

District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



April 22, 2005

Jalal Greene  
Director, Department of Housing and Community Development  
801 North Capitol Street NE, Suite 8000  
Washington, DC 20002

Re: Request for Proposals for 1341 Maryland Avenue, NE (the former Fire House)  
Request for Proposals for 525 Ninth Street, NE (the former Police Station)

Mr. Greene:

On April 14, 2005, at our regularly scheduled and properly noticed public Commission meeting, and with a quorum of commissioners present, we voted to formally request an update on Request for Proposals (RFP) for 1341 Maryland Avenue and 525 Ninth Street, NE by May 4, 2005. Ms. Vanessa Akins helped organize and plan the two community meetings this past winter that provided general information to the community on RFP process. As a result of these meetings, we were led to understand that the RFPs for these properties would be issued by March 31, 2005. Our Commission has formally transmitted recommendations for both RFPs on December 10, 2004 (525 Ninth Street) and February 14, 2005 (1341 Maryland Avenue).

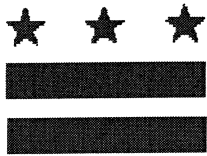
The attached documents provide the history of our Commission's efforts over the last *15 months* to turn these abandoned and neglected buildings into something more useful and meaningful for our community. It is our hope that our community will not have to suffer through another summer of wasted opportunity ending in a winter of discontent. As elected officials, we have done everything requested by DHCD to facilitate an expedited development for both of these RFPs. Based on our well attended community meetings with the DHCD staff, the expectations of finally achieving resolution to these long standing hazards in our community have been justifiably raised.

The lack of any noticeable action will soon expose the truly thin veneer of our ANC's "great weight" to reveal that all the promises made by DHCD were based on sawdust and glue. The real victims in the process are the residents that actually believed that if they participated with DHCD there would be some long-overdue progress. On behalf of our community, please provide the requested update to avoid shattering what remains of our community's patience and good will.

On behalf of the Commission,

Joseph Fengler  
Chair, Advisory Neighborhood Commission 6A

cc: Councilmember Sharon Ambrose  
Councilmember Vincent Orange  
Councilmember David Catania  
Gottlieb Simon, Office of Advisory Neighborhood Commissions



Advisory Neighborhood Commission 6A  
Single Member District 6A-02  
815 F Street, NE  
Washington, DC 2002



January 13, 2004

Mr. Stanley Jackson  
Director, Department of Housing and Community Development  
District of Columbia Public Schools  
801 North Capitol Street, NE, 8<sup>th</sup> Floor  
Washington, DC 20002

Re: Community Update on 525 Ninth Street, NE

Mr. Jackson:

As single member district representative, I am writing to add my voice to the growing concerns regarding the deteriorating condition of the building and grounds at 525 Ninth Street, NE. Over the last six months, your office has received several letters from residents that this property needs immediate maintenance ranging from trimming or removing overgrown trees, cleaning the grounds and painting the front elevation and window grates. Most recently, your office has been notified that the perimeter fence has been pulled back and the side door was open. We have had a challenge with loitering and drug dealing at the Prospect/Goding Learning Center and we are deeply concerned that this criminal element has simply shifted its illegal activities to this abandoned property.

The long-term plans for this building have also been a point of contention in our community. Many in our neighborhood have asked what the plans are for this vacant property. To that question, we have been told that a complete appraisal and checklist of environmental concerns needs to be performed before any other plans are considered for this property. In addition, the strategic and five-year plans for the city needs to be completed to determine if this property has any potential by the city or if this property will be deemed surplus.

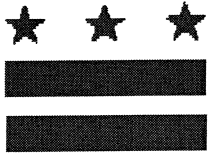
To that end, I am inviting you to attend our Advisory Neighborhood Commission's Economic Development and Zoning Committee meeting on January 27, 2004 at 7:00pm at the Community Room of the Capitol Hill Towers located at 900 G St. NE. At this meeting, we would appreciate an update on the status of the environmental study as well as the timeline for regarding the completion of both the strategic and five year plans. In addition, we would welcome an update on the abandoned fire station located on Maryland Ave.

In close, let me state that your office has been communicating with our residents. Specifically, Ms. LaVerne Law has provided responses to our inquiries. However, the problem is not Ms. Law's timely responses. It is the lack of regular maintenance and progress on long-term solutions for this building that has our community concerned. Please respond to our invitation by January 20, 2004, so we can notify the community of your participation at our next Economic Development and Zoning Committee meeting.

