

(EB0) DEPUTY MAYOR FOR PLANNING AND ECON DEV

MISSION

The Office of the Deputy Mayor for Planning and Economic Development (DMPED) supports the Mayor in developing and executing the District of Columbia's economic development vision.

BACKGROUND

DMPED assists the Mayor in the coordination, planning, supervision, and execution of programs, policies, proposals, and functions related to economic development in the District of Columbia. DMPED sets development priorities and policies, coordinates how the District markets itself to businesses and developers, and recommends and ensures implementation of financial packaging for District development, attraction, and retention efforts. DMPED also works to achieve its mission by focusing on outreach to the business community and neighborhood stakeholders, and by forging partnerships between government, business, and communities to foster economic growth for residents of the District of Columbia.

CAPITAL PROGRAM OBJECTIVES

1. Oversee and coordinate economic growth and investment throughout the District of Columbia.
2. Add to the District's portfolio of affordable housing by promoting the construction of new affordable housing and preserving the District's affordable housing stock.

RECENT ACCOMPLISHMENTS

- This historic Saint Elizabeths East campus will be transformed into a premier destination for sports, entertainment, housing, healthcare and much more. The Entertainment and Sports Arena is now home of OUR world champion Washington Mystics. In November 2019, we welcomed our first residents to The Residences at Saint Elizabeths and announced that Whitman - Walker will open a state-of-the-art medical facility that will allow them to serve 15,000 patients annually.
- The District acquired 66 acres of the former Walter Reed Army Medical Center (WRAMC) in November 2016. Since that time, DMPED through the Walter Reed Local Redevelopment Authority (LRA), and the master development team have begun implementing the District's reuse plan for the site now known as the Parks at Walter Reed. Following the transfer, two charter schools opened on the campus educating over 1,000 elementary, middle and high school students from all over the District. In 2019, the Parks at Walter Reed delivered over 150 units of affordable housing for veterans and seniors and commenced construction of the first new construction, market rate residential buildings on the campus. Demolition of the 1970's era hospital has been completed, clearing the way for construction, of a new town center and a grocer has been secured to anchor the first town center building.
- Two affordable housing projects. Providence Place (93 units) and The Strand Residential (86 units), broke ground and are under construction. Both projects will provide critical offsite replacement units for the Lincoln Heights/Richardson Dwellings Community.
- DMPED released a web-based tool to track all of its projects and milestones at <http://open.dc.gov/dmped-delivering/>.

Elements on this page of the Agency Summary include:

- **Funding Tables:** Past budget allotments show the allotment balance, calculated as allotments received to date less all obligations (the sum of expenditures, encumbrances, intra-District advances and pre-encumbrances). Agencies are allowed to encumber and pre-encumber funds up to the limit of a capital project’s budget authority, which might be higher than allotments received to date. For this reason, a negative balance on a project sheet does not necessarily indicate overspending or an anti-deficiency violation. A negative balance is permitted in this calculation of remaining allotment authority.
- **Additional Appropriations Data (\$000):** Provides a summary of the budget authority over the life of the project. The table can be read as follows:
 - › **Original 6-Year Budget Authority:** Represents the authority from the fiscal year in which budget was first appropriated through the next 5 years.
 - › **Budget Authority Through FY 2028 :** Represents the lifetime budget authority, including the 6-year budget authority for FY 2023 through FY 2028.
 - › **FY 2023 Budget Authority Revisions:** Represents the changes to the budget authority as a result of reprogramming, redirections and rescissions (also reflected in Appendix F) for the current fiscal year.
 - › **6-Year Budget Authority Through FY 2028 :** This is the total 6-year authority for FY 2023 through FY 2028 including changes from the current fiscal year.
 - › **Budget Authority Request Through FY 2029 :** Represents the 6-year budget authority for FY 2024 through FY 2029.
 - › **Increase (Decrease) :** This is the change in 6-year budget requested for FY 2024 - FY 2029 (change in budget authority is shown in Appendix A).
- **Estimated Operating Impact:** If a project has operating impacts that the agency has quantified, the effects are summarized in the respective year of impact.
- **FTE Data (Total budget in FTE Table might differ from actual budget due to rounding):** Provides the number for Full-Time Equivalent (FTE) employees approved as eligible to be charged to capital projects by, or on behalf of, the agency. Additionally, it provides the total budget for these employees (Personal Services), the non personnel portion of the budget in the agency’s capital plan, and the percentage of the agency CIP budget from either expense category.
- **Facility Location Map:** For those agencies with facilities projects, a map reflecting projects and their geographic location within the District of Columbia.

