

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare an emergency with respect to the need to close a portion of an alley in Square 2873 abutting Lots 1106 and 1112 in Ward 1, to establish a 25-foot-wide building restriction line on the closed alley area, and to dedicate a portion of Lot 1112 for public street purposes.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this resolution may be cited as the “Howard East Towers Alley Closing and Street Dedication Emergency Declaration Resolution of 2023”.

Sec. (a) There exists an immediate need to approve emergency legislation ordering the closure of an alley in Square 2873 abutting Lots 1106 and 1112 in Ward 1, establishing a 25-foot-wide building restriction line on the closed alley area, and dedicating a portion of Lot 1112 for public street purposes.

(b) The purpose of the alley closure and dedication is to facilitate the construction of a mixed-use development with approximately 500 multifamily units and over 17,000 square feet of retail space. A minimum of 40 units will be set aside for households with incomes of 60% or less of median family income pursuant to the District’s Inclusionary Zoning requirements, although the developer has agreed to pursue Low-Income Housing Tax Credit (LIHTC) capitalization for the IZ component, which may increase the total number of affordable units to 60.

34 (c) The Committee of the Whole approved the permanent version of this legislation on
35 April 4, 2023. The Council unanimously approved the permanent version of this legislation on
36 first reading on April 4, 2023, and unanimously approved the legislation on second reading on
37 June 6, 2023. Making the closing and dedication effective sooner than the congressional review
38 period for the permanent legislation would enable the project to proceed without risk of further
39 delay.

40 Sec. 3. The Council of the District of Columbia determines that the circumstances
41 enumerated in Section 2 constitute emergency circumstances making it necessary that the
42 “Howard East Towers Alley Closing and Street Dedication Emergency Act of 2023” be adopted
43 after a single reading.

44 Sec. 4. This resolution shall take effect immediately.