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Chairman Phil Mendelson

at the request of the Mayor

A PROPOSED RESOLUTION

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IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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To declare the existence of an emergency with respect to the need to order the closing of a portion of South Dakota Avenue, N.E., Adjacent to Squares 3760 and 3766, in Ward 4.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act be cited as the “Closing of a Portion of South Dakota Avenue, N.E., Adjacent to Squares 3760 and 3766, S.O. 18-40261, Emergency Declaration Resolution of 2019”.

Sec. 2. (a) There exists an immediate need for the closing of a portion of a public street adjacent to Squares 3760 and 3766, bounded by Riggs Road, Chillum Place, and Kennedy Street in Northeast Washington D.C. in Ward 4 (the “Road”).

(b) The closing of the Road will facilitate the mixed-use development of the portion of real property commonly known as Fort Totten Triangle, approved pursuant to R21-717, the “South Dakota Avenue Riggs Road Excess Property Disposition Approval Resolution of 2016” (the “Disposition Resolution”). The development of Fort Totten Triangle will generate significant tax revenue for the District of Columbia, enhance neighborhood economic development efforts, and produce mixed-use development that includes affordable housing, market-rate housing, and retail.

(c) Under the Disposition Resolution and the development term sheet, as approved by the Council with P22-0998, the “South Dakota Avenue Riggs Road Excess Property Term Sheet Amendment” (the “Term Sheet Amendment”), the selected development team and the District require a prompt closure of the Road to meet the terms of the transaction.

(d) In October 2018, the Executive introduced Bill 22-0990 “Closing of a Portion of South Dakota Avenue, N.E., adjacent to Squares 3760 and 3766 Act of 2018” (the “South Dakota Ave Road Closure Act”). The Committee of the Whole held a public hearing on this bill on December 20, 2018.

(e) The selected development team cannot proceed with the development of the site as required by the Disposition Resolution and the Term Sheet Amendment unless the road closure is approved.

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 “Closing of a Portion of South Dakota Avenue, N.E., adjacent to Squares 3760 and 3766 Emergency Act of 2019” be adopted after a single reading.

Sec. 4. This resolution shall take effect immediately.