

**COUNCIL OF THE DISTRICT OF COLUMBIA  
COMMITTEE OF THE WHOLE  
COMMITTEE REPORT**

1350 Pennsylvania Avenue, NW, Washington, DC 20004

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**TO:** All Councilmembers

**FROM:** Chairman Phil Mendelson  
Committee of the Whole

**DATE:** July 11, 2023

**SUBJECT:** Report on Bill 25-145, “Opening of Streets and Designation of Opened Streets in Square S-5868, S.O. 22-01486, Act of 2023”

The Committee of the Whole, to which Bill 25-145, the “Opening of Streets and Designation of Opened Streets in Square S-5868, S.O. 22-01486, Act of 2023” was referred, reports favorably thereon with technical amendments, and recommends approval by the Council.

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**I. BACKGROUND AND NEED**

On February 22, 2023, Bill 25-145, the “Opening of Streets and Designation of Opened Streets in Square S-5868, S.O. 22-01486, Act of 2023” was introduced by Chairman Mendelson at the request of the Mayor. Bill 25-145 would order the opening of several streets in Square S-5868 in Ward 8 and designate these streets as Cyprus Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive, S.E. The streets opened and designated by Bill 25-145 were constructed for Phase I of the redevelopment of the St. Elizabeths East Campus, which began in 2016.<sup>1</sup> The streets that will be opened and designated under this bill were unofficially named in the St. Elizabeths East Master Plan in 2012 and completed in 2018. Despite this, the legislation was not transmitted to the Council until February of this year. As a result, residents who have been living in townhomes and apartments in the area for over a year are not receiving adequate services

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<sup>1</sup> St. Elizabeths East Campus Update, May 15, 2018 (<https://stelizabethseast.com/wp-content/uploads/2018/05/St-Es-Status-Update-Revised-5.15.18.pdf>).

from the District. This is unacceptable. In the future, the Committee requests that the Mayor transmit any street opening and designation legislation to the Council as soon as is feasible to ensure that this does not happen again.

### ***Legal Background***

The Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § 9-201 *et seq.*) (“Act”) establishes procedures for closing streets and alleys, opening new streets and alleys, naming public spaces, and other procedures related to streets and alleys. The Act authorizes the Council to close all or part of a street or alley and establishes one standard for reviewing a street or alley closing application: whether the street or alley is determined by the Council to be needed for street or alley purposes. The Act also authorizes the Council to make approval of a street or alley closing contingent upon: (1) the dedication of land for street or alley purposes if the public interest would be served by such action; (2) the granting to the District of specific easements for public purposes; and (3) any other condition that the Council considers necessary.

Pursuant to the Act, street and alley closing applications are submitted to the Surveyor of the District of Columbia, who assigns a Surveyor’s Order (S.O.) number and collects applicable fees. The Surveyor requests comments from executive branch agencies and public utilities. A plat is prepared, and the application is forwarded through the Mayor’s Office of Policy and Legislative Affairs, which also solicits comments from executive branch agencies. When these reviews are completed, the application is transmitted to the Council in the form of a bill from the Mayor. Councilmembers may also initiate an alley or street closing by introducing a bill. In such cases, the Act provides that the Council cannot consider such a bill until the required reviews have been completed. Regarding Bill 25-145, all of the reviews have been completed.

The Act establishes notice requirements for street and alley closing legislation. The Council is required to publish notice of a street or alley closing in the *District of Columbia Register*. Further, the applicant is required to give written notice to all property owners abutting the block or alley affected by the proposed street or alley closure. The applicant is also required to post signs at each end of a block or each entrance to an alley affected by the street or alley closing legislation. The applicant is required to give the Council certification of compliance with these requirements. Regarding Bill 25-145, these requirements have been met.

