full build out, even if it means that part of DC General will have to be removed to allow F1 and G1 to be built
- Commit to retail at the metro that serves the *entire* neighborhood not just the new development – i.e., the developer's amenity package
- In recognition of the importance of the building along Massachusetts Avenue, even if the extended Avenue doesn't currently exist, design to include a footprint consistent with the extension of the Avenue as well as details treating this façade as an important one
- Access to F1 and G1, both upon completion of the development of these two parcels, as well as future build out, be part of the discussion, particularly during public presentations, to include the projected role of 19th Street (i.e., major thoroughfare?) and projected impacts new traffic will have on the existing neighborhood

Listed below are elucidations of the above recommendations. Thank you in advance for your consideration.

Sincerely,

Colleen Garibaldi

1850 Potomac Avenue SE

Retail Mix

I believe we should have a mix of retail options, including local and national, for the proposed 20,000 SF of retail:

- No more than half (10,000 SF) to be a mix of **local** (i.e. not a chain such as Starbucks):
 - o Coffee shop
 - o Diners/casual eating (neighbors suggested looking at Tryst in Adams Morgan as an example)
 - o Fine dining
- Art gallery
- Drycleaner
- Bookstore
- Florist
- Clothing boutique or vintage clothing
- Something unique like Labrynth Games and Puzzles or Old World Weavers
- Health – yoga salon or acupuncture or day spa
- Bank (local preferred)
- Trader Joe's

Zoning and Design Standards for the Hill East Zoning District with an Eye Towards Full Build Out of the Entire Site

I suggest for any upcoming meetings, including ANC meetings or community meetings, a copy of the zoning that identifies permitted, preferred and prohibited locations for retail be available and a review sheet of building heights and the two different zones that these two parcels are in (part of G1 along Mass Ave is in HE-2). This is a unique district; having the relevant documents on hand will streamline discussions.

For ground floor locations identified as those in the preferred uses areas, the developer should build the ground floor to conform to ground floor preferred use design standards, regardless of whether they plan to have ground floor retail or not. The reason I would like to have Donatelli/Blue Skye do this is so that when the full plan for HillEast Waterfront is built out, these preferred uses can be added when it is more appropriate for that use. I believe that it is important to address this now so that the developer will commit to grading/sloping/infrastructure that will lead to the appropriate full build out.

This also affects DC General and its physical location relative to parcels F1 & G1. To appropriately grade the entire site so the street grid flows from one block to the next will require changes to the entire site – some blocks will be more affected than others. One approach is to ignore the flow and simply build each development package as a unique entity unto itself, an example being St. Coletta's siting. St. Coletta's has a large retaining wall along the side that faces into the future development -- currently the building to the north side of the main DC General building -- which was how they

handled the slope. They simply raised the ground level and flattened off the slope which is held in place by the retaining wall. Cheaper to build, doesn't affect the building behind it. However, this approach is not conducive at all to creating pedestrian friendly blocks, which is a major driving factor behind HillEast Waterfront. If you look at the location of blocks F1 & G1 and DC General, you will see that they are quite close.

With the understanding that it is too early to be able to solve these engineering issues, I would very important for the developer and the city to commit to developing F1 & G1 with a slope that is conducive to creating a pedestrian friendly environment for the full build out, even if it means that part of DC General will have to be removed to allow F1 and G1 to be built. I support the mayor's commitment to relocating the existing services at DC General, and support the relocation of other services on the old campus, to a more appropriate location, whether it be to a new building on the site (parcel L) or, more appropriately for the general homeless population in addition to the families currently housed on the site, permanent housing with no further commitment of city dollars to building and maintaining DC General.

I would also like the development team of Donatelli and Blue Skye to tell us how they plan to:

"Create attractive "places" of unique and complementary character including:

- (1) A new, vital neighborhood center around the Metro station at C and 19th Streets that serves the unmet neighborhood commercial needs of the community and extends to the waterfront with a new residential district;
- (2) Massachusetts Avenue as a grand Washington 'boulevard' in the tradition of the L'Enfant plan;"

No need to try to address the term "attractive" as that word can have so many meanings. But the rest of the quote from the HE zoning's General Provisions and Purpose is quite relevant.

I'd like the team to commit to retail at the metro that serves the *entire* neighborhood not just the new development – i.e., their amenity package. And a recognition of the importance of the building along Massachusetts Avenue, even if it doesn't currently exist.

I believe that what I've been hearing at the neighborhood meetings, albeit in a variety of forms, is a desire for something that is connected to the existing community – both physically with the extension of the street grid and emotionally, with the desire for local businesses and the extension of building forms and material. Urban planning in the 21st century 101 – creating a sense of place. We have consistently heard and planned for a development that is unique to this specific location. Some people believe that it is a continuation of an historic feel, others prefer a more contemporary. That is for the building's design team to finesse. But something that says that this belongs here and is not simply a group of buildings that were taken from a denser location of the city with higher buildings and, with a couple of stories lopped off, put on this site. Again, it is a little early for these sorts of details, but to hear from the development team that they are committed to these ideals is important.

Traffic Patterns and Potential Impact

I would also like recognition from the team that 19th Street is not as heavily travelled at 14th Street – a long established vehicular corridor. To that end, I would like to hear the development team's understanding or vision of how people will physically get to HillEast Waterfront – both at the beginning with only the 2 parcels and with the eventual full build out. This team will be in a prime position to be the developer of choice for the future build out and it would be beneficial to talk about their approach both philosophically and concretely as traffic has a huge impact on quality of life for existing

residents. I keep getting the sense that they envision 19th Street as a busy corridor – perhaps even similar to 14th or Georgia Avenue – and would like to hear what they see for 19th Street, what the flow will be and how familiar they are with the recent studies. Do they foresee trying to change 19th to two-way? Does the team have a traffic consultant of their own or will they? Have they worked with traffic consultants before on their other projects? I understand that DDOT is responsible for road building, etc. but traffic patterns and numbers greatly influence a development's decisions.

I support the street in front of the building at F1 and believe that the street provides a good location for dropping off users of the retail along with a few “teaser” parking spaces. I believe that 19th Street will be used for dropping people off at the metro and for through traffic. I believe that cars will be using this area regardless and if we don't accommodate them, it will force more people to park farther away, perhaps on the other side of 19th Street – and could discourage retailers/preferred users from locating here. (This street configuration has already been dedicated by DDOT.) I would prefer to see a commitment from the developer to explore options instead of trying to force this change to all pedestrian without appropriate further study.