



OFFICE OF THE  
SECRETARY  
2020 JAN 17 AM 9:32

**MURIEL BOWSER**  
MAYOR

JAN 17 2020

The Honorable Phil Mendelson, Chairman  
Council of the District of Columbia  
1350 Pennsylvania Avenue, N.W., Suite 504  
Washington, DC 20004

Dear Chairman Mendelson:

Enclosed for consideration by the Council are proposed resolutions entitled the "Howard Road Surplus Declaration and Approval Resolution of 2020" and the "Howard Road Disposition Approval Resolution of 2020".

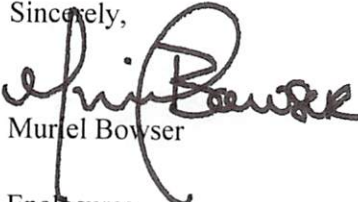
These proposed resolutions will declare District owned real property located at 1004-1018 Howard Road and Shannon Place S.E., Washington, D.C., and known for taxation and assessment purposes as Lots 0948, 0906, 1035, 0839, 1034, 0952, 0897, and 0908 in Square 5860 (Property), as no longer required for public purposes and approve its disposition pursuant to D.C. Official Code §10-801.

Substantially similar resolutions, PR23-488, the "Howard Road Surplus Declaration and Approval Resolution of 2019" and PR23-489, the "Howard Road Disposition Approval Resolution of 2019" were introduced on October 7, 2019. A joint public hearing on these resolutions was held by the Committee on Business and Economic Development and Committee on Facilities and Procurement on January 6, 2020. The 2019 resolutions incorrectly referred to the Property size as "approximately 35,300 square feet of land." The new resolutions correctly identify the Property as consisting of approximately 27,000 square feet of land. No other changes have been made to the resolutions and all other documents in the original submission to Council remain unchanged.

Approval of the new proposed resolutions will declare surplus and allow for the disposition of the Property to the Developer to create this residential development. The redevelopment of the Property will provide affordable residential housing, home ownership opportunities, communal spaces to enhance the atmosphere and sense of community for its residents, and be a major step forward in the District's redevelopment of this currently underutilized property.

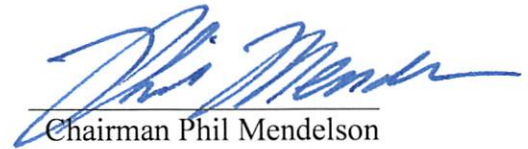
As always, I am available to discuss any questions you may have regarding these proposed resolutions. I look forward to their prompt and favorable consideration.

Sincerely,



Muriel Bowser

Enclosures

  
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, known as Howard  
16 Road located at 1004-1018 Howard Road S.E. and known for taxation and  
17 assessment purposes as Lots 0948, 0906, 1035, 0839, 1034, 0952, 0897, and 0908  
18 in Square 5860.  
19

20 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that  
21 this resolution may be cited as the “Howard Road Surplus Declaration and Approval  
22 Resolution of 2020”.

23 Sec. 2. Findings.

24 (a) The District of Columbia is the owner of the real property, located at  
25 1004-1018 Howard Road S.E. and known for taxation and assessment purposes as Lot(s)  
26 0948, 0906, 1035, 0839, 1034, 0952, 0897, and 0908 in Square 5860 (the “Property”).

27 The Property consists of approximately 27,000 square feet of land.

28 (b) The Property does not have any necessary use by the District and is no  
29 longer required for public purposes. The most pragmatic solution for activating this site is  
30 to declare the Property surplus and dispose of the Property for development.

31 (c) The District has satisfied the public hearing requirements of section 1(b-5)  
32 of An Act Authorizing the sale of certain real estate in the District of Columbia no longer  
33 required for public purposes, approved August 5, 1939 (53 Stat. 1211; D.C. Official Code

34 § 10-801(b-5)) by holding a public hearing on March 20, 2018, at the DHCD Housing  
35 Resource Center located at 1800 Martin Luther King Jr. Avenue, S.E., regarding the  
36 finding that the Property is no longer required for public purposes.

