

**A PROPOSED RESOLUTION**

**Officially Read  
June 3, 2014**

*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 Resolution of 2014".**

**Stevens  
School  
Disposition  
Approval  
Resolution of  
2014**

**Sec. 2. Definitions.**

For the purposes of this resolution, the term:

(1) "CBE Agreement" means an agreement governing certain obligations of the Purchaser or the Developer under the Small, Local, and Disadvantaged 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.) ("CBE Act"), including the equity and development participation requirements set forth in section 2349a of the CBE Act (D.C. Official Code § 2-218.49a).

(2) "Certified Business Enterprise" means a business enterprise or joint venture certified pursuant to the Small, Local and Disadvantaged 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) "Developer" means The John Akridge Development Company, with a business address of 601 13th St N.W., Suite 300 North, Washington, DC 20005 and Argos Group, LLC a District of Columbia limited liability company and with a business address of 631 D Street NW, Suite 638, Washington DC 20004 or an entity formed by these businesses.

(4) "First Source Agreement" means an agreement with the District governing certain obligations of the Purchaser or the Developer 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 generated as a result of the construction on the Property.

(5) "Property" means the real property located at 1050 21st Street, N.W. and known for tax and assessment purposes as Lot 0876 in Square 0073.

(6) "Lessees" means the Developer, its successor, one of its affiliates, or assignees approved by the Mayor, and the educational user approved by the Mayor.

**Sec. 3. Findings.**

(a) The Developer of the Property will be The John Akridge Development Company, with a business address of 601 13th St N.W., Suite 300 North, Washington, DC 20005 and Argos Group, LLC a District of Columbia limited liability company and with a business address of 631 D Street NW, Suite 638, Washington DC 20004, or an entity formed by these businesses.

(b) 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.

(c) 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.

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

(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.

(f) The Developer will enter into a First Source Agreement with the District that shall govern certain obligation of the Lessees pursuant to 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) 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 D.C. Code § 10-801 (b)(8)(C) and as described in the term sheet submitted with this resolution.

(h) 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).

**Sec. 4. Approval of disposition.**

(a) Pursuant to the Act the Mayor transmitted to the Council a request for approval of the disposition of the Property to the Lessees.

(b) The Council approves the disposition of the Property.

**Sec. 5. Fiscal impact statement.**

The Council adopts the fiscal impact statement in the committee report as the fiscal impact statement required by section 602 (c)(3) of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02 (c)(3)).

**Sec. 6. Transmittal of resolution.**

The Secretary to the Council shall transmit a copy of this resolution, upon its adoption, to the Mayor.

**COUNCIL OF THE DISTRICT OF COLUMBIA**  
**Proposed Resolution 20-820 (Deemed Disapproved December 15, 2014)**

**20 DCSTAT 4677**

Sec. 7. Effective date.

This resolution shall take effect immediately.