(Dollars in Thousands)

Phase	Funding By Phase - Prior Funding					Approved Funding						
	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
(01) Design	20,550	20,561	2	0	-13	3,840	3,992	3,035	1,000	500	0	12,367
(02) SITE	500	412	0	0	88	0	0	0	0	0	0	0
(03) Project Management	15,002	12,978	340	10	1,675	0	0	0	0	0	0	0
(04) Construction	838,423	533,203	126,746	1,000	177,474	169,771	90,928	39,315	20,000	9,500	0	329,514
TOTALS	874,475	567,154	127,087	1,010	179,223	173,611	94,920	42,350	21,000	10,000	0	341,881

Source	Funding By Source - Prior Funding					Approved Funding						
	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
GO Bonds - New (0300)	550,301	375,889	44,621	1,010	128,782	45,611	39,920	30,350	10,000	10,000	0	135,881
Pay Go (0301)	84,001	5,425	75,318	0	3,258	103,000	35,000	10,000	11,000	0	0	159,000
Sales of Assets (0305)	30,186	12,350	0	0	17,836	0	0	0	0	0	0	0
Taxable Bonds – (0309)	93,978	57,595	7,148	0	29,235	25,000	20,000	2,000	0	0	0	47,000
HPTF Revenue Bond Funded (3425)	110,823	110,710	0	0	114	0	0	0	0	0	0	0
DOT Pilot Rev. Bond Fund (3426)	5,186	5,186	0	0	0	0	0	0	0	0	0	0
TOTALS	874,475	567,154	127,087	1,010	179,223	173,611	94,920	42,350	21,000	10,000	0	341,881

Additional Appropriation Data			Estimated Operating Impact Summary						
First Appropriation FY		1998	Expenditure (+) or Cost Reduction (-)						
Original 6-Year Budget Authority		862,763	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
Budget Authority Through FY 2028		874,475	No estimated operating impact						
FY 2023 Budget Authority Changes		-318,111							
6-Year Budget Authority Through FY 2028		1,177,106							
Budget Authority Request Through FY 2029		1,216,356							
Increase (Decrease)		39,250							
Full Time Equivalent Data			Full Time Equivalent Data						
	Object	FTE	FY 2024 Budget	% of Project					
	Personal Services	0.0	0	0.0					
	Non Personal Services	0.0	173,611	100.0					

EB0-EB012-33 K STREET NW

Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Implementing Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Project No: EB012
Ward: 6
Location: 33 K STREET, NW
Facility Name or Identifier: NCI- NORTHWEST ONE
Status: Ongoing Subprojects
Useful Life of the Project:
Estimated Full Funding Cost: \$53,000,000

Description:

Northwest One will provide replacement units for former Temple Court residents in addition to a mix of affordable and market rate units.

Justification:

The Northwest One area (bounded by North Capitol Street, New York Avenue, New Jersey Avenue and K Street) was designated a New Community in 2005 and the Northwest One Redevelopment Plan was adopted by the D.C. Council through the Northwest One/Sursum Corda Affordable Housing Protection, Preservation and Production Act of 2006. The goal of the plan was to create a mixed-income, mixed-use community where residents have quality housing options. The District issued an RFP in 2016 to redevelop the site that housed the former federally subsidized Temple Courts Apartments. The site was designated a redevelopment area under the New Communities Initiative, which is administered by DMPED. With HUD’s approval, Temple Courts was demolished in 2008; thus, the District is obligated to return 211 units to Northwest One as replacement units for those that were demolished. Northwest One will be developed in three phases with each phase containing replacement units. The first phase will include 65 replacement units. The Council approved the disposition of the land, which will be used to develop all three phases, through the Northwest One Surplus and Disposition Approval Omnibus Act of 2018. At completion of all three phases, subject to any required zoning approvals, will produce approximately 740 mixed-income units and will serve to help revitalize the area.

Progress Assessment:

Construction on the first phase began in October 2020.

Related Projects:

EB001C-Temple Courts/NW1 Redevelopment; EB008C-MP-New Communities

(Dollars in Thousands)

Funding By Phase - Prior Funding						Approved Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
(04) Construction	29,000	0	29,000	0	0	24,000	0	0	0	0	0	24,000
TOTALS	29,000	0	29,000	0	0	24,000	0	0	0	0	0	24,000

Funding By Source - Prior Funding						Approved Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
Pay Go (0301)	29,000	0	29,000	0	0	24,000	0	0	0	0	0	24,000
TOTALS	29,000	0	29,000	0	0	24,000	0	0	0	0	0	24,000

Additional Appropriation Data

First Appropriation FY	2009
Original 6-Year Budget Authority	3,800
Budget Authority Through FY 2028	29,000
FY 2023 Budget Authority Changes	29,000
6-Year Budget Authority Through FY 2028	53,000
Budget Authority Request Through FY 2029	53,000
Increase (Decrease)	0

Estimated Operating Impact Summary

Expenditure (+) or Cost Reduction (-)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
No estimated operating impact							

Milestone Data

	Projected	Actual
Environmental Approvals	04/25/2020	08/31/2021
Design Start (FY)	05/5/2019	05/5/2019
Design Complete (FY)	01/31/2020	01/31/2020
Construction Start (FY)	05/16/2020	10/26/2020
Construction Complete (FY)	08/1/2022	
Closeout (FY)	09/30/2030	