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

39 Sec. 4. Fiscal impact statement.

40 The Council adopts the fiscal impact statement in the committee report as the  
41 fiscal impact statement required by section 602(c)(3) of the District of Columbia Home  
42 Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02  
43 (c)(3)).

44 Sec. 5. Transmittal of resolution.

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

47 Sec. 6. Effective date.

48 This resolution shall take effect immediately.

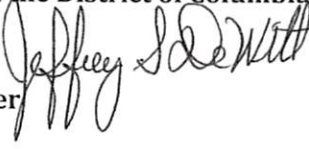
Government of the District of Columbia  
Office of the Chief Financial Officer



Jeffrey S. DeWitt  
Chief Financial Officer

**MEMORANDUM**

**TO:** The Honorable Phil Mendelson  
Chairman, Council of the District of Columbia

**FROM:** Jeffrey S. DeWitt  
Chief Financial Officer 

**DATE:** January 14, 2020

**SUBJECT:** Fiscal Impact Statement – Howard Road Surplus Declaration and Approval Resolution of 2020

**REFERENCE:** Draft Proposed Resolution as shared with the Office of Revenue Analysis on January 7, 2020

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**Conclusion**

Funds are sufficient in the fiscal year 2020 through fiscal year 2023 budget and financial plan to implement the proposed resolution.

**Background**

The proposed resolution declares eight District-owned parcels located along the east side of Howard Road, S.E. between Firth Sterling Avenue, S.E. and Shannon Place, S.E.<sup>1</sup> as surplus property. The combined properties are approximately 27,000 square feet of vacant land and are no longer needed for public purposes.

The properties will be disposed to Howard Road Community Partners LLC by the concurrently introduced Howard Road Disposition Approval Resolution of 2020.

**Financial Plan Impact**

Funds are sufficient in the fiscal year 2020 through fiscal year 2023 budget and financial plan to implement the proposed resolution. There are no costs associated with the surplus property declaration.

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<sup>1</sup> Known for tax assessment purposes as Square 5860, Lots 839, 897, 906, 908, 948, 952, 1034, and 1035.


Government of the District of Columbia  
Office of the Chief Financial Officer



Jeffrey S. DeWitt  
Chief Financial Officer

**MEMORANDUM**

**TO:** The Honorable Phil Mendelson  
Chairman, Council of the District of Columbia

**FROM:** Jeffrey S. DeWitt  
Chief Financial Officer 

**DATE:** January 14, 2020

**SUBJECT:** Fiscal Impact Statement – Howard Road Disposition Approval  
Resolution of 2020

**REFERENCE:** Draft Bill as shared with the Office of Revenue Analysis on January 7,  
2020

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**Conclusion**

Funds are sufficient in the fiscal year 2020 through fiscal year 2023 budget and financial plan to implement the proposed resolution.

The resolution approves the disposition of eight District-owned parcels for private development. The developer will pay the District one dollar at closing through a fee simple transaction.

**Background**

The proposed resolution approves the District's disposition of eight District-owned parcels located on Howard Road, S.E. between Firth Sterling Avenue, S.E. and Shannon Place, S.E. to Howard Road Community Partners LLC. The developer will construct eighteen for-sale townhomes on the approximately 27,000 square feet of vacant land. The developer will pay the District one dollar at closing through a fee simple transaction.

The Honorable Phil Mendelson

FIS: "Howard Road Disposition Approval Resolution of 2020," Draft Proposed Resolution as shared with the Office of Revenue Analysis on January 7, 2020

Because the developer is benefitting from the disposition of public property, it must comply with the District's affordable housing requirements.<sup>1</sup> The developer will offer at least 30 percent of the townhomes as affordable homes for low-income and moderate-income households.

The developer must sign a First Source Agreement<sup>2</sup> with the District and use Certified Business Enterprises for at least 35 percent of the contract dollar volume.

The District will declare the properties as surplus property through the concurrently introduced Howard Road Surplus Declaration and Approval Resolution of 2020.