Respectfully yours,

Joseph Fengler, Commissioner  
[fengler6a02@yahoo.com](mailto:fengler6a02@yahoo.com)  
202-423-8868

cc: Councilmember Sharon Ambrose  
Commissioner Cody Rice, ANC 6A Economic and Development Committee Chair  
Mr. Robert Trent, Chief of Staff, Department of Housing and Community Development  
Ms. LaVerne Law, Administrative Services Manager, Department of Housing and Community Development  
Mr. Scott Whipple  
Lt. Ronald Netter, PSA 510



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



February 24, 2004

Mr. Stanley Jackson  
Director, Department of Housing and Community Development  
District of Columbia Public Schools  
801 North Capitol Street, NE, 8<sup>th</sup> Floor  
Washington, DC 20002

Re: Community Update on 525 Ninth Street, NE

Mr. Jackson:

Our Commission is writing to add our voice to the growing concerns regarding the deteriorating condition of the building and grounds at 525 Ninth Street, NE. Over the last six months, your office has received several letters from residents that this property needs immediate maintenance ranging from trimming or removing overgrown trees, cleaning the grounds and painting the front elevation and window grates. Most recently, your office has been notified that the perimeter fence has been pulled back and the side door was open. We have had a challenge with loitering and drug dealing at the Prospect/Goding Learning Center and we are deeply concerned that this criminal element has simply shifted its illegal activities to this abandoned property.

The long-term plans for this building have also been a point of contention in our community. Many in our neighborhood have asked what the plans are for this vacant property. To that question, we have been told that a complete appraisal and checklist of environmental concerns needs to be performed before any other plans are considered for this property. In addition, the strategic and five-year plans for the city needs to be completed to determine if this property has any potential by the city or if this property will be deemed surplus.

To that end, we are inviting you to attend our Advisory Neighborhood Commission's Economic Development and Zoning Committee meeting on February 24, 2004 at 7:00pm at the Community Room of the Capitol Hill Towers located at 900 G St. NE. At this meeting, we would appreciate an update on the status of the environmental study as well as the timeline for regarding the completion of both the strategic and five year plans. In addition, we would welcome an update on the abandoned fire station located on Maryland Ave.

Please accept my sincere apologies for not sending this sooner. It would be unreasonable for me to assume that you would be available to attend our meeting this evening. Perhaps, Ms. Law would be available to attend to answer our concerns. If neither of you are available this evening, please accept an invitation to attend our regularly scheduled monthly Commission meeting on March 11, 2004 at the Miner Elementary School. The meeting starts at 7:00pm and this topic will be placed on the top of the agenda.

Respectfully yours,

Joseph Fengler, Chair  
[fengler6a02@yahoo.com](mailto:fengler6a02@yahoo.com)  
202-423-8868



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



May 19, 2004

Timothy Dennee  
Landmarks Coordinator  
Historic Preservation Office  
Office of Planning  
801 North Capitol Street, NE, Suite 3000  
Washington, DC 20002

Re: Historic Landmark Application #02-03 (1341 Maryland Avenue, NE)

Dear Mr. Dennee:

At the regularly scheduled and properly noticed meeting on May 13, 2004, our Commission voted 6-0 (with 5 Commissioners required for a quorum) to support the above referenced Historic Landmark Application for Old Engine House 10 at 1341 Maryland Avenue, NE.

Historic landmark status would protect the external appearance of the building from significant modification without the approval of the Historic Preservation Review Board (HPRB), would make the property eligible for certain tax incentives, and would still allow the adaptive reuse of the interior. Since this building is not in a historic district, without landmark status it could be demolished or razed without community input. The property is currently owned by the DC government and under the control of the Department of Housing and Community Development, and its future is of great interest to residents of ANC 6A.

According to the application, this firehouse has a "Queen Anne Revival façade. . . characterized by ornate brickwork and terra cotta." A decorative tablet on the faced indicates that the firehouse was "Erected 1894." Our Commission agrees that building has considerable historical merit and architectural importance for the surrounding neighborhood. We urge HPRB to grant historic landmark status to this building.

Thank you for your consideration of this matter.

Respectfully yours,

Joseph Fengler  
Chair, Advisory Neighborhood Commission 6A

cc: Councilmember Sharon Ambrose



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Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



May 20, 2004

Stanley Jackson, Director  
Department of Housing & Community Development  
Suite 8000  
801 North Capitol Street, NE  
Washington, DC 20002

Re: Public Meetings for Two DHCD Properties in ANC 6A

Dear Mr. Jackson,

Our Commission is writing to remind you of your commitment at our March 11, 2004 meeting to hold public meetings in the next 60 days for input from community residents on the future of DHCD-controlled properties at 525 Ninth Street, NE and 1341 Maryland Avenue, NE.

As of today, it has been 70 days and DHCD has yet to contact me or Commissioner Ward regarding public meetings to discuss appropriate uses for these properties in our Single Member Districts. It is imperative that there are opportunities for public input early in the decision-making process.