Full Time Equivalent Data

Object	FTE	FY 2024 Budget	% of Project
Personal Services	0.0	0	0.0
Non Personal Services	0.0	24,000	100.0

EB0-EB013-BARRY FARM, PARK CHESTER, WADE ROAD

Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Implementing Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Project No: EB013
Ward: 8
Location: 1286 EATON ROAD SE
Facility Name or Identifier: BARRY FARM
Status: Design complete
Useful Life of the Project: 30
Estimated Full Funding Cost: \$158,223,000



Description:

The Barry Farm neighborhood is located off of Martin Luther King Jr. Avenue SE, west of historic Anacostia. The area is bounded by two arterial highways – Suitland Parkway on the east and Interstate 295 on the north. To the east of Barry Farm, across Suitland Parkway, is the Anacostia Metro Station and to the west is the St. Elizabeth’s West campus.

The Barry Farm neighborhood has a unique and storied history in the District. The neighborhood was originally part of James Barry’s farm, which extended from the Anacostia River to what is now known as Garfield Heights.

By 1900, the Alexandria Branch of the Baltimore & Ohio Railroad began to separate the original community from the river and Poplar Point. By mid-century, the land between the tracks and the river had been converted to military bases, and after World War II, the construction of Interstate 295 further isolated the neighborhood from the waterfront. In 1954, the Redevelopment Land Authority acquired much of the land as part of the Redevelopment Act intended to clear substandard housing, and built the public housing which makes up the Barry Farm neighborhood today.

The existing housing stock within the neighborhood includes a range of building and tenure types. The Barry Farm dwellings are owned and managed by the DC Housing Authority and contains 432 units of low-income housing. All of these units are townhouses arranged in buildings of four to six units.

Justification:

These funds are needed to assist with the capital activities required to undertake a comprehensive redevelopment of this area. Capital funds make up a small amount of the total development budget for this project; however, the capital funds are necessary in order to leverage the other financing tools that are needed and which the District plans to pursue such as private capital, bond financing, tax credits, land and other equity.

Progress Assessment:

District broke ground on the first phase building 1B in 2022.

Related Projects:

EB001C-TEMPLE COURTS/NW1 REDEVELOPMENT; EB008C-NEW COMMUNITIES; EB009C-4800 C STREET SE; EB010C-4427 HAYES STREET NE; EB011C-5201 HAYES STREET NE; EB012C-33 K STREET NW; EB013C-BARRY FARM, PARK CHESTER, WADE ROAD; EB015C-LINCOLN HEIGHTS, RICHARDSON DWELLINGS; EB016C-PARK MORTON REDEVELOPMENT INITIATIVE

(Dollars in Thousands)

Phase	Funding By Phase - Prior Funding						Approved Funding					
	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
(04) Construction	92,223	39,483	27,003	0	25,738	35,000	10,000	10,000	11,000	0	0	66,000
TOTALS	92,223	39,483	27,003	0	25,738	35,000	10,000	10,000	11,000	0	0	66,000

Source	Funding By Source - Prior Funding						Approved Funding					
	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
GO Bonds - New (0300)	3,250	546	0	0	2,704	0	0	0	0	0	0	0
Pay Go (0301)	48,000	691	26,309	0	21,000	35,000	10,000	10,000	11,000	0	0	66,000
Taxable Bonds – (0309)	10,000	7,307	693	0	2,000	0	0	0	0	0	0	0
HPTF Revenue Bond Funded (3425)	30,973	30,940	0	0	34	0	0	0	0	0	0	0
TOTALS	92,223	39,483	27,003	0	25,738	35,000	10,000	10,000	11,000	0	0	66,000

Additional Appropriation Data

First Appropriation FY	2009
Original 6-Year Budget Authority	34,250
Budget Authority Through FY 2028	92,223
FY 2023 Budget Authority Changes	37,000
6-Year Budget Authority Through FY 2028	158,223
Budget Authority Request Through FY 2029	158,223
Increase (Decrease)	0

Estimated Operating Impact Summary

Expenditure (+) or Cost Reduction (-)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
No estimated operating impact							

Milestone Data

	Projected	Actual
Environmental Approvals	10/8/2021	10/8/2021
Design Start (FY)	05/13/2019	05/13/2019
Design Complete (FY)	11/5/2021	12/1/2020
Construction Start (FY)	07/1/2022	
Construction Complete (FY)	12/31/2031	
Closeout (FY)	03/31/3032	

Full Time Equivalent Data

Object	FTE	FY 2024 Budget	% of Project
Personal Services	0.0	0	0.0
Non Personal Services	0.0	35,000	100.0

EB0-EB509-BRUCE MONROE

Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Implementing Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Project No: EB509
Ward: 1
Location: 3012 GEORGIA AVENUE, NW
Facility Name or Identifier: BRUCE MONROE
Status: Ongoing Subprojects
Useful Life of the Project:
Estimated Full Funding Cost: \$25,000,000

Description:

This project will yield 273 residential units comprised of 90 replacement public housing units, 111 workforce affordable units, and 72 market rate units.