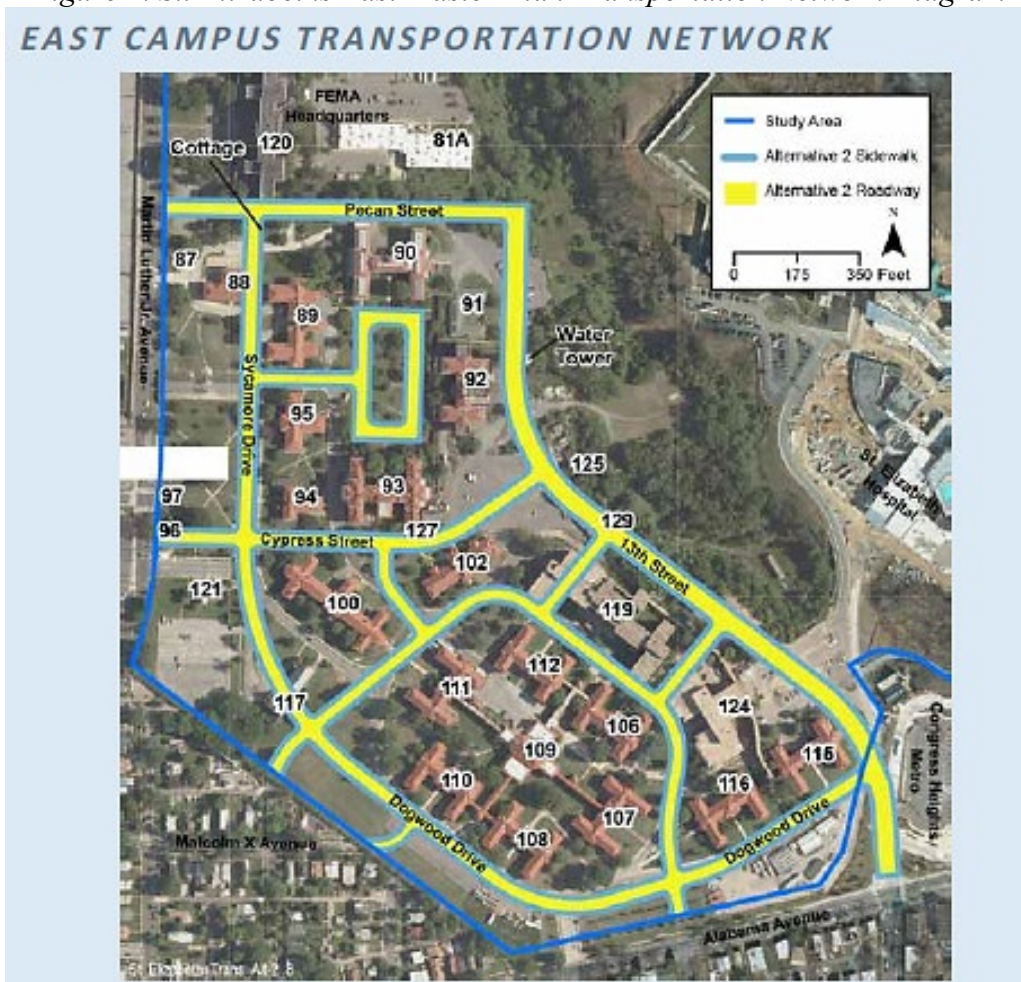
After the street or alley closing legislation becomes law and all conditions required by the Council and the Act have been satisfied, the Surveyor records a copy of the act and plat in the Office of the Surveyor. Thereafter, the street or alley is deemed closed, and title to the land reverts or vests in fee simple to the abutting record owners, as shown on the plat. The right of the public to use the street or alley as a right-of-way typically ceases, and any proprietary interest of the District of Columbia in the street or alley ceases. If a closing plat shows an easement or dedication of land for public purposes, the land encompassed by the easement or dedication becomes available for the specified public purposes.

### ***Background on the Redevelopment of the St. Elizabeths East Campus***

Bill 25-145 would order the opening of several streets in Square S-5868 in Ward 8 and designate these streets as Cyprus Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive, S.E. The streets opened and designated by Bill 25-145 were constructed for Phase I of the redevelopment of the St. Elizabeths East Campus.

