



2013 MAY 30 PM 1:16
OFFICE OF THE
MAYOR

VINCENT C. GRAY
MAYOR

MAY 30 2013

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 the "3825-29 Georgia Avenue Surplus Declaration and Approval Resolution of 2013". This legislation will declare certain District owned property located on Georgia Avenue, N.W. as no longer required for public purposes, pursuant to D.C. Official Code 10-801. The property is currently used as off-street parking and consists of 5,757 square feet and has a zoning designation of R-5-B, which allows general residential uses, including single-family dwellings, flats, and apartment buildings. No other government uses have been deemed viable for the Property.


As required by law, a public meeting was held in the community on April 22, 2013 at the Petworth Neighborhood Library to receive public comment on the proposed surplus of the Property. This legislation 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

Enclosure


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 3825-29
16 Gerogia Avenue, N.W., known for tax and assessment purposes as Lot 0818 in
17 Square 3028.
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19 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That
20 this resolution may be cited as the “3825-29 Georgia Avenue, N.W. Surplus Declaration
21 and Approval Resolution of 2013”.

22 Sec. 2. Findings.

23 (a) The Property is located at 3825-29 Georgia Avenue N.W., known for tax
24 and assessment purposes as Lots 0818, in Square 3028 (the “Property” or “3825-29
25 Georgia Avenue N.W.”), and consists of approximately 5,757 square feet of land.

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

31 (c) Pursuant to An Act Authorizing the sale of certain real estate in the
32 District of Columbia no longer required for public purposes (“Act”), approved August 5,

1 1939 (53 Stat. 1211; D.C. Official Code § 10-801 *et seq.*), D.C. Official Code 10-801 (a-
2 1)(4), a public hearing was held on April 22, 2013, at the Petworth Neighborhood Library
3 located at 4200 Kansas Avenue, N.W., regarding the finding that the Property is no
4 longer required for public purposes.

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

7 Sec. 4. Fiscal impact statement.

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

11 Sec. 5. Transmittal of resolution.

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

14 Sec. 6. Effective date.

15 This resolution shall take effect immediately.

SURPLUS ANALYSIS

Project Name: TBD
Property Description: Vacant parcel of land with a street address of 3825-3829 Georgia Avenue, N.W. in Washington, D.C., known for tax and assessment purposes as Lot 818 in Square 3028 (the “Property” or “Site”)
Size of Property: 5,757 square feet
Appraised Value: \$383,474
Zoning of Property: GA/C-3-A
Ward: Ward 4

- 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 Site, which is located at 3825-3829 Georgia Avenue, N.W. and includes Lot 818 in Square 3028, was among the inventory of properties transferred from the National Capital Revitalization Corporation (“NCRC”) to the Office of the Deputy Mayor for Planning and Economic Development when NCRC was dissolved, and was originally transferred to NCRC by the Department of Real Estate Services with the intention of future disposition as a redevelopment site for economic development purposes.

Square 3028 is located in the northwest quadrant of the District of Columbia and is located on the east side of Georgia Avenue. Square 3028 is bounded on the north by Randolph Street, on the south by Quincy Street, on the west by Georgia Avenue, and on the east by 8th Street. The Site is rectangular in shape, but is relatively small and only contains approximately 5,757 square feet of land area. The Site abuts a 15-foot public alley to the east, Georgia Avenue to the west, and existing structures on the north and south. The Site is located within the C-3-A District and the Georgia Avenue Overlay District. Lot 818 is a vacant lot.

- 2. Describe the surrounding neighborhood, including the following information: What does the neighborhood offer in terms of housing, shopping, recreation, and commercial space?**

The neighborhood offers a mix of commercial uses and housing. The construction of the proposed residential building in the GA/C-3-A District will significantly contribute to the

vibrancy of the neighborhood while supporting the City's goals for this area. The Property is located just north of Petworth Metrorail Station, along the emerging Georgia Avenue corridor.

3. No Necessary District Use. D.C. Code § 10-801(a-1)(2)(A).

a. Please describe allowable future uses for the Property.

The Property is zoned GA/C-3-A and falls within the boundaries of the Georgia Avenue (GA) Overlay District, which was established, in part, to implement the objectives of the Petworth Metro Station Area and Corridor Plan and to encourage additional residential uses and improved commercial uses.

Allowable future uses of the Property include matter-of-right medium density development, with a density incentive for residential development within a general pattern of mixed-use development. Residential uses consist of multifamily units, one family detached dwellings and one family semi-detached dwellings.

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.

After considering the factors set out in the District's needs under the District's Facilities Plan and potential uses under the Comprehensive Plan and taking into consideration applicable zoning restrictions, the Property was deemed to be unsuitable and not viable to replace space currently leased by the District.

4. Why determination that the real 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 District's Comprehensive Plan, the Property's most viable use is as multi-unit housing available to a diverse population. All viable, reasonable, and potentially allowable future uses are incorporated into the proposed plan for 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).

The best use of the Property is multi-unit housing, offering a mix of affordability, as programmed.

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 surplus 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)?*

In addition to the community engagement efforts previously undertaken by the Department of Real Estate Services and the Office of the City Administrator to determine whether the Property was suitable for public purpose, several meetings have been scheduled to solicit community input and comments.