Justification:

The development will contain 90 replacement units necessary to satisfy the 1:1 NCI replacement unit requirement for the Park Morton residents.

Progress Assessment:

The project is currently awaiting final Zoning approval.

Related Projects:

EB0-EB016-Park Morton Redevelopment Initiative and EB008C-MP - New Communities.

(Dollars in Thousands)

Funding By Phase - Prior Funding						Approved Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
(04) Construction	0	0	0	0	0	0	25,000	0	0	0	0	25,000
TOTALS	0	0	0	0	0	0	25,000	0	0	0	0	25,000

Funding By Source - Prior Funding						Approved Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
Pay Go (0301)	0	0	0	0	0	0	25,000	0	0	0	0	25,000
TOTALS	0	0	0	0	0	0	25,000	0	0	0	0	25,000

Additional Appropriation Data

First Appropriation FY	2010
Original 6-Year Budget Authority	1,500
Budget Authority Through FY 2028	0
FY 2023 Budget Authority Changes	-1,500
6-Year Budget Authority Through FY 2028	25,000
Budget Authority Request Through FY 2029	25,000
Increase (Decrease)	0

Estimated Operating Impact Summary

Expenditure (+) or Cost Reduction (-)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
No estimated operating impact							

Milestone Data

	Projected	Actual
Environmental Approvals	04/30/2023	
Design Start (FY)	05/30/2023	
Design Complete (FY)	07/30/2023	
Construction Start (FY)	10/30/2023	
Construction Complete (FY)	09/30/2025	
Closeout (FY)	09/30/2027	

Full Time Equivalent Data

Object	FTE	FY 2024 Budget	% of Project
Personal Services	0.0	0	0.0
Non Personal Services	0.0	0	0.0

EB0-EBF23-EAST CAPITOL GATEWAY GROCERY INFRASTRUCTURE

Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Implementing Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Project No: EBF23
Ward: 7
Location: EAST CAPITOL STREET NE & 58TH STREET NE
Facility Name or Identifier: EAST CAPITOL GATEWAY GROCERY INFRASTRUCTURE
Status: New
Useful Life of the Project:
Estimated Full Funding Cost: \$25,000,000

Description:

The funds allocated for the East Capitol Gateway Grocery project are to support horizontal infrastructure needs for the East Capitol Gateway Marketplace site. Funding will support road and multi-modal network connectivity in and around the East Capitol Gateway Marketplace, Streetscaping, public space improvements, and utility infrastructure upgrades.

Justification:

Giant grocers did a geotechnical study of the site that determined poor fill conditions and expected road infrastructure, this money will help offset the roadwork so that DMPED Food Access Fund subsidy can cover the site work and grocer construction.

Progress Assessment:

New Project

Related Projects:

None

(Dollars in Thousands)

Funding By Phase - Prior Funding						Approved Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
(04) Construction	0	0	0	0	0	25,000	0	0	0	0	0	25,000
TOTALS	0	0	0	0	0	25,000	0	0	0	0	0	25,000

Funding By Source - Prior Funding						Approved Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
Taxable Bonds – (0309)	0	0	0	0	0	25,000	0	0	0	0	0	25,000
TOTALS	0	0	0	0	0	25,000	0	0	0	0	0	25,000

Additional Appropriation Data

First Appropriation FY	2024
Original 6-Year Budget Authority	0
Budget Authority Through FY 2028	0
FY 2023 Budget Authority Changes	0
6-Year Budget Authority Through FY 2028	0
Budget Authority Request Through FY 2029	25,000
Increase (Decrease)	25,000

Estimated Operating Impact Summary

Expenditure (+) or Cost Reduction (-)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
No estimated operating impact							

Milestone Data

	Projected	Actual
Environmental Approvals	04/1/2023	
Design Start (FY)	12/1/2022	
Design Complete (FY)	11/1/2023	
Construction Start (FY)	12/1/2023	
Construction Complete (FY)	12/30/2024	
Closeout (FY)	01/30/2025	

Full Time Equivalent Data

Object	FTE	FY 2024 Budget	% of Project
Personal Services	0.0	0	0.0
Non Personal Services	0.0	25,000	100.0

EB0-FTJEB-FLETCHER JOHNSON

Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Implementing Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Project No: FTJEB
Ward: 7
Location: 4650 BENNING ROAD SE
Facility Name or Identifier: FLETCHER JOHNSON
Status: New
Useful Life of the Project:
Estimated Full Funding Cost: \$43,250,000



Description:

The Fletcher-Johnson site was a former middle school. The building is 302,000 square feet, sits three stories tall, and is located at 4650 Benning Road, S.E. The site is approximately 15.26 acres and positioned within the Marshall Heights neighborhood. The development size and proximity to the Benning Road Metro Station make it a prime destination within Marshall Heights.

