

A RESOLUTION

21-644

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

November 1, 2016

To declare the existence of an emergency with respect to the need to amend An Act Authorizing the sale of certain real estate in the District of Columbia no longer required for public purposes to extend the time in which the Mayor may dispose of certain District-owned real property, commonly referred to as the Stevens School, located at 1050 21st Street, N.W., and designated for tax and assessment purposes as Lot 876 in Square 73.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Extension of Time to Dispose of the Stevens School Emergency Declaration Resolution of 2016”.

Sec. 2. (a) The District owns real property located at located at 1050 21st Street, N.W. (“Property”), commonly referred to as the Stevens School. The Property consists of 30,620 square feet of land partially improved by a vacant building of approximately 41,800 square feet.

(b) The Council passed the Stevens School Disposition Emergency Approval Act of 2014, effective December 10, 2014 (D.C. Act. 20-513; 61 DCR 12729) (“Act”) authorizing the disposition and development of the Property.

(c) The intended use of the Property 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.

(d) The developer of the Property will be a team comprised of the John Akridge Company, the Argos Group, and IvyMount School, Inc (“Developer”). The Developer intends to renovate and preserve the former school building to serve students diagnosed with Autism Spectrum Disorders and to 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, Maryland that provides quality educational programs and therapeutic services to students with special needs from 4 to 21 years of age.

(e) 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.

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(f) The Developer will enter into a First Source Agreement with the District that shall govern certain obligations 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.

(g) Without this emergency action, the Mayor's authority to dispose of the property pursuant to the Act will expire on December 10, 2016.

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 Extension of Time to Dispose of the Stevens School Emergency Amendment Act of 2016 be adopted after a single reading.

Sec. 4. This resolution shall take effect immediately.