It would be a shame to squander the opportunity that the current real estate market provides to renovate and restore these buildings that have sat vacant for so many years. Every day of delay in scheduling public meetings further jeopardizes the chances for adaptive reuse that would strengthen the surrounding community. At this rate, we begin to question whether there is a systematic process with milestones to measure progress toward your goal of putting these properties into productive use by the end of the year.

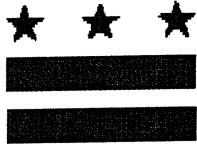
Before our next Commission meeting on June 10, 2004, please inform us when and where DHCD plans to hold public meetings and please identify members of your department who are accountable for progress on these properties.

Thank you for your attention to this matter.

Respectfully,

Joseph Fengler  
Chair, Advisory Neighborhood Commission 6A

cc: Councilmember Sharon Ambrose



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Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



June 17, 2004

Mr. Andrew Altman  
Director, Office of Planning  
801 North Capitol Street, NE, Suite 4000  
Washington, DC 20002

Re: Redevelopment of 2 Vacant DHCD Properties in ANC 6A

Dear Mr. Altman,

Advisory Neighborhood Commission 6A is writing to request the assistance of the Office of Planning in the redevelopment of two properties controlled by the Department of Housing and Community Development (DHCD) at 525 9<sup>th</sup> Street, NE and 1341 Maryland Avenue, NE.

Our ANC heard a presentation by Stanley Jackson of DHCD on the future of these properties at our March 11, 2004 meeting. At this meeting, Mr. Jackson made a commitment that DHCD would hold public meetings in the next 60 days to discuss the future of these properties with affected residents. Despite the imperative for public input early in the decision-making process and subsequent action on this input, we have noticed a striking lack of measurable progress by DHCD.

Our request is that OP assist DHCD in holding public meetings to discuss the anticipated redevelopment uses of these buildings with the residents of the surrounding neighborhood. At our March meeting, Mr. Jackson mentioned that he would be discussing the redevelopment of these buildings with you in light of the Mayor's commitments to expand opportunities for residential development in the District. We note that the "Housing" Priority in OP's Strategic Neighborhood Action Plan for Cluster 25 has an action item (#2624) to "Provide incentives for developers and individuals for renovation of existing structures."

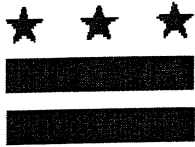
Certainly, it would be a shame to squander the opportunity that the current real estate market provides to renovate and restore these buildings that have sat vacant for so many years. Every day of delay in scheduling public meetings further jeopardizes the chances for adaptive reuse that would strengthen the surrounding community.

Thank you for your attention to this matter.

Respectfully yours,

Joseph Fengler  
Chair, Advisory Neighborhood Commission 6A

cc: Councilmember Sharon Ambrose  
Stanley Jackson, Director DHCD



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



October 18, 2004

Vanessa C. Akins  
Department of Housing and Community Development  
Suite 8000  
801 North Capitol Street, NE  
Washington, DC 20002

Re: Expected Schedule for ANC 6A Comments on disposition of DHCD Properties

Ms. Akins:

This letter is to advise you that Advisory Neighborhood Commission 6A expects to submit official comments regarding the future uses for 525 9<sup>th</sup> Street, NE and 1341 Maryland Avenue, NE. We would appreciate if DHCD would refrain from making any final RFP-related decisions regarding the intended uses for these buildings until the ANC has provided comments.

Following your meeting on October 26, 2004 for public comment and discussion on the disposition of these buildings, our schedule of upcoming meetings is as follows:

- 1) Economic Development & Zoning Committee Meeting: November 30, 2004
- 2) Advisory Neighborhood Commission 6A Meeting: December 9, 2004

As a result, you may expect our official comments by mid-December. We expect that these will prove useful in your efforts to write Requests for Proposals for these properties.

Respectfully yours,

Joseph Fengler  
Chair, Advisory Neighborhood Commission 6A  
202-423-8868  
[fengler6a02@yahoo.com](mailto:fengler6a02@yahoo.com)



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



December 10, 2004

Stanley Jackson, Director  
Department of Housing & Community Development  
801 North Capitol Street, NE, Suite 8000  
Washington, DC 20002

Re: Request for Proposals for 525 9<sup>th</sup> Street, NE (Old Police Station)

Dear Mr. Jackson,

On December 9, 2004, the Commission voted unanimously to request that the following recommendations be incorporated into the selection criteria for the Request for Proposals (RFP) that is currently being prepared for 525 9<sup>th</sup> Street, NE (Old Police Station):

1. Give preference to bids for a multi-family residential use such as apartments, flats, or condominiums. This use is supported by the Comprehensive Plan, the Strategic Neighborhood Action Plan, and residents who live near the property. Given the number of other social service providers in the immediate area, the ANC opposes any quasi-residential use such as a Community-Based Residential Facilities;
2. Give preference to bidders with a proven record of successful management of renovations involving asbestos, lead and other environmental hazards; and
3. Give preference to bidders with a proven record of successful redevelopment of properties in historic districts.