Justification:

The development will deliver over 800 rental and for-sale housing units consisting of condominiums, townhomes, multifamily rental apartments, and affordable senior assisted living units, targeting families at various levels of affordability. In addition, the development will include green space for outside recreational and community activities, retail-commercial space for neighborhood-serving retail, and a wide range of community programming space along with the campus. This infrastructure and school demolition project is critical to the success of this development that will deliver quality neighborhood-serving retail and contribute to the Mayor’s 36,000 housing unit goal.

Progress Assessment:

new project

Related Projects:

N/A

(Dollars in Thousands)

Funding By Phase - Prior Funding							Approved Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
(04) Construction	1,250	0	0	0	1,250		20,000	20,000	2,000	0	0	0	42,000
TOTALS	1,250	0	0	0	1,250		20,000	20,000	2,000	0	0	0	42,000

Funding By Source - Prior Funding							Approved Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
GO Bonds - New (0300)	1,250	0	0	0	1,250		0	0	0	0	0	0	0
Pay Go (0301)	0	0	0	0	0		20,000	0	0	0	0	0	20,000
Taxable Bonds - (0309)	0	0	0	0	0		0	20,000	2,000	0	0	0	22,000
TOTALS	1,250	0	0	0	1,250		20,000	20,000	2,000	0	0	0	42,000

Additional Appropriation Data

First Appropriation FY	2024
Original 6-Year Budget Authority	0
Budget Authority Through FY 2028	1,250
FY 2023 Budget Authority Changes	0
6-Year Budget Authority Through FY 2028	2,500
Budget Authority Request Through FY 2029	43,250
Increase (Decrease)	40,750

Estimated Operating Impact Summary

Expenditure (+) or Cost Reduction (-)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
No estimated operating impact							

Milestone Data

	Projected	Actual
Environmental Approvals	05/7/2024	
Design Start (FY)	01/10/2022	
Design Complete (FY)	05/7/2024	
Construction Start (FY)	05/21/2024	
Construction Complete (FY)	04/28/2026	
Closeout (FY)	04/28/2027	

Full Time Equivalent Data

Object	FTE	FY 2024 Budget	% of Project
Personal Services	0.0	0	0.0
Non Personal Services	0.0	20,000	100.0

EB0-EB422-HILL EAST

Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Implementing Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Project No: EB422
Ward: 7
Location: 19TH STREET AND MASSACHUSETTS AVENUE SE
Facility Name or Identifier: HILL EAST
Status: Ongoing Subprojects
Useful Life of the Project: 30
Estimated Full Funding Cost: \$85,182,000



Description:

Hill East is a neighborhood at the eastern edge of the Capitol Hill neighborhood and the western shore of the Anacostia River. This funding would support critical infrastructure investments on the site, including various engineering and feasibility studies, design and construction drawings, construction of the new roads, wet and dry utility infrastructure, green space, encasement for DC Water sewer line, rehabilitation of the historic building and easements. Ultimately this 50-acre site will support the development of hundreds of new residential units - 30% of which will be affordable housing units (50% of the affordable units at or below 30% of Area Median Income (AMI), 50% of affordable units at 31 - 60% of AMI) and remaining 70% market-rate units.

Phase 1 development, which is already underway, and includes parcel G-1 and parcel F-1 will deliver 362 residential units with 131 affordable housing units (ADU. Phase 1 affordable housing mix includes 100 Permanent Supportive Housing (PSH) Units for households at or below 30% of AMI, 15 ADUs for households at or below 30% of AMI, and 16 ADUs for households at or below 60% of AMI. Additionally, Phase I will provide approx. 25,000 sq. ft. of much needed retail space for local businesses, vibrant new green community gathering space in front of the Metrorail stop, new public/road infrastructure, approximately 50 construction jobs, and over \$500,000 in new annual tax revenues from the development.

Once fully built, this new waterfront community will connect the surrounding Hill East neighborhood to the Anacostia waterfront via tree-lined public streets, recreational trails, and accessible waterfront parklands.

Justification:

Hill East will be a transformative, large scale redevelopment of its neighborhood. Transformative impacts are expected to occur in accordance with the Hill East Master Plan that was created by OP in 2003. Hill East residents have long sought redevelopment on this site and now with the demolition of DC General building it has vacated more land for redevelopment on the site.

Progress Assessment:

Two buildings and infrastructure from Phase 1 have been completed, and Phase 2 infrastructure will begin in 2023.

