



Councilmember Muriel Bowser

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare the existence of an emergency with respect to the disposition of District-owned real property, located at the northeast corner of 19th Street, S.E. and Massachusetts Avenue, S.E., and known for tax and assessment purposes as Parcels F-1 and G-1 in Square E-1112.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Hill East Redevelopment – Phase 1: Parcels F-1 and G-1 Disposition 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 public or private sale to the bidder providing the most benefit to the District under D.C. Code § 10-801(b)(8)(F).

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

(c) The Developer of the Property will be Donatelli Development, with a business address of 4416 East West Highway, Suite 410 Bethesda, MD 20814 and Blue

1 Skye Development, with a business address of 5101 MacArthur Boulevard, N.W.
2 Washington, DC 20016 (the “Developer”).

3 (d) The Property is located at the northeast corner of 19th Street, S.E. and
4 Massachusetts Avenue, S.E., and consists of approximately 114,042 square feet of land.

5 (e) The intended use of the Property (the “Project”) is a mixed-use residential
6 and retail development and any ancillary uses allowed under applicable law.

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

9 (g) The Developer will enter into an agreement that shall require the
10 Transferee to, at a minimum, contract with Certified Business Enterprises for at least
11 35% of the contract dollar volume of the Project, and shall require at least 20% equity
12 and 20% development participation of Certified Business Enterprises.

13 (f) The Developer will enter into a First Source Agreement with the District
14 that shall govern certain obligations of the Transferee pursuant to D.C. Official Code § 2-
15 219.03 and Mayor’s Order 83-265 (November 9, 1983) regarding job creation and
16 employment as a result of the construction on the Property.

17 (g) Without this emergency action, the proposed disposition resolution will
18 expire at the end of Council Period 20. The redevelopment of Hill East has been long
19 awaited and the disposition of these two initial parcels will work to move the entire
20 project forward. The surrounding community supports the disposition and wishes to see
21 it move forward as swiftly as possible.

22 Sec. 3. The Council of the District of Columbia determines that the circumstances
23 enumerated in Section 2 constitute emergency circumstances making it necessary that the

- 1 “Hill East Redevelopment – Phase 1: Parcels F-1 and G-1 Disposition Emergency
- 2 Approval Resolution of 2014”. be adopted after a single reading.
- 3 Sec. 4. This resolution shall take effect immediately.