Prior to requesting development proposals, the District solicited community input at meetings on February 5, 2008 and April 17, 2008. Additionally, the development teams presented their proposals for public comment on August 21, 2008, and the ANC was notified of the terms and conditions of the proposed disposition.

Finally, on April 22, 2013, the District conducted a public hearing to receive public comments on the proposed surplus of the Property. The affected ANC, ANC 4C, was provided 30 days advance written notice, and notice of the public hearing was appropriately published in the District of Columbia Register.

b. Summary of Public Comments from April 22, 2013 Public Hearing.

1. Hearing Date and Location:

**3825-3829 Georgia Avenue, N.W. Surplus Meeting
April 22, 2013, 6:00pm
Petworth Neighborhood Library
4200 Kansas Avenue, NW, Washington, DC 20011**

2. Approximate Number of Attendees:

Four (4) attendees

3. Summary Public Comments:

Commissioner Timothy Jones (ANC4C08) stated that affordable housing will be a subject. He expressed concern that different people have different views on what specifically constitutes affordable housing.

Donald Matheson, a developer, asked about whether the project had been completed, how many units were in the project and what kind of public uses were required.

Commissioner Jones stated that he would like to see a mini park or retail uses.

John Patney, a neighborhood business owner, stated that he owned a funeral home nearby and was promised the property years ago.

Mr. Matheson asked about the surplus and disposition process and asked how we selected the developer.

Patrick Williams, also a developer, asked what the purpose of the meeting was and whether this meeting should have taken place before a solicitation was released. He then asked if there was a master list of DC surplus properties.

Corey Lee, Project Manager at the Office of the Deputy Mayor for Planning and Economic Development, answered questions regarding the District's proposed surplus declaration for the property and explained the purpose of the surplus meeting to receive community feedback and comments as well as the timeline of the project. After discussing the surplus, Mr. Lee then answered questions about the proposed development for the parcel.

3825-29 Georgia Avenue Surplus Meeting

Meeting Date and Location:

Property: Square: 5197 Lot: 0809 at 3825-29 Georgia Ave, N.W.
Date: April 22, 2013
Time: 6:30 p.m.
Location: **Petworth Neighborhood Library**
4200 Kansas Avenue, N.W.
Washington, DC 20011

Approximate Number of Attendees:

4 members of the community attended, including 1 ANC Commissioner Timothy Jones (ANC4C08). One other attendee arrived at the end of the meeting, but declined to sign in with the Deputy Mayor's Office.

Summary of Public Comments:

Commissioner Timothy Jones (ANC4C08) stated that affordable housing will be a subject. He expressed concern that different people have different views on affordable housing units.

Donald Matheson, a developer, asked about whether the project had been completed, how many units were in the project and what kind of public uses were required.

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GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE ATTORNEY GENERAL



Legal Counsel Division

MEMORANDUM

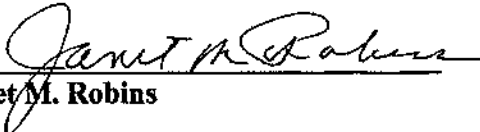
TO: Lolita S. Alston
Director
Office of Legislative Support

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

DATE: April 25, 2013

SUBJECT: 3825-29 Georgia Avenue, N.W. Surplus Declaration and Disposition Approval
Resolutions of 2013
(AE-13-293)

This is to Certify that this Office has reviewed the legislation entitled the “3825-29 Georgia Avenue, N.W. Surplus Declaration Resolution of 2013” and the “3825-29 Georgia Avenue, N.W. Disposition Approval Resolution of 2013” and found them to be legally unobjectionable. If you have any questions, please do not hesitate to call me at 724-5524.



Janet M. Robins


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



Natwar M. Gandhi
Chief Financial Officer

MEMORANDUM

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

FROM: Natwar M. Gandhi
Chief Financial Officer 

DATE: May 15, 2013

SUBJECT: Fiscal Impact Statement – “3825-29 Georgia Avenue, N.W. Surplus Declaration and Approval Resolution of 2013”

REFERENCE: Draft resolution, shared with the Office of Revenue Analysis on May 3, 2013

Conclusion

Funds are sufficient in the FY 2013 budget and the proposed FY 2014 through FY 2017 budget and financial plan to implement the resolution.

Background

The resolution would authorize the Mayor to declare as surplus the District-owned property located at 3825-3829 Georgia Avenue, N.W., known for tax and assessment purposes as Lot 818, in Square 3028. The property is approximately 5,757 square feet of land. The resolution declares that the property is no longer required for public purposes because it cannot viably accommodate a District agency use or other public use without cost-prohibitive new construction.

The Mayor intends to sell the property to Donatelli Development (the “Developer”), a development company based in Bethesda, Maryland. The property will be redeveloped as a mixed-income housing development with associated parking. The project will include approximately 31 residential units, of which seven will be affordable to low-income families.

Financial Plan Impact

Funds are sufficient in the FY 2013 budget and the proposed FY 2014 through FY 2017 budget and financial plan to implement the resolution. Authorizing the Mayor to declare and approve the property as surplus would have no impact on the District’s budget and financial plan.