

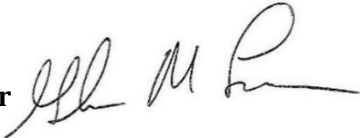
Government of the District of Columbia
Office of the Chief Financial Officer



Glen Lee
Chief Financial Officer

MEMORANDUM

TO: The Honorable Phil Mendelson
Chairman, Council of the District of Columbia

FROM: Glen Lee
Chief Financial Officer 

DATE: October 11, 2024

SUBJECT: Fiscal Impact Statement – St. Elizabeths East WMATA Redevelopment Act of 2024

REFERENCE: B25-739 as introduced on March 1, 2024

Conclusion

Funds are sufficient in the fiscal year 2025 through fiscal year 2028 budget and financial plan to implement the bill.

Background

The Mayor may sell or lease certain public property at her discretion, provided that the Mayor and the Council find that the property is surplus and agree on the Mayor's proposed method of disposition.

St Elizabeths East is a development occupying part of the St Elizabeths National Historic Landmark site, adjacent to the Congress Heights Metro station. The East campus was transferred from federal control to the District in 1987, and a master plan covering the redevelopment of St. Elizabeths East was completed in 2012.¹ The current St Elizabeths East development plan includes the entertainment and sports arena, mixed-use housing, a new library, and a new hospital. The District's capital budget for 2025-2030 includes \$25 million to construct a new library serving the Congress Heights neighborhood located at the St Elizabeths East site.²

¹ 2012 Master Plan: [21087-GL-DRAFT 2012 0605 FINAL with appendices.pdf \(stelizabethseast.com\)](https://www.stelizabethseast.com/21087-GL-DRAFT_2012_0605_FINAL_with_appendices.pdf)

² FY 2025- FY 2030 Capital Improvements Plan:
<https://app.box.com/s/vb65row2h67awhz1ks3ymm8wsq8n97oy>

The Honorable Phil Mendelson

FIS: "St. Elizabeths East WMATA Redevelopment Act of 2024," B25-739 as introduced on March 1, 2024

The bill deems as excess a plot just north of the Congress Heights metro station (parcel 16 in the St Elizabeths East master plan).³ The bill also permits the Mayor to acquire 1.4 acres of property at square 5868 lots 841 and 845, property also within St Elizabeths East, that is presently owned by the Washington Metropolitan Area Transit Authority. This exchange will permit the new Congress Heights library to be built so that it can be directly accessed from Alabama Avenue SE.

Financial Plan Impact

There is no fiscal impact from this bill. The Office of the Deputy Mayor for Public and Economic Development (DMPED) plans to execute the disposition and acquisition transactions simultaneously as an exchange of land and no funds will be transferred.

³ Known for tax purposes as lot 842 in square in S-5868.