### **Financial Plan Impact**

Funds are sufficient in the fiscal year 2020 through fiscal year 2023 budget and financial plan to implement the proposed resolution. The District and Howard Road Community Partners LLC will close on the transaction within two years of the proposed resolution's approval date. The developer will pay the District one dollar at closing that will be deposited into the District's Local Fund.

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<sup>1</sup> Disposition of District Land for Affordable Housing Amendment Act of 2014, effective March 10, 2015 (D.C. Law 20-193; D.C. Official Code § 10-801).

<sup>2</sup> First Source Employment Agreement Act of 1984, effective June 29, 1985 (D.C. Law 5-93; D.C. Official Code § 2-219.03).

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF THE ATTORNEY GENERAL



ATTORNEY GENERAL  
KARL A. RACINE

Legal Counsel Division

**MEMORANDUM**

**TO:** Gianelle Rivera  
Acting Director  
Office of Policy and Legislative Affairs

**FROM:** Brian K. Flowers  
Deputy Attorney General  
Legal Counsel Division


**DATE:** January 7, 2020

**SUBJECT:** Legal Sufficiency Review of the "Howard Road Surplus Declaration and Approval Resolution of 2020" and the "Howard Road Disposition Approval Resolution of 2020"  
(AE-19-584B)

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**This is to Certify that** this Office has reviewed the above-referenced resolutions and that we have found them to be legally sufficient.

If you have any questions in this regard, please do not hesitate to call me at 724-5524.

  
\_\_\_\_\_  
Brian K. Flowers

**SURPLUS ANALYSIS**

**Project Name:** Howard Road Property  
**Project Address:** 1004-1018 Howard Road S.E.  
**Property Description:** Lots 0948, 0906, 1035, 0839, 1034, 0952, 0897, and 0908 in Square 5860 (the "Property")  
**Size of Property:** Parcel is 27,000 square feet  
**Zoning of Property:** RA-1 (low-moderate density residential)  
**Historic District:** None  
**Ward:** 8

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- 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 consists of a single site in Ward 8. The site consists of a group of parcels with a street address of 1004-1018 Howard Road S.E., known for tax and assessment purposes as Lots 0948, 0906, 1035, 0839, 1034, 0952, 0897, and 0908 in Square 5860, consisting of approximately 27,000 square feet of land that is unimproved (the "Property"). The District acquired the Property from WMATA in 2014.

- 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 sits at the intersection of Howard Road and Shannon Place S.E. immediately across from the Anacostia Metro station. Metro bus service is available at the Anacostia Metro station and there is a Capital Bikeshare station on Shannon Place in front of the Property. Martin Luther King Jr. Avenue is one block to the east. The immediate neighborhood is primarily residential with some general retail. Scattered office buildings are primarily occupied by government offices such as the Department of Housing and Community Development ("DHCD"). The Anacostia Arts Center is located within the block on Good Hope Road and offers exhibits and programs for the arts.

The location of the Property offers good automobile and mass transit access. Martin Luther King Jr. Avenue S.E., a highly-trafficked avenue running west to east from



downtown across the 11<sup>th</sup> Street Bridge, is Anacostia's premiere commercial corridor for retail and commercial office.

**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 zoned RA-1 with a lot size of approximately 27,000 square feet. The RA-1 zoning district allows for moderate density residential with a maximum height of 35 feet. The purpose of the RA-1 zoning is to permit moderate-density residential development only.

***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 a description of the District's current needs for real property, a description of public uses considered, and a narrative explaining why the real property is unsuitable for each public use.***

The Office of the Deputy Mayor for Planning and Economic Development ("DMPED") reviewed the Property's potential uses established under the District's Comprehensive Plan and applicable zoning restrictions and deemed the Property to be unsuitable and not viable to replace space currently leased by the District.

Given the above-mentioned facts, the Mayor has not identified any potential public uses for the Property. The Mayor believes that the most pragmatic solution for reactivating this space is to no longer require it to be used for public purposes. As such, the Mayor believes that the best solution is to declare the property surplus and dispose of the Property for redevelopment.

