

**Government of the District of Columbia
Office of the Deputy Mayor for Planning and Economic Development**



Public Hearing
On
PR23-0929, the “Transfer of Jurisdiction over Lot 901 within Square 620 Emergency Approval
Resolution of 2020”

Testimony of
Gilles Stucker
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Office of the Deputy Mayor for Planning and Economic Development

Before the

Committee of the Whole
Chairperson Phil Mendelson

Virtual Platform

October 14, 2020
12:00 pm

Good afternoon, Chairman Mendelson, members, and staff of the Committee of the Whole. My name is Gilles Stucker, and I am the Director of Strategic Initiatives for the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”). I am here to testify in support of PR23-0929, the “Transfer of Jurisdiction over Lot 901 within Square 620 Emergency Approval Resolution of 2020,” which will authorize the transfer of administrative jurisdiction of Lot 901 within Square 620 from the United States Federal Government to the District of Columbia.

Lot 901, which consists of approximately 1,950 square feet of land, is part of the Sursum Corda redevelopment site that is bounded by First and North Capitol Streets and L and M Streets NW. This private redevelopment is currently underway and will ultimately deliver over 1,000 housing units, inline retail and a public park. The planned unit development was granted first-stage approval pursuant to Zoning Commission Order No. 15-20. The second-stage approval for Phase 1 of the PUD was approved by the Zoning Commission on October 21, 2019.

The transfer of administrative jurisdiction of Lots 896 and 897 was authorized by the Council pursuant to the “Transfer of Jurisdiction over U.S. Reservation 724 (Lots 896 and 897 within Square 620) Emergency Approval Resolution of 2017.” Subsequently, the Council enacted the “Revised Transfer of Jurisdiction over U.S. Reservation 724 (Lots 896 and 897 within Square 620) and Extinguishments of Covenants Act of 2018,” which authorized the transfer of administrative jurisdiction of approximately 15,610 square feet of land area that is located approximately 30 feet to the east of the northeast corner of the intersection of First Street, NW and L Street, NW.

In October 2016, the Council approved the “Omnibus Sursum Corda Development Act of 2016” which closed certain streets, including First Terrace, NW. This closure was recorded in the Office of the Surveyor of the District of Columbia and is reflected on the Street Closing and Street Dedication Plat for Square 620. The closed portion of First Terrace, NW, abutting Lot 896 became Lot 901 and reverted to the United States. The United States desires to include Lot 901 in the previously approved transfer of jurisdiction for Lot 896 and be included in the public park space proposed at the northeast corner of First and L Streets, NW.

Sursum Corda is a private development and DMPED’s involvement in the project has been limited. Our office has facilitated the transfer of administrative jurisdiction from the United States to the District of Columbia to facilitate the development of the public park pursuant to the approved PUD. DMPED is finalizing an agreement between the District and the Sursum Corda developer related to the construction and maintenance of the PUD required public park. The transfer of administrative jurisdiction of Lot 901 is necessary to finalize this agreement.

In conclusion, DMPED supports the transfer of administrative jurisdiction over Lot 901 and urges the Council to expeditiously approve the transfer. The transfer is critical to ensuring that the redevelopment continues to move forward. This concludes my testimony and I am available to answer any questions.