



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 9th 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 9th 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