



COUNCIL OF THE DISTRICT OF COLUMBIA  
THE JOHN A. WILSON BUILDING  
1350 PENNSYLVANIA AVENUE, NW  
WASHINGTON, D.C. 20004

VINCENT C. GRAY  
Ward 7 Councilmember  
Chair, Committee on Health  
Co-chair, Special Committee on COVID-19 Pandemic Recovery

**Committee Member:**  
**Business and Economic Development**  
**Judiciary and Public Safety**

Memorandum

To: Nyasha Smith, Secretary to the Council of the District of Columbia  
From: Councilmember Vincent C. Gray  
Date: Thursday, January 27, 2022  
Subject: Request to Place Emergency and Temporary Measures on the Agenda for the February 1, 2022 Legislative Meeting

This is a request to agendize the following emergency and temporary measures for the February 1, 2022 Legislative Meeting:

- East Capitol Gateway Eminent Domain Authority Emergency Declaration Resolution of 2022
- East Capitol Gateway Eminent Domain Authority Emergency Act of 2022
- East Capitol Gateway Eminent Domain Authority Temporary Act of 2022

The communities in Wards 7 and 8, including the areas along the East Capitol Street corridor, are underserved for grocery and retail options, particularly regarding access to healthy food options. The collection of parcels known as East Capitol Gateway represents an ongoing opportunity to provide much needed access to groceries, and commercial and retail activity to an underserved community. The parcels are controlled by a joint venture, CG Marketplace LLC, which is owned in equal shares by a subsidiary of the District of Columbia Housing Authority and A&R/THC Marketplace, LLC, a private developer.

The joint venture has made no effort to continue to develop the parcels and has explicitly stated the parcels were being converted to “long-term inactivity.” Due to the length of the existing ground lease, these parcels could remain undeveloped for a generation, exacerbating the inequitable lack of grocery and retail options for residents living east of the Anacostia River, specifically and especially Ward 7.

Once developed, the parcels will:

- Aid in reducing food insecurity in an underserved neighborhood and provide revitalization in an economically distressed community Provide much needed access to food and retail amenities;
- Expand economic opportunities for residents of Ward 7 and neighboring wards, including much needed job opportunities; and
- Further many important public purposes, including the removal of unsafe and unsanitary conditions, reduction of the incidence of crime, and the removal of garbage and other eyesores.

Given the lack of effort on the part of the joint venture and the length of time on the existing ground lease, it is highly unlikely that the parcels will be developed absent the involvement of the District government and without the authority to exercise eminent domain by the Mayor.

Accordingly, this legislation will authorize, on an emergency and temporary basis, the Mayor to exercise eminent domain in accordance with the procedures set forth in subchapter II of Chapter 13 of Title 16 of the District of Columbia Official Code to acquire the real property known as East Capitol Gateway.

Copies of the draft measures are attached. I would appreciate your support of this legislation. If you have any questions about this legislation, please contact Sheila Bunn, Chief of Staff, at [sbunn@dccouncil.us](mailto:sbunn@dccouncil.us) or 202-724-8068.

Sincerely,

A handwritten signature in black ink that reads "Vincent C. Gray". The signature is written in a cursive, flowing style. The first name "Vincent" is written in a larger, more prominent script, followed by "C." and "Gray". The signature is positioned above the printed name.

Vincent C. Gray