Planning for the redevelopment of the St. Elizabeths East campus dates back to 2003 when former Mayor Anthony Williams initiated the process for what would ultimately become the Redevelopment Framework Plan.<sup>2</sup> The Redevelopment Framework Plan, approved by the Council in 2008,<sup>3</sup> envisioned the creation of five new mixed-use neighborhoods on the campus and a new street connecting Alabama Avenue, S.E., and Suitland Parkway.<sup>4</sup>

*Figure 1. St. Elizabeths East Master Plan Transportation Network Diagram*



<sup>2</sup> District of Columbia Office of Planning, *St. Elizabeths East Redevelopment Framework Plan*, 2008, pg. 10. ([https://stelizabethseast.com/wp-content/uploads/2015/06/St.-Es-Final-Plan\\_0.pdf](https://stelizabethseast.com/wp-content/uploads/2015/06/St.-Es-Final-Plan_0.pdf)).

<sup>3</sup> Resolution 17-899, the “Saint Elizabeths East Redevelopment Framework Plan Approval Resolution of 2008

<sup>4</sup> See *supra* note 2.

Three years after the Framework Plan was completed, the Office of Planning began work on the St. Elizabeths East Master Plan. The Master Plan retained some of the basic concepts and ideas of the Framework Plan but differed in significant ways, including breaking the campus up into seven “sectors” rather than five neighborhoods and proposing a reconfigured street grid that did not include the Framework Plan’s proposed parkway between Alabama Avenue, S.E., and Suitland Parkway.<sup>5</sup> As shown in Figure 1 on the previous page, street names were selected for the new streets in the Master Plan.

After the Master Plan was completed, the Council moved several pieces of legislation necessary to begin the work redevelopment work on the campus, including the “St. Elizabeths Redevelopment Support Act of 2014” (D.C. Law 20-244; 62 DCR 5629), the “St. Elizabeths East Campus – Phase 1 Surplus Property Declaration Resolution of 2016” (R21-415; 63 DCR 3945), and the “St. Elizabeths East Campus – Phase 1 Disposition Approval Resolution of 2016” (R21-416; 63 DCR 9325).

Construction for Phase 1 of the St. Elizabeths East campus began in 2016. Infrastructure work—including work on all Phase 1 streets—was completed in 2018 in conjunction with the opening of the Entertainment and Sports Arena, and residential and commercial developments are either finished or near completion.<sup>6</sup>

### ***Background Pertinent to Bill 25-145***

At the Committee’s hearing on Bill 25-145, several residents of the District Towns at St. Elizabeths testified that because the streets have not been formally opened or designated, they cannot yet receive certain services from the District, such as trash collection. As a result of this testimony, Chairman Mendelson sent a letter to the Interim Deputy Mayor for Planning and Economic Development, Keith Anderson, on June 26<sup>th</sup> asking why it took so long for Council to receive this legislation.<sup>7</sup> Mr. Anderson provided a response to the Committee on July 3<sup>rd</sup> (although the letter is dated June 29<sup>th</sup>). Rather than provide a reasonable justification for the delay in transmitting this legislation, the response from Mr. Anderson simply restates some of the history of the development and suggests that the Executive has been working on this legislation for nearly two years.<sup>8</sup> This is unacceptable. The Executive knew the street names nearly a decade ago, and as Mr. Anderson notes in the letter, the streets were finished in 2018.<sup>9</sup> There is no reason that the legislation could not have been transmitted to the Council years ago. To avoid this situation in the future, the Committee requests that the Mayor transmit street opening and designation legislation to the Council long before any residents or organizations begin to occupy developments on said streets.

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<sup>5</sup> District of Columbia Office of Planning, St Elizabeths East Master Plan and Design Guidelines, June 4, 2012 ([https://stelizabethseast.com/wp-content/uploads/21087-GL-DRAFT\\_2012\\_0605\\_FINAL\\_with\\_appendices.pdf](https://stelizabethseast.com/wp-content/uploads/21087-GL-DRAFT_2012_0605_FINAL_with_appendices.pdf)).

<sup>6</sup> See, for instance, Jenna Portnoy, “50 years in, Whitman-Walker builds future in underserved Southeast D.C.,” *The Washington Post*, March 2, 2023 (<https://www.washingtonpost.com/dc-md-va/2023/03/02/whitman-walker-disparities-southeast-dc/>).

<sup>7</sup> Letter from Chairman Mendelson to Mr. Keith Anderson Re Bill 25-145, June 26, 2023. A copy of the letter is attached to this report.

<sup>8</sup> Letter from Interim Deputy Mayor for Planning and Economic Development Keith Anderson to Chairman Mendelson, June 29, 2023. A copy of the letter is attached to this report.