**4. Why the determination that the Property is no longer required for public purposes is in the best interest of the District. D.C. Code § 10-801(a-1)(2)(B).**

***a. Please describe most viable and reasonable future use(s) for the Property.***

The Property is most suitable for residential uses, and is zoned for such.

***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).***

The Property is currently underutilized and provides no property tax revenue to the District of Columbia. The District can therefore improve the value of the Property to the District by declaring the Property surplus to facilitate disposition and

redevelopment. The District's best interests would be served by a private residential development of family-sized, homeownership units.

The community supports development of homeownership townhouse units on the Property. This use would further the District's efforts to produce and preserve affordable housing.

**5. Public Outreach and Comment. D.C. Code § 10-801(a-1)(2)(C).**

***a. What specific outreach was done to solicit community input on the proposed surplus of the Property, including any outreach conducted in addition to the public hearing required under D.C. Code § 10-801(a-1)(2)(C) ?***

A public meeting to solicit community input on the proposed declaration of the Property as "Surplus" was held on Tuesday, March 20, 2018 at DHCD Housing Resource Center at 1800 Martin Luther King, Jr. Avenue, S.E., Washington, D.C. 20020. The affected ANC, ANC 8A was provided advanced written notice on Friday, February 16, 2018 and notice of the public meeting was published in the District of Columbia Register on Wednesday, February 14, 2018.

***b. Summary of Public Hearing on Surplus***

**1. Hearing Date and Location:**

Date: March 20, 2018  
Time: 6:30-8:30PM  
Location: DHCD Housing Resource Center  
1800 Martin Luther King, Jr. Avenue, S.E.  
Washington, D.C. 20020

**2. Approximate Number of Attendees:**

Approximately \_\_ people were in attendance. Three were employees from DMPED. The ANC-8A Commissioner was present.

**3. Summary of Public Comments:**

Written public comments are attached. The meeting began with a discussion of the surplus determination process as identified in D.C. Code 10-801 and the history of the Property. Residents were informed of the requirement to conduct a public meeting prior to a declaration of a property as surplus and encouraged to provide feedback regarding the proposed declaration of the property as surplus. DMPED then opened up the meeting to comments.

For Council Submission

At this point, one meeting attendee, an ANC-8A Commissioner in attendance, spoke on the record in support to surplus. With no further comments, the meeting was adjourned.

**Public Comments on Surplus Submitted at Public Hearing**

**Resident (Greta Fuller) – Former ANC 8A Commissioner; Member - Historic Anacostia Preservation Society; Member - Historic Anacostia Black Association.**

Pleased that something is being done with the property. Please refer to the attachment for the full statement.

**Public Comments on Surplus Submitted via Email (See Attached)**

None.



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



2018 OCT - 7 AM 9:36

OFFICE OF THE  
SECRETARY

**VIA ELECTRONIC MAIL**

TO: Holly Muhammad, [8A01@anc.dc.gov](mailto:8A01@anc.dc.gov)  
Barbara Clark, [8A02@anc.dc.gov](mailto:8A02@anc.dc.gov)  
Terri Acker, [8A03@anc.dc.gov](mailto:8A03@anc.dc.gov)  
Troy Prestwood (Chairperson), [8A04@anc.dc.gov](mailto:8A04@anc.dc.gov)  
Travon Hawkins, [8A05@anc.dc.gov](mailto:8A05@anc.dc.gov)  
Greta Fuller, [8A06@anc.dc.gov](mailto:8A06@anc.dc.gov), [gretajanet@yahoo.com](mailto:gretajanet@yahoo.com)  
T'Chaka Sapp, [8A07@anc.dc.gov](mailto:8A07@anc.dc.gov)

CC: Honorable Trayon White, Sr., DC Councilmember, Ward 8, [twhite@dccouncil.us](mailto:twhite@dccouncil.us)  
Nate Fleming, Legislative Director, [nfleming@dccouncil.us](mailto:nfleming@dccouncil.us)

From: Mark Corneal, Senior Project Manager

Date: February 14, 2018

The Office of the Deputy Mayor for Planning and Economic Development ("DMPED") has selected eight District owned properties located at the Anacostia Metro on Howard Road and Shannon Place, S.E. (the "Property") for redevelopment. As part of the redevelopment process, the Property must be declared surplus by the Council of the District of Columbia ("Council"). Declaring a property surplus means that it is not required for a public purpose.

