



2015 SEP 21 AM 10:09
OFFICE OF THE
MAYOR

MURIEL BOWSER

MAYOR

SEP 21 2015

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, N.W., Suite 504
Washington, D.C. 20004

Dear Chairman Mendelson:

Enclosed for consideration by the Council are resolutions entitled the "Grimke School, N.W., Surplus Approval Resolution of 2015" and "Grimke School, N.W., Disposition Approval Resolution of 2015."

These resolutions will declare District owned real property located 1923 Vermont Ave, N.W. and 912 U Street, N.W. known as Grimke School ("Property") as no longer required for public purposes and approve its disposition pursuant to D.C. Official Code §10-801. No other government uses have been deemed viable for the Property.

In 2014, the Office of the Deputy Mayor for Economic Development (DMPED) issued a new solicitation and ultimately Roadside/Sorg Architects development team was awarded the project on April 9, 2015. The project will provide affordable housing, restore the historic Grimke School, provide a new home for the African-American Civil War Museum, provide practice and performance space for non-profit dance organizations servicing District youth and residents, and will also provide commercial office space to the U Street Corridor area. Additionally, the project will create 7 townhomes, 35 for sale condos, including 13 affordable units at 50% and 80% AMI, and ground floor retail. This project will be in compliance with new affordable housing requirements of D.C. Code § 10-801, First Source, and Certified Business Entity requirements.

Approval of these resolutions will declare the Property surplus and allow for the disposition to a private developer to redevelop the space in a manner consistent with the surrounding neighborhood.

As always, I am available to discuss any questions you may have regarding these resolutions. I look forward to prompt and favorable consideration of these resolutions.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser".

Muriel Bowser


Chairman Phil Mendelson
At the request of the Mayor

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7 A PROPOSED RESOLUTION
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11 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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15 To declare and approve as surplus the District-owned real property, located at 1923
16 Vermont Avenue, N.W., and 912 U Street, N.W., and known for tax and
17 assessment purposes as Lots 0827 and 0833 in Square 0361.
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19 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that
20 this resolution may be cited as the “Grimke School, N.W. Surplus Declaration and
21 Approval Resolution of 2015”.

22 Sec. 2. Findings.

23 (a) The Property is located at 1923 Vermont Avenue, N.W., and 912 U Street,
24 N.W., and known for tax and assessment purposes as Lots 0827 and 0833 in Square 0361
25 (the “Property” or “Grimke”), and consists of (i) an approximately 38,000 square foot
26 parcel that includes the historic Grimke School, the current location of the African-
27 American Civil War Museum, and accessory parking, and (ii) an approximately 5,900
28 square foot adjacent parcel that is currently used for parking. The historic Grimke School
29 building is approximately 52,000 gross square feet.

30 (b) The Property is no longer required for public purposes because the
31 Property’s condition cannot viably accommodate a District agency use or other public use

1 without cost prohibitive new construction. The most pragmatic solution for reactivating
2 this site is to declare the Property surplus and dispose of the Property for redevelopment.

3 (c) Pursuant to An Act Authorizing the sale of certain real estate in the
4 District of Columbia no longer required for public purposes (“Act”), approved August 5,
5 1939 (53 Stat. 1211; D.C. Official Code § 10-801 (a-1)(4)), a public hearing was held on
6 September 18, 2015, at the Thurgood Marshall Center, 1816 12th Street, N.W., regarding
7 the finding that the Property is no longer required for public purposes.

8 Sec. 3. Pursuant to D.C. Official Code §10-801 (a-1), the Council determines that
9 the Property is no longer required for public purposes.

10 Sec. 4. Fiscal impact statement.

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

14 Sec. 5. Transmittal of resolution.

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

17 Sec. 6. Effective date.

18 This resolution shall take effect immediately.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Attorney General



Legal Counsel Division

MEMORANDUM

TO: Lolita S. Alston
Director
Office of Legislative Support

FROM: Janet M. Robins
Deputy Attorney General
Legal Counsel Division

DATE: September 1, 2015

SUBJECT: Legal Sufficiency Review of the "Grimke School N.W., Disposition Approval Resolution of 2015" and the "Grimke School, N.W., Surplus Declaration and Approval Resolution of 2015"
(AE-15-550)

This is to Certify that this Office has reviewed the above-referenced legislation and that we have found it to be legally sufficient. If you have any questions in this regard, please do not hesitate to call me at 724-5524.

A handwritten signature in black ink, appearing to read "JMR/Janet", is written over a horizontal line.

Janet M. Robins