

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

1 To declare the existence of an emergency with respect to the need to remove from the plan for the
2 extension of a permanent system of highways a portion of 50th Street, N.E., located
3 within Lot 827 in Square 5194, to order the closing of a portion of 50th Street, N.E.,
4 between Fitch Place, N.E. and Nannie Helen Burroughs Avenue, N.E., adjacent to Square
5 5194, and to accept the dedication of Lots 828 and 830 in Square 5194 for public street
6 purposes.
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8 RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
9 resolution may be cited as the “Omnibus Progressive National Baptist Church Redevelopment
10 Emergency Declaration Resolution of 2021”.

11 Sec. 2. (a) The underlying emergency legislation would remove from the plan for the
12 extension of a permanent system of highways (the “DC Highway Plan”) a portion of 50th Street,
13 N.E., located within Lot 827 in Square 5194, order the closing of a portion of 50th Street, N.E.,
14 between Fitch Place, N.E. and Nannie Helen Burroughs Avenue, N.E., adjacent to Square 5194,
15 and accept the dedication of Lots 828 and 830 in Square 5194 for public street purposes.

16 (b) The Progressive National Baptist Convention, Inc. (“PNBC”) and its development
17 partner, Providence Place I LP are in the process of constructing an apartment complex with 93
18 affordable units at 60% MFI on PNBC’s campus in Ward 7.

19 (c) The development was approved as the Providence Place planned unit development
20 (PUD) pursuant to Zoning Commission Order No. 17-08.

21 (d) The land to be dedicated by PNBC consists of approximately 1,371 square feet of land
22 that, although private property, functions as a portion of 50th Street, NE. It includes asphalt road
23 pavement, concrete curb and gutter, concrete sidewalk, landscape area behind the curb, a storm
24 sewer inlet, and electric utilities serving streetlights. The right-of-way to be closed consists of
25 approximately 370 square feet and will vest in PNBC. It will be improved with a sidewalk
26 required in connection with the PUD. The sidewalk, which will be constructed on PNBC
27 property, will be subject to a public easement agreement with DDOT.

28 (e) The permanent legislation, the Omnibus Progressive National Baptist Convention
29 Redevelopment Act of 2021, as introduced on June 4, 2021 (Bill 24-0291), is scheduled for a
30 hearing October 14, 2021.

31 (f) For the project to obtain its certificate of occupancy, the Office of Surveyor is
32 requiring the creation of record lot, which cannot be done until the requested land dedication,
33 street closure, and elimination of the DC highway plan designation are approved and finalized.

34 (g) The emergency and temporary legislation will clear the way for the subdivision plat
35 and related documents to be recorded in the Land Records for the District of Columbia shortly
36 after approval by the Council so as to not delay the issuance of the certificate of occupancy for
37 the 93-unit apartment house.

38 Sec. 3. The Council determines that the circumstances
39 enumerated in section 2 constitute emergency circumstances making it necessary that the
40 Omnibus Progressive National Baptist Church Redevelopment Emergency Act of 2021 be
41 adopted after a single reading.

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

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