The Commission also seeks clarification of the stated requirement for the property to be developed as low- or mixed-income housing rather than entirely as a market rate project. We are unclear whether this is a legal requirement, or simply a policy preference of DHCD.

The Commission looks forward to an RFP for this property being issued by the end of the year. We remind you that you made a commitment on March 11, 2004 that the disposition of this property would be resolved by the end of this year. This schedule has been greatly delayed by DHCD not holding an initial public meeting until October 26, 2004 rather than within 30 to 40 days as initially promised.

Finally, this property is located in the area represented by Commissioner Joseph Fengler, whom we have requested that you invite to participate in the interagency RFP process. We would appreciate the courtesy of a written response in the next week.

Respectfully yours,

Joseph Fengler  
Chair, Advisory Neighborhood Commission 6A

cc: Councilmember Sharon Ambrose  
Councilmember David Catania  
Councilmember Jim Graham  
Gottlieb Simon, Office of Advisory Neighborhood Commissions



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



Office of the Director

December 27, 2004

Joseph Fengler  
Advisory Neighborhood Commission 6A02  
Washington, DC 20032

Dear Commissioner Fengler:

This letter is in response to your letter and correspondence forwarded to the Department of Housing and Community Development electronically regarding the disposition of properties located at 525 9<sup>th</sup> Street, NE and 1341 Maryland Avenue, NE.

I want to thank you and the residents of Advisory Neighborhood Commission (ANC) 6A02 for participating in the October 21, 2004 and December 13, 2004, community meetings. Having a process that increases dialogue and shares information with all segments of the community is vital to the mission of this Department.

In your letter you requested that the representatives of both ANC 6A02 and ANC 6A06 be afforded the opportunity to participate in the separate interagency process to draft, publish, review and select Request for Proposals for the disposition of these properties.

DHCD is aware of the role of the Advisory Neighborhood Commission and welcomes your participation in planning and providing input into the development of the Request for Proposals (RFP) for these properties. The Department provides each ANC an opportunity to comment on funding of any development projects in the affected neighborhood by providing direct notice to the affected ANC pursuant to the ANC Act, DC Law 1-58, and DC Official Code 1-309.10. While the ANC should certainly be involved in any planning for development of those properties to assure that neighborhood needs are addressed, the competitive process is not the proper venue for any affected ANC body to have a vote for or against a project. The Department will keep the community abreast of all opportunities to provide continued input into the planning process.

DHCD looks forward to the ANC's continued participation in the open community process being conducted.

Sincerely,

A handwritten signature in black ink, appearing to read "Stanley Jackson", is written over the word "Sincerely,".

Stanley Jackson  
Director



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



February 14, 2005

Jalal Greene  
Director, Department of Housing and Community Development  
801 North Capitol Street NE, Suite 8000  
Washington, DC 20002

Re: Request for Proposals for 1341 Maryland Avenue, NE (the former Fire House)

Mr. Greene:

On February 10, 2005, at our regularly scheduled and noticed public meeting, with a quorum of 7 of 8 commissioners present, we voted to request that you incorporate the following recommendations into the selection criteria of the Request for Proposals (RFP) that we understand your agency is currently preparing for 1341 Maryland Ave. NE (the former firehouse). Accordingly, we expect that as a result of the great weight" afforded to an ANC, these will be included in the final RFP criteria.

1. The ANC opposes any quasi-residential use such as a Community-Based Residential Facility.
2. Give strong preference to bidders who are able to show significant support from within the immediate neighborhood.
3. Give strong preference to bidders with a proven record of successful management of renovations involving asbestos, lead and other environmental hazards, unless such hazards are shown not to be present at the site, in which case such a preference is unnecessary.
4. Give strong preference to bidders with a proven record of successful residential redevelopment of properties in a historic district.

Finally, this property is located in the area represented by Commissioner Marc Borbely, whom we requested in November that you invite to participate in the interagency RFP process. We would appreciate the courtesy of a written response in writing by February 24, 2005.

On behalf of the Commission,

Joseph Fengler  
Chair, Advisory Neighborhood Commission 6A

cc: Councilmember Sharon Ambrose  
Councilmember Vincent Orange  
Councilmember David Catania  
Gottlieb Simon, Office of Advisory Neighborhood Commissions