

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES



Office of the Director

January 31, 2018

**VIA FIRST CLASS U.S. MAIL and
ELECTRONIC MAIL**

Honorable Kenyan McDuffie, Ward 5 Councilman
District of Columbia City Council
1350 Pennsylvania Avenue, NW
Suite 506
Washington, DC 2004

Mr. Gottlieb Simon, Executive Director
Advisory Neighborhood Commissions
1350 Pennsylvania Avenue, NW, Suite 8
Washington, DC 20004

Ms. Jacqueline Manning, ANC 5C Chairwoman
2116 R Street, NE
Washington, DC 20018

Ms. Jacqueline Manning, ANC Single Member District, 5C04
2116 R Street, NE
Washington, DC 20018

RE: *Notice pursuant to D.C. Official Code Section 1-309.10 for the acquisition of a leasehold interest in real property*

Dear Madams and Sirs:

Pursuant to D.C. Official Code Section 1-309.10, this letter shall serve as notice that the District of Columbia Department of General Services (“DGS”) intends to acquire a leasehold interest in real property as follows (“Property”):

Ward:	5
Address:	1710 17 th Street, NE
Square Footage:	Approximately 32,501 square feet of improvements
Agency:	District Department of Transportation

Agency Use: D.C. Circulator Bus Terminal
Acquisition by: Lease
Term: 10 years, no options to extend
Name of Proposed Landlord: Nordlinger Investment Corporation

The property currently serves as a D.C. Circulator Bus Terminal through a contract with First Transit as the site operator. To date, DGS has been a sub lessee on the site and through this transaction intends on becoming the primary Lessee with the Landlord. The facility will continue to operate as it does at present as this transaction is not entered into with intent on expanding or changing the use.

As stated above, at this time, DGS *intends* to acquire the above-described leasehold interest in real property, but has not entered into a lease agreement for the acquisition. DGS is not in possession of any renderings, plans, specifications or similar materials relating to DDOT's intended use of the real property, other than materials relating to the site selection process. Please note that, in the context of commercial leasing, commercial landlords do not incur costs for the production or development of renderings, plans, specifications or similar materials without first having executed a binding contract; again, DGS has not entered into, but intends to enter into, a lease agreement for the Property.

Pursuant to D.C. Official Code Section 1-309.10, the Commission is invited to convey its recommendations as to the subject matter of this notice to DGS in writing, and DGS will give great weight to the issues and concerns raised in such recommendations. For example, DGS would like to know if the Commission has any recommendations or concerns as to pedestrian safety around the Property, traffic flow around the Property, operational hours for the Property, or noise and light pollution generated at the Property. Nevertheless, the District does not anticipate that this lease will have any impact on business hours, noise, and light pollution generated from the site, given the use of the site will continue as present upon the transfer of leasehold rights.

DGS respectfully requests that the Commission include this notice and the subject matter hereof on the agenda of a meeting held in a timely manner so as to provide DGS with the Commission's recommendations within the time period provided to the Commission under D.C. Official Code Section 1-309.10. DGS and the above-named District agency which intends to use the Property would be pleased to attend such meeting if so desired by the Commission.

Please send any recommendations regarding the foregoing to the Department of General Services by email to S.E. Ponds, Realty Specialist, at ANCcomments@dc.gov, or by U.S. mail at 2000 14th Street, NW, 8th Floor, Washington, DC 20009, Attention: S.E. Ponds, on or before March 14, 2018. Should you have any questions regarding this notice, please contact S.E. Ponds at 202.741.0942 or at the email address above.

Respectfully,

District of Columbia, a municipal corporation, by
and through its Department of General Services

By: 
Greer Johnson Gillis, PE, Director