



Surplus Meeting Regarding 3012 Georgia Avenue, NW

**Bruce Monroe Elementary @ Park View
March 21, 2016**

WHAT DOES SURPLUS MEAN?



- D.C. Code 10-801 provides the Mayor with the authority, per Council approval, to sell, convey, and/or lease District property.
- If the Mayor believes a real property is no longer required for public purposes, the Mayor must submit a proposed resolution to Council explaining this determination.
- Declaring the property **surplus** means that the property is no longer required for use by the DC government.
- The **disposition** of the property refers to the proposed development program and terms of conveyance, which is also reviewed and approved by Council

THE EXISTING SITE: 3012 GEORGIA AVENUE, NW



- Square 2890 in Lot 0849
- Site area: 121,825 SF (~2.8 acres)
- Zoning: C-2-A and R-4
- Formerly Bruce Monroe Elementary School
- ✓ Request for Offers process pursuant to Landrieu Act
- Currently functions as interim use public park

BACKGROUND: PARK MORTON NEW COMMUNITIES



The New Communities Initiative (NCI) was established as a priority District government program in 2005

Partnership between DMPED and DC Housing Authority, as well as private developers, service providers, residents and community stakeholders

Through a competitive solicitation process, the DC Housing Authority selected The Community Builders and Dantes Partners as master developer

After independently vetting potential offsite “Build First” sites, DMPED announced selection of the former Bruce Monroe site located at 3012 Georgia Avenue, NW.

New Communities Initiative



ONE FOR ONE REPLACEMENT

To ensure that there is no net loss of affordable housing units in the neighborhood



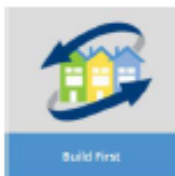
THE OPPORTUNITY TO RETURN/STAY

To ensure that current residents will have a priority for new replacement units in an effort to remain in their neighborhood



MIXED INCOME HOUSING

To end the concentration of low-income housing and poverty



BUILD FIRST

Calls for the development of new housing to begin prior to the demolition of existing distressed housing to minimize displacement

