

A RESOLUTION

20-722

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

December 2, 2014

To declare the existence of an emergency with respect to the need to approve the disposition of District-owned real property, formerly known as the Stevens School, located at 1050 21st Street, N.W., and known for tax and assessment purposes as Lot 0876 in Square 0073.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Stevens School Disposition Approval Emergency Declaration Resolution of 2014”.

Sec. 2. (a) Pursuant to An Act Authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes (“Act”), approved August 5, 1939 (53 Stat. 1211; D.C. Official Code § 10-801 *et seq.*), the proposed method of disposition is a lease for a period of greater than 20 years under section 1(b)(8)(C) (D.C. Code § 10-801(b)(8)(C)) of the Act and as described in the term sheet submitted with this resolution.

(b) All documents that are submitted with this resolution pursuant to section 1(b-1) (D.C. Official Code § 10-801(b-1)) of the Act shall be consistent with the executed Memorandum of Understanding or term sheet transmitted to the Council pursuant to section 1(b-1)(2) (D.C. Official Code § 10-801(b-1)(2)) of the Act.

(c) The Property is located at 1050 21st Street, N.W., and consists of 30,620 square feet of land with a portion of the Property containing a vacant building of approximately 41,800 square feet.

(d) The intended use of the Property (the “Project”) is the rehabilitation of the vacant building for an educational use, a mixed-use development with office and retail on the vacant portion of the site, and any ancillary uses allowed under applicable law.

(e) The Developer of the Property will be a team comprised of the John Akridge Company and the Argos Group.

(f) The Development Team intends to renovate and preserve the former school building to serve students diagnosed with Autism Spectrum Disorders and develop a commercial office building on the adjacent vacant land. The school will be operated by IvyMount, a private, non-profit school currently located in Rockville, MD, that provides quality educational programs and therapeutic services to students with special needs from 4 to 21 years of age.

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(g) The Project will contain affordable housing as described in the term sheet submitted with this resolution.

(h) The Developer will enter into an agreement that shall require the Lessees to, at a minimum, contract with Certified Business Enterprises for at least 35% of the contract dollar volume of the Project, and shall require at least 20% equity and 20% development participation of Certified Business Enterprises.

(i) The Developer will enter into a First Source Agreement with the District that shall govern certain obligation of the Lessees pursuant to section 4 of the First Source Employment Agreement Act of 1984, effective June 29, 1984 (D.C. Law 5-93; D.C. Official Code § 2-219.03), and Mayor's Order 83-265 (November 9, 1983), regarding job creation and employment as a result of the construction on the Property.

(j) Without this emergency action, the proposed disposition resolution will be deemed disapproved on December 15, 2014.

Sec. 3. The Council of the District of Columbia determines that the circumstances enumerated in section 2 constitute emergency circumstances making it necessary that the Stevens School Disposition Emergency Approval Act of 2014 be adopted after a single reading.

Sec. 4. This resolution shall take effect immediately.