Related Projects:

DDOT's future road development on Hill East is planned in accordance with the transportation network plan outlined in the Hill East Master Plan. AM0-BRM03C-DC General Campus Renovations; FL0-CRB01C-New Correctional Facility

(Dollars in Thousands)

Funding By Phase - Prior Funding						Approved Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
(01) Design	0	0	0	0	0	1,840	2,992	2,035	0	0	0	6,867
(04) Construction	16,512	14,497	0	0	2,016	16,560	26,928	18,315	0	0	0	61,803
TOTALS	16,512	14,497	0	0	2,016	18,400	29,920	20,350	0	0	0	68,670

Funding By Source - Prior Funding						Approved Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
GO Bonds - New (0300)	11,724	9,708	0	0	2,016	18,400	29,920	20,350	0	0	0	68,670
DOT Pilot Rev. Bond Fund (3426)	4,788	4,788	0	0	0	0	0	0	0	0	0	0
TOTALS	16,512	14,497	0	0	2,016	18,400	29,920	20,350	0	0	0	68,670

Additional Appropriation Data	
First Appropriation FY	2010
Original 6-Year Budget Authority	21,286
Budget Authority Through FY 2028	16,512
FY 2023 Budget Authority Changes	-37,708
6-Year Budget Authority Through FY 2028	85,182
Budget Authority Request Through FY 2029	85,182
Increase (Decrease)	0

Estimated Operating Impact Summary							
Expenditure (+) or Cost Reduction (-)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
No estimated operating impact							

Milestone Data	Projected	Actual
Environmental Approvals	05/15/2016	05/15/2016
Design Start (FY)	08/4/2017	08/4/2017
Design Complete (FY)	12/1/2015	12/1/2015
Construction Start (FY)	05/4/2018	05/4/2018
Construction Complete (FY)	06/1/2020	06/1/2020
Closeout (FY)	06/1/2020	06/1/2020

Full Time Equivalent Data		
Object	FTE	FY 2024 Budget
Personal Services	0.0	0
Non Personal Services	0.0	18,400
		% of Project
		100.0

AM0-AMS11-MCMILLAN SITE REDEVELOPMENT

Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Implementing Agency: DEPARTMENT OF GENERAL SERVICES (AM0)
Project No: AMS11
Ward: 5
Location: NORTH CAPITOL ST & MICHIGAN AVE NW
Facility Name or Identifier: MCMILLAN SAND FILTRATION SITE
Status: Ongoing Subprojects
Useful Life of the Project: 30
Estimated Full Funding Cost: \$111,744,000

Description:

The 25-acre former McMillan Reservoir Sand Filtration Site, located at North Capitol Street and Michigan Avenue, will be redeveloped into a mixed-use project that will include historic preservation, open space, community center, residential, retail, office, and healthcare uses. The Historic Preservation Review Board, Zoning Commission, and the National Capital Planning Commission approved the master plan for McMillan.

Further, the DC Council has approved the surplus and disposition of McMillan. The goal is to create an architecturally distinct, vibrant, mixed-use development that provides housing, employment, retail, cultural, and recreational opportunities for District residents.

Justification:

McMillan will be a transformative, large-scale redevelopment of its neighborhood. Transformative impact is expected within the context of the overall redevelopment timeline.

Progress Assessment:

Groundbreaking for the horizontal and residential components occurred in fall 2022.

Related Projects:

DDOT project FLD01C-Prevention of Flooding in Bloomingdale/LeDroit Park

(Dollars in Thousands)

Funding By Phase - Prior Funding						Approved Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
(03) Project Management	2,316	1,585	340	10	381	0	0	0	0	0	0	0
(04) Construction	99,217	35,163	34,975	0	29,079	10,211	0	0	0	0	0	10,211
TOTALS	101,533	36,749	35,315	10	29,460	10,211	0	0	0	0	0	10,211

Funding By Source - Prior Funding						Approved Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
GO Bonds - New (0300)	83,697	36,749	35,315	10	11,624	10,211	0	0	0	0	0	10,211
Sales of Assets (0305)	17,836	0	0	0	17,836	0	0	0	0	0	0	0
TOTALS	101,533	36,749	35,315	10	29,460	10,211	0	0	0	0	0	10,211

Additional Appropriation Data

First Appropriation FY	2019
Original 6-Year Budget Authority	89,647
Budget Authority Through FY 2028	101,533
FY 2023 Budget Authority Changes	-10,211
6-Year Budget Authority Through FY 2028	111,744
Budget Authority Request Through FY 2029	111,744
Increase (Decrease)	0

Estimated Operating Impact Summary

Expenditure (+) or Cost Reduction (-)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
No estimated operating impact							

Milestone Data

	Projected	Actual
Environmental Approvals	09/30/2022	
Design Start (FY)	10/1/2012	10/1/2009
Design Complete (FY)	09/30/2022	
Construction Start (FY)	12/1/2016	12/1/2016
Construction Complete (FY)	09/30/2023	
Closeout (FY)	03/31/2024	

Full Time Equivalent Data

Object	FTE	FY 2024 Budget	% of Project
Personal Services	0.0	0	0.0
Non Personal Services	0.0	10,211	100.0

EB0-EB016-PARK MORTON REDEVELOPMENT INITIATIVE

Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Implementing Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Project No: EB016
Ward: 1
Location: 3012 GEORGIA AVENUE NW
Facility Name or Identifier: PARK MORTON
Status: Ongoing Subprojects
Useful Life of the Project:
Estimated Full Funding Cost: \$62,628,000