DMPED will conduct a public meeting to receive comments and feedback from the community on the proposed designation of the Property as surplus property. Comments collected at the public meeting will be submitted to the Council for their review. The surplus meeting will be conducted pursuant to D.C. Official Code §10-801. The date, time, and location of the meeting are below:

Date: Tuesday, March 20, 2018  
Time: 6:30pm  
Location: DHCD Housing Resource Center  
1800 Martin Luther King Jr. Avenue, SE  
Washington, DC 20020

Please feel free to contact Mark Corneal at 202.724.8940 or [mark.corneal@dc.gov](mailto:mark.corneal@dc.gov) should you have any questions or concerns.

BRIAN T. KENNER  
DEPUTY MAYOR

**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 Office of the Deputy Mayor for Planning and Economic Development will conduct a public meeting to receive public comments on the proposed surplus of the District of Columbia owned property identified below.

**Property:**

<b>Square/Lot</b>	<b>Premise Address</b>
5860/0948	1004 Howard Road, SE
5860/0906	1006 Howard Road, SE
5860/1035	1010 Howard Road, SE
5860/0839	--Howard Road SE
5860/1034	1014 Howard Road, SE
5860/0952	1018 Howard Road, SE
5860/0897	--Shannon Place, SE
5860/0908	--Howard Road, SE

The public meeting will be held at the date, time, and location as follows:

**Date:** Tuesday, March 20, 2018

**Time:** 6:30 p.m.

**Location:** DHCD Housing Resource Center  
1800 Martin Luther King Jr. Avenue, SE  
Washington, D.C. 20020

**Contact:** Mark Corneal, mark.corneal@dc.gov  
(202) 724-8940

**Please note that written comments will be accepted by U.S. Mail or email until Friday, March 30, 2018, at:**

The Office of the Deputy Mayor for Planning and Economic Development  
1350 Pennsylvania Avenue, NW, Suite 317  
Washington, DC 20004  
Attention: Mark Corneal, Senior Project Manager  
Mark.corneal@dc.gov

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

+ + + + +

**PROPOSAL TO DESIGNATE HOWARD ROAD  
PROPERTIES IN SQUARE 5860  
AS SURPLUS PROPERTIES**

+ + + + +

**PUBLIC MEETING**

+ + + + +

**TUESDAY  
MARCH 20, 2018**

+ + + + +

The Office of the Deputy Mayor for Planning & Economic Development met in the Department of Housing & Community Development, 1800 Martin Luther King Jr. Avenue, SE at 6:30 p.m., Mark S. Corneal, Senior Project Manager, presiding.

**PRESENT**

**MARK S. CORNEAL, Senior Project Manager  
MIGUEL GARCIA, Project Manager  
GRANVILLE M. WOODSON, Project Manager**

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

2 (6:46 p.m.)

3 MR. CORNEAL: Sorry. I think we'll  
4 get started. I just thought I'd give a little  
5 more time for the weather. Good evening. My  
6 name is Mark Corneal. I'm a Senior Project  
7 Manager with the Office of the Deputy Mayor for  
8 Planning and Economic Development.

9 Thank you all for coming tonight.  
10 Please make sure to sign in. I see that you all  
11 signed in, so we can accurately get your name to  
12 go with your comments.

13 My colleague, Granville Woodson, is in  
14 the back, and can assist. We also have note  
15 cards. And if you prefer to write down a  
16 questions or concern, and want to leave it with  
17 us, we can take it with us. Or our cards are in  
18 the back, and you can email me. Feel free to  
19 call with any questions.

