

A RESOLUTION

22-709

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

December 18, 2018

To declare the existence of an emergency with respect to the need to approve the lease agreement between BDC Van Ness, LLC and the University of the District of Columbia to lease the property located at 4250 Connecticut Avenue, N.W.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “University of the District of Columbia Lease Agreement with BDC Van Ness, LLC Emergency Declaration Resolution of 2018”.

Sec. 2. (a) There exists an immediate need to approve the lease agreement between BDC Van Ness, LLC and the University of the District of Columbia (“UDC”) to lease the property located at 4250 Connecticut Avenue, N.W. The lease has a term of 3 years with options to extend the lease agreement for 2 renewal terms of 3 years each.

(b) The University operates its programs in 11 buildings on its Van Ness campus. This campus, except for the 3-year old student center, is comprised of 30- to 50-year-old facilities in need of over \$200 million in renovations and upgrades. Leasing 4250 Connecticut Avenue, N.W., is an efficient and cost-effective way to accelerate the renovation and upgrade of the University’s infrastructure. The lease, together with all improvements for the building, includes approximately 202,200 square feet, which encompasses office space, commercial space, and parking. The space will be used to house the occupants of Building 41 and allows the University to embark on its long-term MEP and HVAC replacement plan for Building 41, one of its most inefficiently operating buildings.

(c) Because UDC controls a number of the buildings along the Van Ness retail corridor, it agreed on December 4, 2018, to a non-binding letter of intent with Van Ness Main Street to make a good-faith effort to activate retail space at UDC’s Connecticut Avenue properties. Utilization of 4250 Connecticut Avenue, N.W., facilitates this promise.

(d) Council approval of the lease agreement is required pursuant to section 451 of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 803: D.C. Official Code § 1-204.51). Immediate approval is necessary to enable immediate relocation of faculty, students and staff from current campus buildings that pose health and safety issues.

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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 University of the District of Columbia Lease Agreement with BDC Van Ness, LLC Emergency Approval Resolution of 2018 be adopted on an emergency basis.

Sec. 4. This resolution shall take effect immediately.