<sup>9</sup> *Id.*

### ***Conclusion***

Planning for the redevelopment of St. Elizabeths East dates back two decades. Through the planning process, which culminated with the completion of the St. Elizabeths East Master Plan in 2012, the District developed a new street grid system to facilitate better connectivity for residents who would occupy residential units and tenants who would occupy commercial properties. Bill 25-145 completes this work by formally opening and designating the streets envisioned by the Master Plan over a decade ago. Accordingly, the Committee recommends Council approval of the Committee Print for Bill 25-145.

## **II. LEGISLATIVE CHRONOLOGY**

- |                   |   |
|-------------------|---|
| February 22, 2023 | Bill 25-145, the “Opening of Streets and Designation of Opened Streets in Square S-5868, S.O. 22-01486, Act of 2023” is introduced by Chairman Mendelson at the request of the Mayor. |
| March 3, 2023     | Notice of Intent to Act on Bill 25-145 is published in the <i>District of Columbia Register</i> .   |
| March 7, 2023     | Bill 25-145 is “read” at a legislative meeting; on this date the referral of the bill to the Committee of the Whole is official.  |
| June 2, 2023      | Notice of a Public Hearing on Bill 25-145 is published in the <i>District of Columbia Register</i> .  |
| June 26, 2023     | The Committee of the Whole holds a public hearing on Bill 25-145.   |
| July 11, 2023     | The Committee of the Whole marks up Bill 25-145.  |

## **III. POSITION OF THE EXECUTIVE**

Brant Miller, Interim Manager of Policy and Legislative Affairs at the District Department of Transportation, testified at the Committee’s public hearing on June 26, 2023 on behalf of the Executive. Mr. Miller’s testimony provides background on the redevelopment of the St. Elizabeths East campus. Mr. Miller requested that the Council pass the legislation as soon as possible so residents in the townhomes and multifamily properties can receive services.

Joseph Snider, D.C. Surveyor, testified at the Committee’s public hearing on June 26, 2023. He stated that the purpose of Bill 25-145 is to order the opening of streets in Square S-5868 and to designate the opened streets as Cypress Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive, S.E., in Ward 8. Mr. Snider noted that the utility companies and executive branch agencies have offered no objections to the street openings or dedications, although Mr. Snider testified that he has not yet received comments from Fire and EMS.

#### IV. COMMENTS OF ADVISORY NEIGHBORHOOD COMMISSIONS

The Committee has not received any comments from an Advisory Neighborhood Commission on Bill 25-145.

#### V. NATIONAL CAPITAL PLANNING COMMISSION REVIEW

By a delegated action of the Executive Director, dated August 25, 2022, the Executive Director of the National Capital Planning Commission found that the proposed opening of Cypress, Poplar, Oak and Sycamore Streets, S.E., would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital nor would it adversely affect any other federal interests.

#### VI. SUMMARY OF TESTIMONY

The Committee of the Whole held a public hearing on several bills, including Bill 25-145, which is identical to Bill 25-145, on Monday, June 26, 2023. The testimony summarized below pertains to Bill 25-145. Copies of all written testimony are attached to this report.

*Keyonna White, Public Witness*, testified in support of Bill 25-145.

*LaShana Pace, Public Witness*, testified in support of Bill 25-145.

*Salim Adofo, ANC Commissioner for Single Member District 8C07*, testified in support of Bill 25-145.

*Joseph Snider, Surveyor of the District of Columbia*, testified to provide background on Bill 24-1026. His testimony is summarized in Section III.

*Brant Miller, Interim Manager of Policy and Legislative Affairs at the District Department of Transportation*, testified for the Executive. His testimony is summarized in Section III.

The Committee has received no testimony or comments in opposition to Bill 25-145.

#### VII. IMPACT ON EXISTING LAW

Bill 25-145 has no impact on existing law. The Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § 9-201 *et seq.*) (“Act”) establishes procedures for closing streets and alleys, opening new streets and alleys, naming public spaces, and other procedures related to streets and alleys. The Committee finds that the requirements of the Act have been satisfied.

## VIII. FISCAL IMPACT

The attached July 7, 2023 fiscal impact statement from the District's Chief Financial Officer states that funds are sufficient in the FY 2023 through FY 2026 budget and financial plan to implement the bill.