20 So, tonight, on behalf of the Office  
21 of the Deputy Mayor for Planning and Economic  
22 Development, DMPED, we're here to receive and

1 record comments from the public regarding the  
2 proposal to designate the Howard Road properties,  
3 which are vacant lots 0948, 0906, 1035, 0839,  
4 1034, 0952, 0897, and 0908, all located in the  
5 square of 5860, as surplus properties.

6 I'll refer to these lots as the  
7 property. And you can use the word property when  
8 providing your testimony as well, if you choose  
9 to testify.

10 Declaring the property surplus means  
11 the property is no longer required for public  
12 purposes. For example, a Government office  
13 building, park, or other municipal facility.

14 Neither DMPED nor any other District  
15 Agency has plans to use the property for public  
16 purposes. But we'd like to obtain public comment  
17 regarding potential public purposes.

18 So, the purpose of tonight's meeting  
19 is to obtain community input on potential public  
20 uses of the property, to inform the Mayor's  
21 determination whether the property is no longer  
22 required for public purposes.



1           Before hearing your comments let me  
2 provide a brief background on the property, and  
3 then explain the surplus process.

4           So first, location of the property.  
5 The property is comprised of multiple parcels in  
6 Southeast D.C. The parcels with street addresses  
7 of 1004 to 1018 Howard Road, Southeast, are  
8 located between Howard Road and Shannon Place,  
9 directly across Howard Road from the Anacostia  
10 Metro Station.

11           The property consists of approximately  
12 27,000 square feet of land, with frontage on both  
13 Howard Road and Shannon Place. And it is  
14 unimproved vacant land.

15           And I see that you each have a map.  
16 I've provided a map for your at the sign in  
17 table.

18           The Council of the District of  
19 Columbia may declare property surplus by  
20 reviewing and improving legislation submitted by  
21 the Mayor under D.C. Official Code 10-801.

22           To inform the Mayor's determination

1 whether the real property is no longer required  
2 for public purposes, a public meeting is held to  
3 obtain community input on potential public uses  
4 of property prior to submitting the legislation  
5 to Council. And that is the purpose of tonight's  
6 meeting.

7 Comments received will be submitted to  
8 the Council, together with the surplus  
9 legislation. The Council will review the surplus  
10 legislation, and conduct a separate public  
11 hearing before voting to approve or disapprove  
12 the surplus designation.

13 The intention for tonight's meeting is  
14 to focus on whether there is a public purpose  
15 need for the property. And there will be  
16 additional opportunities to discuss any proposed  
17 development of the property during the public  
18 disposition meeting, and if and when the Council  
19 holds hearings on the disposition of the  
20 property.

21 DMPED will be meeting with the  
22 community in the future to keep people informed,

1 and to hear comments and suggestions of any  
2 proposed development for the property.

3 For those wishing to share any  
4 comments regarding the proposed designation of  
5 the property as surplus, you can come up to the  
6 microphone right here on the front table. And  
7 I'll give each a total of three minutes, possibly  
8 more this evening, if you so choose.

9 And if you're, you know, if your  
10 testimony is lengthy we'll ask that you give a  
11 written draft to our office, so that we can fully  
12 capture your remarks.

13 And I just ask that if you make any  
14 comments, that you focus your comments on the  
15 surplus designation only, which is the purpose of  
16 this meeting.

17 And if you have any questions or  
18 comments about the future development of the  
19 property, I'll be happy to discuss that after  
20 this meeting, or later when we discuss it at the  
21 ANC meeting.

22 If you choose to make a remark please

1 state and spell your name and association, so  
2 that we can capture it for the record. It's  
3 being recorded and transcribed. And all comments  
4 will be submitted to the Council in the  
5 transcription, with the surplus package.

6 So, comments can also be emailed to me  
7 at my email address, mark.corneal@dc.gov. And  
8 we'll accept written comments and concerns until  
9 April 10th.

10 I mentioned the note cards. Are there  
11 -- Oh, and I will state also for the record that  
12 because of the inclement weather we've decided  
13 that we're holding tonight's meeting.