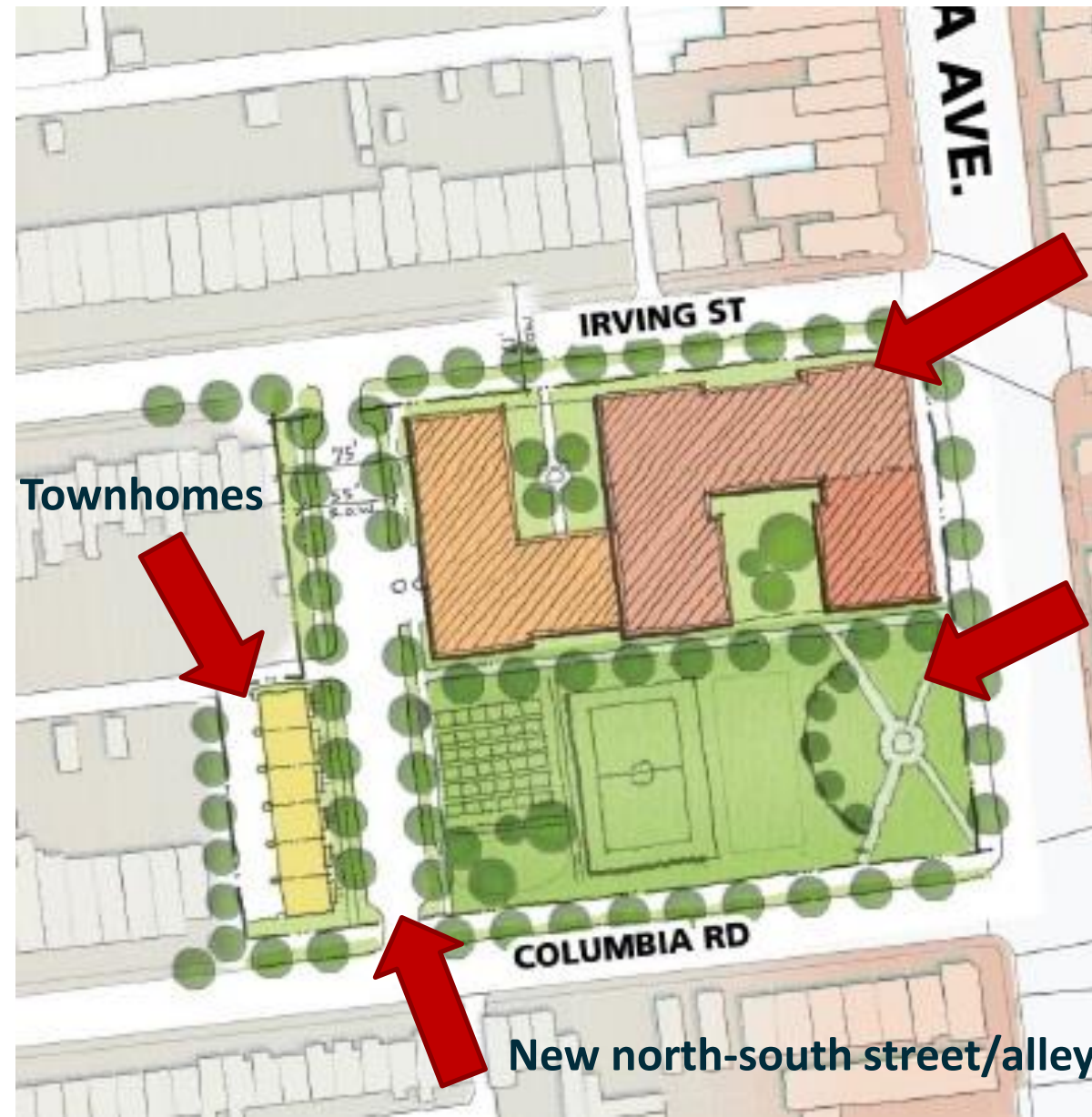
COMMUNITY ENGAGEMENT



- ✓ **October 15th** – Park Morton Resident Council
- ✓ **October 22nd** – Steering Committee Meeting
- ✓ **October 27th** – Bruce Monroe Task Force (ANC 1A committee)
- ✓ **October 28th** – Georgia Avenue Community Development Task Force
- ✓ **October 29th** – Steering Committee Meeting
- ✓ **November 4th** – Park View UNC Meeting (Mayor Bowser)
- ✓ **November 12th** – ANC 1A
- ✓ **November 16th – Community Meeting**
- ✓ **November 19th** – Park Morton Resident Council
- ✓ **November 21st** – Luray Warder Block Association
- ✓ **December 1st – Design Workshop #1**
- ✓ **December 7th** – ANC 1B Economic Development Committee
- ✓ **December 10th** – Steering Committee Meeting
- ✓ **December 12th – Design Workshop #2**
- ✓ **January 21st** – Park Morton Resident Council (presentation)
- ✓ **January 28th – Community Meeting and Master Plan Update**
- ✓ **February 3rd** – Park View UNC
- ✓ **February 8th** – Georgia Avenue Community Development Task Force
- ✓ **February 9th** – Steering Committee Meeting
- ✓ **February 25th** – Steering Committee

- **Dcnewcommunities.org**
 - Events/presentations posted online
 - Open letter from Deputy Mayor Kenner posted November 30th
 - FAQ document posted December 10th responding to community questions and feedback
- **Parkviewengage.com**
 - Meeting recaps
 - Park and green space survey
 - Opportunity for online comments
- **Canvassing** w/flyers prior to November 16th meeting and March 21st surplus meeting
- **Regular and ongoing communication** with Ward 1 MOCRs, Council Member's Office, ANC leadership, and attendance at regularly scheduled community meetings

CONCEPTUAL DEVELOPMENT PLAN



Proposed plan prioritizes Build First minimizing displacement

Mixed-income multifamily buildings on north side of site

Ground floor retail and/or community space fronting GA

Reconfigured park/open space fronting Georgia + Columbia

Underground parking accessible by new street/alley

New north-south street/alley

SURPLUS MEETING PROCESS



- **Each speaker will have 3 minutes for public comment.**
- We ask that everyone be patient, courteous, and respectful of others.
- Comments should be focused on the proposed surplus designation
- Speakers will be called up to the microphone in order of the sign-in sheet. Prior to your comments, please state your name and affiliation for the record.
- If comments exceed 3 minutes, we request the remainder of the comments be submitted in writing on a note card or via email to lee.goldstein@dc.gov

PROJECT CONTACT:

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