



MURIEL BOWSER  
MAYOR

June 5, 2024

The Honorable Phil Mendelson  
Chairman  
Council of the District of Columbia  
1350 Pennsylvania Avenue, N.W., Suite 504  
Washington, DC 20004

Dear Chairman Phil Mendelson:

Enclosed for consideration and adoption by the Council is a bill entitled the "Langston Slater Surplus and Disposition Approval Act of 2024."

This proposed legislation will declare District-owned real property known as Langston Slater located at 33-45 P Street, NW, known for tax and assessment purposes as Lot 827 in Square 0615 ("Property"), as no longer required for public purposes and approve its disposition. The Deputy Mayor for Planning and Economic Development ("DMPED") completed a competitive solicitation process to select a development team, which included a community engagement process to obtain public input from the community and Advisory Neighborhood Commission 5E for the future use of the Property. Upon review of the received proposals, DMPED selected the development team of Lebanon Village at Langston Slater, comprised of CSG Urban Partners, LLC and Mount Lebanon Community Development Corporation (Developer).

Adoption of the bill will declare surplus and allow for the disposition of the Property to the Developer to construct mixed-income residential units. The proposed project contemplates creating approximately 52 mixed-income residential units, ranging from studios to three-bedrooms.

I urge the Council to take consideration of this legislation.

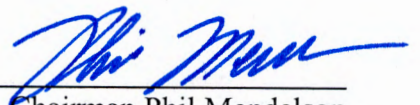
To facilitate a response to any questions the Council may have regarding this bill, please contact Nina Albert, Deputy Mayor for Planning and Economic Development, at 202-727-6365.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser".

Muriel Bowser

Enclosures

  
Chairman Phil Mendelson  
at the request of the Mayor

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8 AN ACT  
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IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare surplus and authorize the disposition by the Mayor of District-owned real property located known as the Langston and Slater Schools at 33-45 P Street, N.W., and known for tax and assessment purposes as Lot 0827 and in Square 0615.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Langston Slater Surplus Declaration and Disposition Approval Act of 2024”.

Sec. 2. Definitions.

For the purposes of this act, the term:

(1) “Act” means An Act Authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes, approved August 5, 1939 (53 Stat. 1211; D.C. Official Code § 10-801 *et seq.*).

(2) “CBE Act” means the Small and Certified Business Enterprise Development and Assistance Act of 2005, effective October 20, 2005 (D.C. Law 16-33; D.C. Official Code § 2-218.01 *et seq.*).

(3) “Certified Business Enterprise” means a business enterprise or joint venture certified pursuant to the Small and Certified Business Enterprise Development and Assistance

33 Act of 2005, effective October 20, 2005 (D.C. Law 16-33; D.C. Official Code § 2-218.01 *et*  
34 *seq.*).

35 (4) “Developer” means Lebanon Village at Langston Slater MD LLC, with a  
36 business address of 875 N Street, N.W., Suite 202, Washington, D.C. 20001, a District of  
37 Columbia joint venture by and among special purpose entities affiliated with CSG Urban  
38 Partners, LLC, with a business address of 875 N Street, N.W., Suite 202, Washington, D.C., and  
39 special purpose entities affiliated with Mount Lebanon Community Development Corporation,  
40 with a business address of 2 Massachusetts Avenue, N.E., Unit 2142, Washington, D.C. 20002.

41 (5) “First Source Agreement” means an agreement with the District governing  
42 certain obligations of the Developer pursuant to section 4 of the First Source Employment  
43 Agreement Act of 1984, effective June 29, 1984 (D.C. Law 5-93; D.C. Official Code § 2-  
44 219.03), and Mayor’s Order 83-265, dated November 9, 1983, regarding job creation and  
45 employment generated as a result of the construction on the Property.

46 (6) “LDDA” means the draft Land Disposition and Development Agreement  
47 submitted with this act.

48 (7) “Property” means the real property located at the current address of 33-45 P  
49 Street, N.W., and known for tax and assessment purposes as Lot 0827 in Square 0615, which is  
50 improved with 2 former elementary schools—John Fox Slater Elementary School and John  
51 Mercer Langston Elementary School.

52 Sec. 3. Findings.

53 (a) The District of Columbia is the owner of the Property.

54 (b) The Property consists of approximately 30,000 square feet of land.

55 (c) The Property is no longer required for public purposes.

56 (d) The District government and the public will benefit substantially from the disposition  
57 of the Property for private development.

58 (e) The Mayor, through the Office of the Deputy Mayor for Planning and Economic  
59 Development, satisfied the public hearing requirement of section 1(a-1)(4) of the Act by holding  
60 a public hearing on Thursday, February 11, 2021 online via WebEx to obtain community input  
61 on potential public uses of the real property to inform the Mayor's determination whether the  
62 real property is no longer required for public purposes.

63 (f) The Mayor, through the Office of the Deputy Mayor for Planning and Economic  
64 Development, satisfied the public hearing requirement of section 1(b-2) of the Act by holding a  
65 public hearing on Thursday, February 11, 2021 online via WebEx to obtain community comment  
66 and suggestions on the proposed use of the property.

67 (g) The Mayor, through the Office of the Deputy Mayor for Planning and Economic  
68 Development, has selected the Developer to develop the Property.

69 (h) The intended development of the Property is mixed-income, rental, and for sale  
70 residential development, as further described in the term sheet submitted with this act  
71 ("Project").

72 (i) The Mayor has proposed that the terms of the disposition of the Property include the  
73 following:

74 (1) The Developer shall comply with the requirements of section 1(b-3) of the  
75 Act, by dedicating at least 30% of the residential units in the Project as affordable housing units.

76 (2) The Developer shall enter into an agreement that shall require the Developer  
77 to, at a minimum, contract with Certified Business Enterprises for at least 35% of the contract  
78 dollar volume of the Project and shall require at least 20% equity and 20% development

79 participation of Certified Business Enterprises in the Project, in accordance with section 2349a of  
80 the CBE Act and section 1(b)(6) of the Act.

81 (3) The Developer shall enter into a First Source Agreement.

82 (j) The method of disposition shall be a ground lease of greater than 15 years for that  
83 portion of the Property where the Developer intends to develop rental residential units and a fee  
84 simple private sale for that portion of the Property where the Developer intends to develop for  
85 sale residential units, as further described in the executed term sheet and LDDA documents  
86 submitted with this act.

87 (k) The LDDA for the disposition of the Property shall not be inconsistent with the  
88 substantive business terms of the transaction submitted by the Mayor with this act in accordance  
89 with section 1(b-1)(2) of the Act, unless revisions to those substantive business terms are  
90 approved by the Council.

91 Sec. 4. Surplus declaration and disposition approval.

92 (a) Notwithstanding any other provision of law, including section 1(a-1)(4) of the Act,  
93 the Council determines that the Property is no longer required for public purposes and authorizes  
94 the Mayor to dispose of the Property.

95 (b) The authority of the Mayor to dispose of the Property pursuant to this act shall expire  
96 2 years after the effective date of this act.

97 Sec. 5. Fiscal impact statement.

98 The Council adopts the fiscal impact statement in the committee report as the fiscal  
99 impact statement required by section 4a of the General Legislative Procedures Act of 1975,  
100 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

101 Sec. 6. Effective date.

102           This act shall take effect following approval by the Mayor (or, in the event of veto by the  
103 Mayor, action by the Council to override the veto), a 30-day period of Congressional review as  
104 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December  
105 24, 1973 (87 Stat. 813, D.C. Official Code § 1-206.02(c)(1)), and publication in the District of  
106 Columbia Register.