14 So, this is the official meeting. But  
15 we will continue the meeting until next Monday,  
16 so that people who couldn't otherwise come this  
17 evening, for whatever reason, mostly due to the  
18 weather, will be able to come on Monday. And  
19 you're welcome to return as well. So, are there  
20 any questions?

21 MR. PETERSON: On the ground rules?

22 MR. CORNEAL: On anything. Okay. So

1 then, I'll open the floor for comments. And if  
2 anyone would like to speak, again, just please  
3 focus your comments on the surplus designation.  
4 Anybody want to speak?

5 MR. PETERSON: I'll give it a shot.

6 MR. CORNEAL: Okay.

7 MR. PETERSON: I'm just curious for --

8 MR. CORNEAL: Go ahead. So, if you  
9 speak into the microphone?

10 MR. PETERSON: Yes. I just was  
11 curious for --

12 MR. CORNEAL: Get your name?

13 MR. PETERSON: Oh, yes. My name is  
14 Brent Peterson. I'm a resident of Anacostia.

15 MR. CORNEAL: And if you could spell  
16 that for us, please?

17 MR. PETERSON: Yes. B-R-E-N-T, P-E-T-  
18 E-R-S-O-N.

19 MR. CORNEAL: Thank you.

20 MR. PETERSON: And I'm just curious to  
21 hear what the City would like to see there. Or  
22 is it maybe, maybe that's not how this process

1 works. I mostly just came to gather information  
2 about what could be there.

3 I think it would be great to have, all  
4 right, tell you what, I think it would be great  
5 to have some retail there. Just because there's  
6 a lot of foot travel coming from the station.

7 But also, there's a ever present need  
8 for housing in the neighborhood. So, I do think  
9 maybe a combination therein could be really  
10 helpful. But otherwise, I think it's great that  
11 they're going to do something with this piece of  
12 land.

13 MR. CORNEAL: So, are you advocating  
14 then a private use for the property, versus  
15 public?

16 MR. PETERSON: That would strike me as  
17 a way to get this done quickly. But maybe that's  
18 not the goal. So, yes, I guess I don't have a  
19 really position on this.

20 But I do think private use would be  
21 appropriate, as long as it served the larger  
22 needs of the community, both in terms of perhaps

1 retail and job creation opportunities, and also  
2 housing opportunities.

3 If those could be accomplished by a  
4 publicly owned mechanism I think that would be  
5 acceptable too, in my own view. That might be  
6 the extent of my three minutes.

7 MR. CORNEAL: Okay.

8 MR. PETERSON: First time doing this,  
9 so --

10 MR. CORNEAL: All right.

11 MR. PETERSON: Thank you.

12 MR. CORNEAL: Thank you very much.

13 MR. PETERSON: My pleasure.

14 MR. CORNEAL: That was great. Anyone  
15 else want to speak?

16 MS. CLARK: Good evening.

17 MR. CORNEAL: Good evening.

18 MS. CLARK: My name is Carma Clark.

19 That's C-A-R-M-A, C-L-A-R-K. Also my first time  
20 testifying. I wasn't aware that it would be this  
21 type of setup. I was also here to gather  
22 information.

1                   But hearing briefly about, you know,  
2                   the process for, you know, declaring a property a  
3                   surplus, and right now I assume it is public,  
4                   publicly owned. Is that --

5                   MR. CORNEAL: Yes. It's owned by the  
6                   District.

7                   MS. CLARK: I appreciate the fact  
8                   that, you know, this meeting will continue until  
9                   next month, or until next Monday, so that more  
10                  people can provide their input.

11                  As a resident of Hillsdale, and a dog  
12                  owner specifically, I do take notice of the fact  
13                  that there are no, you know, public dog parks  
14                  east of the river.

15                  And becoming aware of, you know,  
16                  public land that is available and walkable  
17                  within, you know, the distance of my house.  
18                  Whether or not it becomes privately owned land,  
19                  or remains public, it would be nice to have some  
20                  sort of function for pet owners. Thank you.