Description:

The Park Morton Redevelopment Initiative is part of the District’s New Communities Initiative (NCI), designed to revitalize subsidized housing into vibrant mixed-income communities. The vision for the New Communities Initiative is for vibrant mixed-income neighborhoods that address both the physical architecture and human capital needs, where residents have quality affordable housing options, economic opportunities, and access to appropriate human services. The addition of \$14.8M in FY22 and \$23M in FY23 reflects Mayor Bowser’s pledge to fully fund the substantial and complete redevelopment of Park Morton and continue her commitment to provide high quality public housing to our most vulnerable residents at NCI project sites. In addition, a FY22 BSA subtitle states that the use of funds allocated for the redevelopment of public housing at Park Morton shall be limited to furthering the project requirements and shall be subject to the guidelines, conditions, and standards as approved by Zoning Commission Order Nos. 16-11 and 16-12, and any subsequent applicable orders issued by the Zoning Commission.

Justification:

Park Morton infrastructure work commenced in FY 2023. The redevelopment will deliver over 190 units of mixed income housing, including 54 replacement units.

Progress Assessment:

Ongoing project

Related Projects:

EB509C-Bruce Monroe at Parkview ES Modernization; EB008C-MP-New Communities

(Dollars in Thousands)

Funding By Phase - Prior Funding						Approved Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
(04) Construction	38,628	9,727	25,910	0	2,991	24,000	0	0	0	0	0	24,000
TOTALS	38,628	9,727	25,910	0	2,991	24,000	0	0	0	0	0	24,000

Funding By Source - Prior Funding						Approved Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
Pay Go (0301)	797	797	20,009	0	-20,009	24,000	0	0	0	0	0	24,000
Taxable Bonds – (0309)	37,831	8,930	5,901	0	23,000	0	0	0	0	0	0	0
TOTALS	38,628	9,727	25,910	0	2,991	24,000	0	0	0	0	0	24,000

Additional Appropriation Data

First Appropriation FY	2009
Original 6-Year Budget Authority	75,031
Budget Authority Through FY 2028	38,628
FY 2023 Budget Authority Changes	-20,000
6-Year Budget Authority Through FY 2028	62,628
Budget Authority Request Through FY 2029	62,628
Increase (Decrease)	0

Estimated Operating Impact Summary

Expenditure (+) or Cost Reduction (-)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
No estimated operating impact							

Milestone Data

	Projected	Actual
Environmental Approvals		07/28/2021
Design Start (FY)		03/2/2020
Design Complete (FY)		07/1/2021
Construction Start (FY)	07/31/2022	
Construction Complete (FY)	12/11/2023	
Closeout (FY)	12/31/2026	

Full Time Equivalent Data

Object	FTE	FY 2024 Budget	% of Project
Personal Services	0.0	0	0.0
Non Personal Services	0.0	24,000	100.0

EB0-EB423-POPLAR POINT

Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Implementing Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Project No: EB423
Ward: 8
Location: 1900 ANACOSTIA DRIVE, SE
Facility Name or Identifier: POPLAR POINT
Status: Ongoing Subprojects
Useful Life of the Project: 30
Estimated Full Funding Cost: \$4,035,000



Description:

Poplar Point is one of the last great urban waterfront redevelopment opportunities on the East Coast. The 110-acre site is being transferred to the District of Columbia from the federal government. Bounded by South Capitol Street, I-295 and the 11th Street Bridges, the site is largely unused, but contains some National Park Service and the US Park Police facilities. Currently, the project is undergoing a federal environmental impact analysis and Small Area Planning phase. Poplar Point is envisioned to be the home of a variety of different uses including residential, retail, office entertainment, cultural, and park/open space uses.

Justification:

Poplar Point is envisioned to be the home of a variety of different uses including residential, retail, office entertainment, cultural, and park/open space uses.

Progress Assessment:

An environmental investigation is currently ongoing that will assess the extent of contamination on site. A remediation phase will follow to rectify the contamination. Both are necessary steps that must be completed to allow development of the site. DMPED is working with OP and DOEE on the Small Area Plan (SAP), Environmental Impact Statement (EIS), and Section 106 processes.

