

MURIEL BOWSER
MAYOR

March 1, 2024

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, N.W., Suite
504 Washington, DC 20004

Dear Chairman Mendelson:

Enclosed for consideration and adoption by the Council of the District of Columbia is a bill entitled the "St. Elizabeths East WMATA Redevelopment Act of 2024." This legislation will allow for the disposition of certain District-owned real property to the Washington Metropolitan Area Transit Authority ("WMATA") and the District's acquisition of adjacent property owned by WMATA. The exchange of these parcels will facilitate the reconfiguration of the WMATA bus loop and Kiss & Ride facilities at the Congress Heights Metrorail Station along with the construction of a new District of Columbia Public Library facility.


I urge the Council's prompt and favorable consideration of this legislation.

Sincerely,

A handwritten signature in black ink that reads "Muriel Bowser".

Muriel Bowser

Enclosures


Chairman Phil Mendelson
at the request of the Mayor

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7 A BILL
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12 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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17 To authorize the Mayor to dispose of certain District-owned real property to the Washington
18 Metropolitan Area Transit Authority.

19 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
20
21 act may be cited as the “St. Elizabeths East WMATA Redevelopment Act of 2024”.

22 Sec. 2. Definitions.

23 For the purposes of this act, the term:

24 (1) “District-owned Property” means the approximately 1.29 acres of real
25 property owned by the District of Columbia located on the St. Elizabeths East Campus and
26 known for taxation and assessment purposes as Lot 842 in Square 5868-S.

27 (2) “WMATA” means the Washington Metropolitan Area Transit Authority.

28 Sec. 3. Disposition authorization.

29 Notwithstanding the requirements of An Act Authorizing the sale of certain real estate in
30 the District of Columbia no longer required for public purposes, approved August 5, 1939 (53
31 Stat. 1211; D.C. Official Code § 10-801 *et seq.*), the Mayor may dispose of the District-owned
32 Property to WMATA.

33 Sec. 4. Fiscal impact statement.

34 The Council adopts the fiscal impact statement of the Chief Financial Officer as the fiscal
35 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
36 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

37 Sec. 5. Effective date.

38 This act shall take effect following approval by the Mayor (or in the event of veto by the
39 Mayor, action by the Council to override the veto), a 30-day period of congressional review as
40 provided in section 601(c)(1) of the District of Columbia Home Rule Act, approved December
41 24, 1973 (87 Stat. 788; D.C. Official Code § 1-204.12(a)), and publication in the District of
42 Columbia Register.

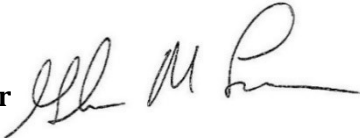
Government of the District of Columbia
Office of the Chief Financial Officer



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: December 1, 2023

SUBJECT: Fiscal Impact Statement – St. Elizabeths East WMATA Redevelopment Act of 2023

REFERENCE: Draft Bill as provided to the Office of Revenue Analysis on October 5, 2023

Conclusion

Funds are sufficient in the fiscal year 2024 through fiscal year 2027 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 2024-2029 includes \$25.18 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 \(stelizabethseast.com\)](#)

² FY 2024- FY 2029 Capital Improvements Plan: [DC OCFO Budget Vol 5.pdf | Powered by Box](#)

The Honorable Phil Mendelson

FIS: "St. Elizabeths East WMATA Redevelopment Act of 2023," Draft bill as provided to the Office of Revenue Analysis on October 5, 2023

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.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Attorney General



BRIAN L. SCHWALB
ATTORNEY GENERAL

Legal Counsel Division

TO: Tommy Wells
Director
Office of Policy and Legislative Affairs

FROM: Megan D. Browder
Deputy Attorney General
Legal Counsel Division

DATE: October 13, 2023

RE: Legal Sufficiency Certification – “St. Elizabeths East WMATA
Redevelopment Act of 2023”
(AE-23-662)

This is to Certify that this Office has reviewed the above-referenced draft legislation and found it to be legally sufficient. If you have any questions in this regard, please do not hesitate to call me at (202) 724-5524.

A handwritten signature in black ink that reads "Megan D. Browder". The signature is written in a cursive style with a large, looped initial "M".

Megan D. Browder