21                  MR. CORNEAL: Okay. Thank you. Good  
22                  evening.



1 MR. WILSON: Good evening. How are  
2 you doing?

3 MR. CORNEAL: Good. How are you?

4 MR. WILSON: Good. Is it open  
5 questions, or --

6 MR. CORNEAL: The floor is open for  
7 discussion on the record. Comments pertaining to  
8 the surplus.

9 MR. WILSON: It's open for discussion  
10 then. So, good evening. Charles Wilson,  
11 resident of Anacostia. I'm curious. So, this is  
12 a Howard Road map, the property on Howard Road?

13 MR. CORNEAL: Yes.

14 MR. WILSON: Do you guys, I guess,  
15 what's your intent on here?

16 MR. CORNEAL: This is just the surplus  
17 meeting to surplus the property. To take  
18 community input to deter -- to hear from the  
19 community if they believe there's any alternative  
20 public uses for the property.

21 MR. WILSON: Okay.

22 MR. CORNEAL: DMPED is not aware of any

1 requirement that it has, or any other agency has  
2 to use this property.

3 MR. WILSON: Okay, yes. So, I guess  
4 my question is, do you, what do you guys envision  
5 happening here on this site?

6 MR. CORNEAL: Well, I know you missed  
7 the presentation.

8 MR. WILSON: Yes.

9 MR. CORNEAL: But I had said that if  
10 we wanted to discuss the, you know, potential  
11 development of the property then we could do  
12 that, you know, after the --

13 MR. WILSON: Okay.

14 MR. CORNEAL: -- meeting. Or we will  
15 have conversations with the community, or with  
16 the ANC. This is just the surplus. The purpose  
17 of this meeting is just for surplus.

18 MR. WILSON: Okay.

19 MR. CORNEAL: And then I also stated,  
20 because I got a letter, or a email from Troy and  
21 from Greta, requesting that we postpone the  
22 meeting.

1 But because of notice provisions --

2 MR. WILSON: Okay.

3 MR. CORNEAL: -- we continued with the  
4 meeting. And the fact that people might show up,  
5 which obviously we did have some turnout. That  
6 we would hold the meeting tonight. But we would  
7 continue the meeting next Monday --

8 MR. WILSON: Okay.

9 MR. CORNEAL: -- to allow residents  
10 that didn't want to come out because of the  
11 weather --

12 MR. WILSON: Okay.

13 MR. CORNEAL: -- to participate.

14 MR. WILSON: I'll do some more  
15 research, and hold my comments until next --

16 MR. CORNEAL: Okay.

17 MR. WILSON: -- meeting.

18 MR. CORNEAL: Thank, Charles.

19 MR. WILSON: All right. Thanks.

20 MR. CORNEAL: Okay. Any other  
21 comments? We can wait a few minutes if you don't  
22 mind.

1 MR. PETERSON: Are you aware  
2 historically what this has been, or what was on  
3 the lots before?

4 MR. CORNEAL: I'm not familiar what  
5 was there.

6 PARTICIPANT: It's like historic  
7 Hillsdale, right?

8 MR. CORNEAL: I mean, with the lots  
9 and the addresses there. I'm assuming, way  
10 before metro I'm assuming that there were  
11 buildings on the property.

12 MR. WILSON: Yes. Actually that was  
13 --

14 MR. CORNEAL: Charles may know better  
15 than --

16 MR. WILSON: That's before my time.  
17 It's always been --

18 (Off microphone comments)

19 MR. CORNEAL: Well, with no further  
20 public comments at this time, I'd reiterate that  
21 because of the inclement weather we've decided to  
22 hold the meeting open until next Monday evening,

1 at the same time and same place, at the Housing  
2 Resource Center, at 6:30 p.m. on Monday the 26th,  
3 to allow residents to participate that couldn't  
4 otherwise be here this evening. Any other  
5 questions or comments? Thank you all for coming  
6 out.

7 (Chorus of thank you)

8 MR. CORNEAL: Come back on Monday.

9 (Whereupon, the above-entitled matter  
10 went off the record at 7:01 p.m.)  
11  
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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: Proposal to Designate Howard  
Properties as Surplus Properties

Before: DC DMPED

Date: 03-20-18

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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