## IX. SECTION-BY-SECTION ANALYSIS

<u>Section 1</u>	Short title.
<u>Section 2</u>	Orders the opening of streets in Square S-5868 and designates the opened streets as Cypress Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive, S.E.
<u>Section 3</u>	Standard fiscal impact statement provision.
<u>Section 4</u>	Standard effective date provision.

## X. COMMITTEE ACTION

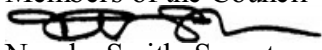
## XI. ATTACHMENTS

1. Bill 25-145 as introduced.
2. Written testimony.
3. Letters from the Chairman and DMPED.
4. NCPC comments.
5. Surveyor's Plat.
6. Fiscal Impact Statement for Bill 25-145.
7. Legal Sufficiency Determination for Bill 25-145.
8. Committee Print for Bill 25-145.

**COUNCIL OF THE DISTRICT OF COLUMBIA**  
**1350 Pennsylvania Avenue, N.W.**  
**Washington D.C. 20004**

Memorandum

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To : Members of the Council  
  
From : Nyasha Smith, Secretary to the Council  
Date : Monday, February 27, 2023  
Subject : Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Wednesday, February 22, 2023. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Opening of Streets and Designation of Opened Streets in Square S-5868, S.O. 22-01486, Act of 2023", B25-0145

INTRODUCED BY: Chairman Mendelson, at the request of Mayor

The Chairman is referring this legislation to Committee of the Whole.

Attachment  
cc: General Counsel  
Budget Director  
Legislative Services





**MURIEL BOWSER**  
**MAYOR**

February 22, 2023

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

Dear Chairman Mendelson:

Enclosed for consideration and approval by the Council of the District of Columbia are the "Opening of Streets and Designation of Opened Streets in Square S-5868, S.O. 22-01486, Act of 2022", "Opening of Streets and Designation of Opened Streets in Square S-5868, S.O. 22-01486, Emergency Declaration Resolution of 2022", "Opening of Streets and Designation of Opened Streets in Square S-5868, S.O. 22-01486, Emergency Act of 2022", and "Opening of Streets and Designation of Opened Streets in Square S-5868, S.O. 22-01486, Temporary Act of 2022". The bills will, on an emergency, temporary, and permanent basis, approve the opening of streets in Square S-5868, in Ward 8, and designate the opened streets as Cypress Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive, S.E.

Council action on an emergency basis is necessary because new residents living adjacent to the streets cannot receive certain important public services until the streets are added to the public space and because some of the zoning approvals for buildings located adjacent to the streets require that the streets be made public before certificates of occupancy may be issued for the buildings.


As always, I am available to discuss any questions you may have regarding these bills. To facilitate a response to any questions, please have your staff contact District Department of Transportation Director Everett Lott at (202) 671-2317.

I urge the Council to take prompt and favorable action on the enclosed 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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10  
11 A BILL  
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14

15 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
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19  
20 To order the opening of streets in Square S-5868, and to designate the opened streets as Cypress  
21 Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive, S.E., in Ward 8.  
22

23 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
24 act may be cited as the "Opening of Streets and Designation of Opened Streets in Square S-5868,  
25 S.O. 22-01486, Act of 2023".

26 Sec. 2. Pursuant to section 306 of the Street and Alley Closing and Acquisition  
27 Procedures Act of 1982, effective May 10, 1988 (D.C. Law 7-106; D.C. Official Code § 9-  
28 203.06) ("Act"), the Council approves the street openings in Square S-5868 and designates the  
29 opened streets as Cypress Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive,  
30 S.E. as shown on the Surveyor's plats filed under S.O. File 22-01486.

31 Sec. 3. Fiscal impact statement.

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

35           Sec. 4. Effective date.

36           This act shall take effect following approval by the Mayor (or in the event of veto by the  
37 Mayor, action by the Council to override the veto), a 30-day period of Congressional review as  
38 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December  
39 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of  
40 Columbia Register.

