

A RESOLUTION

22-463

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

April 10, 2018

To approve the disposition of District-owned real property known as the Waterfront Station II, located at 1000 4th Street, S.W., known for taxation and assessment purposes as Lot 0822 in Square 0542.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Waterfront Station II Disposition Approval Resolution of 2018”.

Sec. 2. Definitions.

For the purposes of this resolution, 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 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 CBE Act.

(4) “Developer” means WFS2, LLC., a Delaware limited liability company, with a business address of c/o PN Hoffman & Associates, Inc., 680 Water Street, S.W., Washington, DC 20024, or its successors, assignees, sublessees, or affiliates, and AHC, Inc., a nonprofit corporation, with a business address of 2230 North Fairfax Drive, Suite 100, Arlington, VA 22201, or its successors, assignees, sublessees, or affiliates, as approved by the Mayor.

(5) “First Source Agreement” means an agreement with the District governing certain obligations of 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, dated November 9, 1983, regarding job creation and employment generated as a result of the construction on the Property.

(6) “Project” means a mixed-use development including affordable housing, market-rate housing, cultural space, neighborhood retail, and any ancillary uses allowed under

applicable law, and as further described in the term sheet submitted with this resolution, in accordance with section 1(b-1) of the Act.

(7) "Property" means the real property located at 1000 4th Street, S.W., commonly known as Waterfront Station II, and known for taxation and assessment purposes as Lot 0822 in Square 0542.

Sec. 3. Findings.

(a) The property consists of an approximately 59,044-square-foot parcel.

(b) The intended use of the Property is a mixed-use project as further described in section 2(6).

(c) The Developer shall comply with the requirements of the Act, and the National Capital Revitalization Corporation and Anacostia Waterfront Corporation Reorganization Act of 2006, effective March 28, 2008 (D.C. Law 17-138; D.C. Official Code § 2-1225.01 *et seq.*), including dedicating residential units in the Project as affordable housing units.

(d) The Developer shall enter into an agreement that shall require the Developer to, at a minimum, contract with Certified Business Enterprises for at least 35% of the contract dollar volume of the Project, and require at least 20% equity and 20% development participation of Certified Business Enterprises in the Project, in accordance with section 2349 of the CBE Act and section 1(b)(6) of the Act.

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

(f) The proposed method of disposition is a lease of greater than 15 years pursuant to section 1(b)(8)(C) of the Act, as further described in the documents submitted to the Council with this resolution, in accordance with section 1(b-1) of the Act.

(g) The District has satisfied the public hearing requirements of section 1(b-5) of the Act.

(h) The Land Disposition Agreement for the disposition of the real property shall not be inconsistent with the substantive business terms of the transaction submitted by the Mayor with this resolution in accordance with section 1(b-1)(2) of the Act, unless revisions to those substantive business terms are approved by Council.

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 Developer.

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

Sec. 5. Transmittal.

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

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Sec. 6. Fiscal impact statement.

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

Sec. 7. Effective date.

This resolution shall take effect immediately.