









# EASTERN BRANCH BUILDING RE-DEVELOPMENT SURPLUS HEARING







# Agenda

- A. Introductions
- B. Project Overview
- C. Community Engagement
- D. Surplus/Disposition Process
- E. Solicitation Process
- F. Next Steps
- G. Community Comments







# **Project Overview**

- Residents requested a delay in the initial RFO release during the February 18<sup>th</sup> meeting.
- ANC6B coordinated and conducted four separate meetings to organize, prioritize and obtain community feedback.
- ANC6B submitted a formal letter to DGS which outlined recommendations for inclusion in the RFO.
- ❖ A Request for Offers was released on September 3<sup>rd</sup> .







# Community Engagement Meetings

- Community Meeting held on February 18<sup>th</sup>
- ❖ ANC 6B Meeting held on March 11<sup>th</sup>
- ❖ ANC 6B Meeting held on April 9<sup>th</sup>
- ❖ ANC 6B Meeting held on April 30<sup>th</sup>
- ❖ ANC 6B Meeting held on May 13<sup>th</sup>
- Surplus Hearing on September 16<sup>th</sup>
- Community Presentation Winter 2015







# Surplus / Disposition Process

Eastern Branch Boys and Girls Club has been designated as surplus because:

- The buildings are inadequate for District Government Use
- Substantial capital investment needed for redevelopment
- No identified District Government purposes

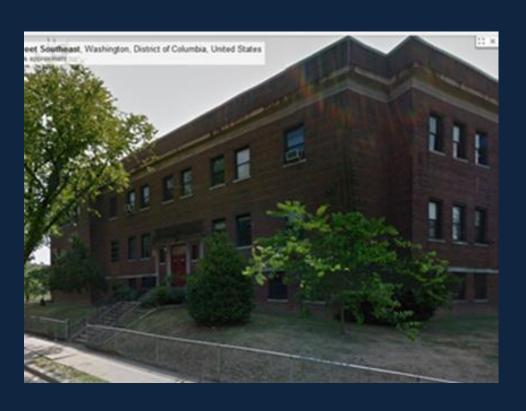






## **Eastern Branch Building**

Property Address	261 17 <sup>th</sup> Street, NE
Ward	6
ANC	6B
Legal Description	Square, Suffix + Lot, 1088 0802
Gross Building Area	45,000 SF
Zoning	R-4
Historic Designation	No; Landmark eligible









# Surplus Statutory Requirements

According to the DC Code there are legal requirements associated with surplus properties, including the following:

- A Requirement of a public hearing prior to submission to Council for approval of the surplus designation.
- ❖ A surplus resolution must be submitted to Council for review.
- In general, applies to long-term leases (greater than 20-years) or the sale of public property.







# Next Steps

- □ DGS has released a Request for Offers (RFO) on September 3<sup>rd</sup> open to interested developers, organizations and or partnerships. Submission deadline will be on November 20<sup>th</sup>.
- ☐ Comments collected from community meetings were incorporated into the RFO.
  - Primary use for redevelopment is housing for Families/Seniors.
  - Supplemental support space considerations include a Day Care, Dance or Fitness Center and Community meeting space.







# **Next Steps Continued**

- □ A Pre-proposal conference and on site walk-thru of the building will be held on September 17<sup>th</sup>.
- ☐ DGS will schedule a Community Presentation for selected Teams prior to recommendation for award.
- ☐ AN6B will have 15 days to submit recommendations to the review panel for consideration.
- ☐ Final Selection of Development team will be announced mid February 2015; thereafter pending Council approval.





#### **Contact Information**



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