Related Projects:

KA0-ED0D5C-11th Street Bridge Park

(Dollars in Thousands)

Funding By Phase - Prior Funding						Approved Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
(04) Construction	2,035	903	0	1,000	132	2,000	0	0	0	0	0	2,000
TOTALS	2,035	903	0	1,000	132	2,000	0	0	0	0	0	2,000

Funding By Source - Prior Funding						Approved Funding						
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
GO Bonds - New (0300)	1,609	566	0	1,000	44	2,000	0	0	0	0	0	2,000
Pay Go (0301)	125	37	0	0	88	0	0	0	0	0	0	0
DOT Pilot Rev. Bond Fund (3426)	300	300	0	0	0	0	0	0	0	0	0	0
TOTALS	2,035	903	0	1,000	132	2,000	0	0	0	0	0	2,000

Additional Appropriation Data

First Appropriation FY	2010
Original 6-Year Budget Authority	14,132
Budget Authority Through FY 2028	2,035
FY 2023 Budget Authority Changes	1,000
6-Year Budget Authority Through FY 2028	3,035
Budget Authority Request Through FY 2029	4,035
Increase (Decrease)	1,000

Estimated Operating Impact Summary

Expenditure (+) or Cost Reduction (-)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
No estimated operating impact							

Milestone Data

	Projected	Actual
Environmental Approvals	12/1/2023	
Design Start (FY)	07/1/2025	
Design Complete (FY)	07/1/2026	
Construction Start (FY)	07/1/2026	
Construction Complete (FY)	09/1/2038	
Closeout (FY)	09/1/2039	

Full Time Equivalent Data

Object	FTE	FY 2024 Budget	% of Project
Personal Services	0.0	0	0.0
Non Personal Services	0.0	2,000	100.0

EB0-AWR01-SAINT ELIZABETHS E CAMPUS INFRASTRUCTURE

Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Implementing Agency: DEPUTY MAYOR FOR PLANNING AND ECON DEV (EB0)
Project No: AWR01
Ward: 8
Location: 2700 MARTIN LUTHER KING JR AVENUE SE
Facility Name or Identifier: SAINT ELIZABETHS
Status: Ongoing Subprojects
Useful Life of the Project: 99
Estimated Full Funding Cost: \$380,836,000



Description:

The 183-acre lot will be transformed into a marketplace of ideas, innovation, commercialization, and a new Entertainment and Sports Area. This project will fund public infrastructure improvements needed to support all future real estate development at Saint Elizabeths East, including roadways, water, gas, electric, telecommunications, streetscapes and street lighting, in addition to the demolition of certain non-contributing structures at the campus and stabilization of historic buildings. Gateway Pavilion has been constructed. The Stage One Phase One Improvements are substantially completed. The ESA is complete and operating. The first residents are living at The Residences at Saint Elizabeths East. The parking has been increased to accommodate additional activity.

Justification:

This project is essential for the planned housing and hospital services by providing a major thoroughfare through the historic campus. While preserving the historic context, the 2012 Master Plan contemplated the new road network to be essential for creating viable new real estate development while providing access to services for residents.

Progress Assessment:

Ongoing project

Related Projects:

DMPED projects EBK01C-St Elizabeths Redevelopment and EBK03C-St E's Transportation Campus Improvement. DOES project SNTRC-Saint Elizabeths Infrastructure Academy and DDOT projects AW003A-St Elizabeths Transportation Access Study, AW027A-St Elizabeths East Campus Feasibility Study, DHCF project UMW01C-East End Medical Center, and CM081A-Streetcar NEPA-MLK Avenue

(Dollars in Thousands)

Funding By Phase - Prior Funding							Approved Funding						
Phase	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
(01) Design	0	0	0	0	0		2,000	1,000	1,000	1,000	500	0	5,500
(04) Construction	325,836	222,003	2,828	0	101,006		13,000	9,000	9,000	9,000	9,500	0	49,500
TOTALS	325,836	222,003	2,828	0	101,006		15,000	10,000	10,000	10,000	10,000	0	55,000

Funding By Source - Prior Funding						Approved Funding							
Source	Allotments	Spent	Enc/ID-Adv	Pre-Enc	Balance		FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
GO Bonds - New (0300)	318,658	221,013	2,828	0	94,817		15,000	10,000	10,000	10,000	10,000	0	55,000
Pay Go (0301)	2,179	0	0	0	2,179		0	0	0	0	0	0	0
Taxable Bonds - (0309)	5,000	990	0	0	4,010		0	0	0	0	0	0	0
TOTALS	325,836	222,003	2,828	0	101,006		15,000	10,000	10,000	10,000	10,000	0	55,000

Additional Appropriation Data

First Appropriation FY	2011
Original 6-Year Budget Authority	40,002
Budget Authority Through FY 2028	325,836
FY 2023 Budget Authority Changes	0
6-Year Budget Authority Through FY 2028	380,836
Budget Authority Request Through FY 2029	380,836
Increase (Decrease)	0

Estimated Operating Impact Summary

Expenditure (+) or Cost Reduction (-)	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	6 Yr Total
No estimated operating impact							

Milestone Data

	Projected	Actual
Environmental Approvals	03/15/2012	03/15/2012
Design Start (FY)	10/1/2019	10/1/2019
Design Complete (FY)	05/31/2022	
Construction Start (FY)	08/1/2020	08/27/2020
Construction Complete (FY)	03/31/2024	
Closeout (FY)	03/31/2024	

Full Time Equivalent Data

Object	FTE	FY 2024 Budget	% of Project
Personal Services	0.0	0	0.0
Non Personal Services	0.0	15,000	100.0