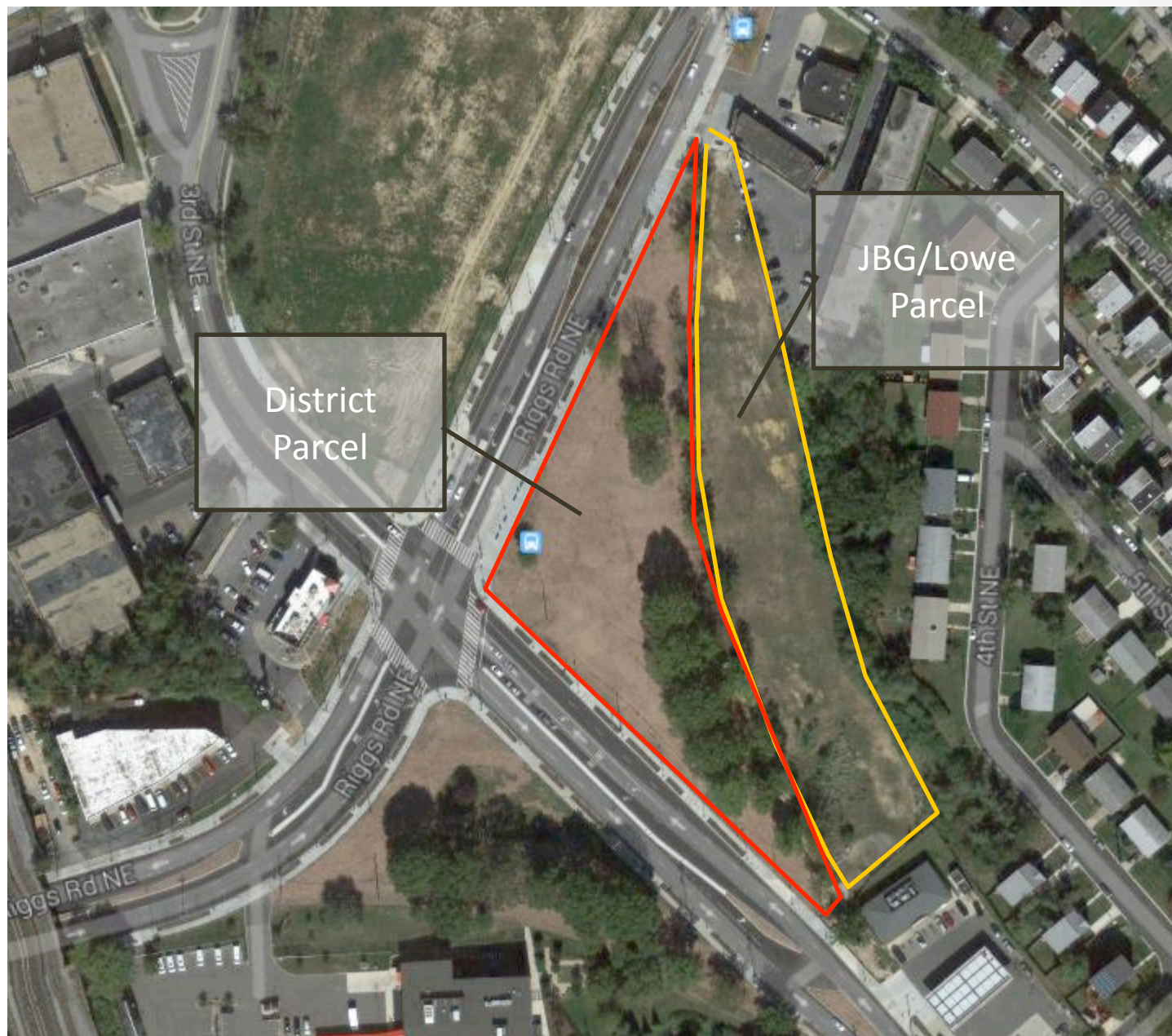


S. Dakota Ave. and Riggs Rd. NE

Project Background

Office of the Deputy Mayor for Planning and Economic Development

May 30, 2014



Project History

- Resolution 16-747 (Effective: July 11, 2006) – authorized disposition of District property
- Resolution 17-768 (Effective: July 1, 2008) – extended disposition authority for three years; expired on July 11, 2011.
- Land Disposition Agreement (LDA) executed Dec. 19, 2008.
- July 11, 2011 – LDA expired after outside closing date passed since DDOT did not complete required road realignment within required timeframe.
- Resolution 18-33 (Effective: March 3, 2009) – approval of the Ft. Totten Small Area Plan
- July 2012 - DDOT completed the realignment of S. Dakota Ave. and Riggs Rd.
- Currently renegotiating the LDA based on the executed 2008 agreement.
- The property will be subject to the Office of Planning's Large Tract Review process, where there is further opportunity for community input.

Summary of LDA Terms

Site Location	Triangle parcel located at the east corner of the intersection of South Dakota Ave. NE and Riggs Rd. NE, consisting of approximately 98,000 sf.
Affordable Housing	20% of all units will be affordable.
Unique retailer	Portion of retail floor area to be dedicated to a local retailer.
Purchase Price	Based on appraised land value <u>less</u> the value of benefits listed above.
Environmental Remediation	Developer responsible for remediation from effective date of the LDA.
First Source	Developer agreed to execute a First Source Hiring Agreement with DOES that ensured 51% or more new jobs on the project will go to District residents.
LSDBE Contracting	Execute Certified Business Enterprise agreement with DSLBD to require 35% small business contracting.
Green Building	Project to meet current Green Building Act requirements.

Note: The 2008 LDA is the basis for the current negotiation. The terms above are the same as those that were negotiated in the 2008 agreement.