


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



Jeffrey S. DeWitt
Chief Financial Officer

MEMORANDUM

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

FROM: Jeffrey S. DeWitt
Chief Financial Officer 

DATE: June 7, 2019

SUBJECT: Fiscal Impact Statement – St. Elizabeths East Redevelopment Support
Emergency Amendment Act of 2019

REFERENCE: Draft Bill as shared with the Office of Revenue Analysis on May 31,
2019

Conclusion

Funds are sufficient in the fiscal year 2019 budget and the proposed fiscal year 2020 through fiscal year 2023 budget and financial plan to implement the bill.

Background

In 2014, the Council approved a land swap with the Washington Metropolitan Area Transit Authority (WMATA) for land located at the southern end of the St. Elizabeths East Campus near the Congress Heights Metro Station.¹ The District will transfer approximately 1.06 acres of land located at the northern end of the Congress Heights Metro Station parking lot and just east of Sycamore Drive, S.E.² to WMATA. WMATA will transfer approximately 0.56 acres of land located along Alabama Avenue, S.E., just west of the Congress Heights Metro Station, to the District.³ A portion of the land WMATA gives to the District will be used to extend 13th Street, S.E. north across Alabama Avenue, S.E.⁴

¹ St. Elizabeths East Redevelopment Support Act of 2014, effective April 30, 2015 (D.C. Law 20-244; 62 DCR 1490).

² This includes the entirety of the land known for assessment and tax purposes as Square S-5868, Lot 834, and a portion of Square S-5868, Lot 833.

³ The land is a portion of what is known for assessment and tax purposes as Parcel 228/144.

⁴ This will be known as Lot 107 in the St. Elizabeths East Campus redevelopment plans.

The Honorable Phil Mendelson

FIS: "St. Elizabeths East Redevelopment Support Emergency Amendment Act of 2019," Draft Bill as shared with the Office of Revenue Analysis on May 31, 2019

The bill approves the disposition of approximately 8,413 square feet of the land WMATA will give to the District, located at the northeast corner of Alabama Avenue, S.E. and 13th Street, S.E. This land, which will be designated as Lot 17b, will be disposed to the joint development team of Redbrick LMD LLC and Gragg Cardona Partners LLC. Lot 17b will become part of the development team's project on the adjacent Lot 17 along Alabama Avenue, S.E.

Financial Plan Impact

Funds are sufficient in the fiscal year 2019 budget and the proposed fiscal year 2020 through fiscal year 2023 budget and financial plan to implement the bill. The District disposed of Lot 17 in 2018⁵ for the development of a commercial building, but the development plan for that parcel was always expected to include Lot 17b upon the District's acquisition of the parcel. The terms associated with the development of Lot 17, which include a \$100,000 annual rent payment under a 99-year ground lease, cover both lots and there are no separate terms for Lot 17b. Both the land swap and the disposition of Lot 17b are expected to occur in 2019.

⁵ Pursuant to the St. Elizabeths East Campus – Phase I Disposition Approval Resolution of 2015, effective March 1, 2016 (Resolution 21-416; 63 DCR 9325).