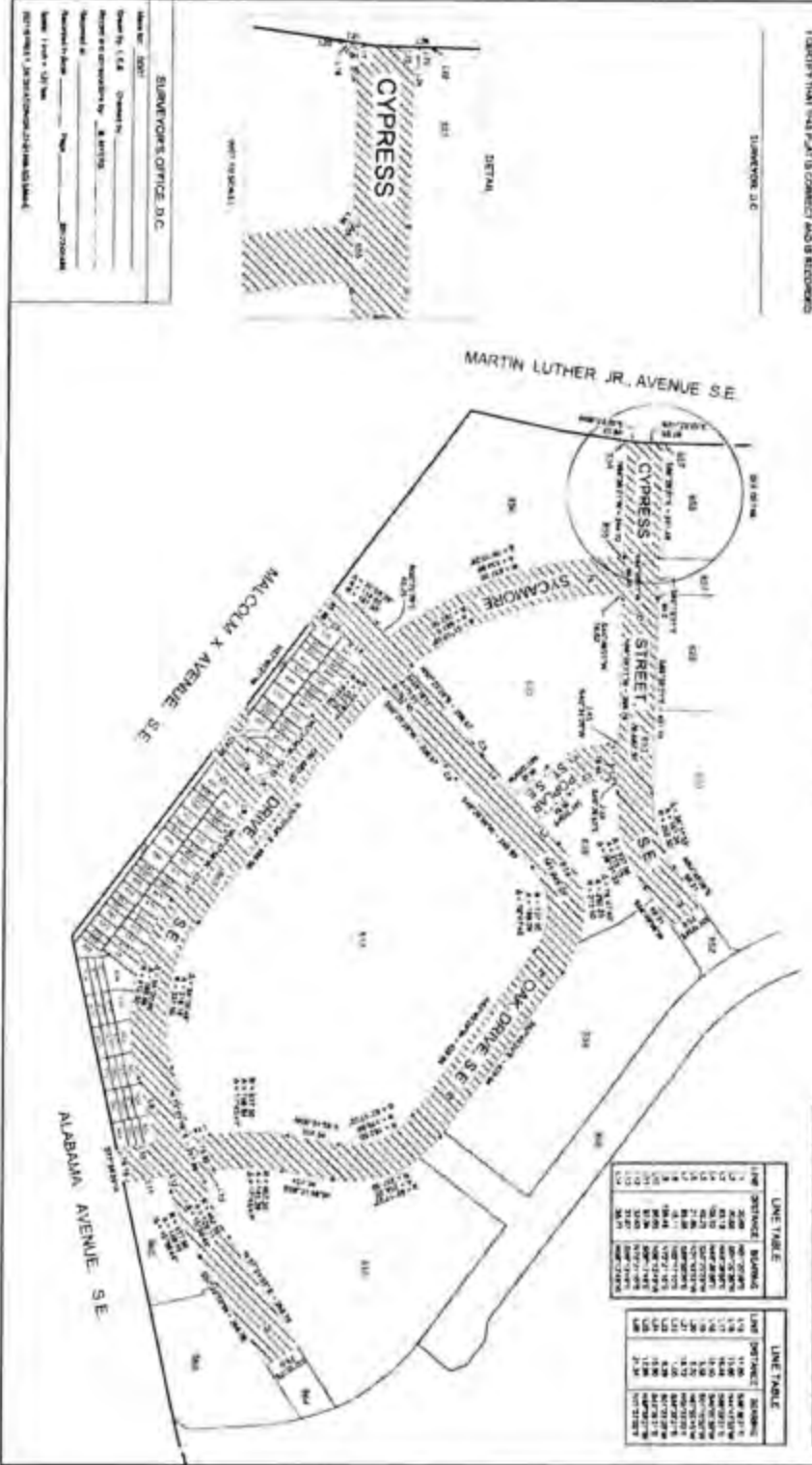
# LAND SET ASIDE FOR STREET PURPOSES SQUARE S-5868 LOTS 874, 853 AND 863

THE LAND SHOWN HEREIN (ZZZZZ) IS SET ASIDE FOR STREET PURPOSES  
 OFFICE OF THE SURVEYOR, D.C.  
 I CERTIFY THAT THE PART IS CORRECT AND IS RECORDED

DATE: \_\_\_\_\_

CLEAR TABLE					
CHAIN	NUMBER	MEASURE	BEARING	ACROSS	BEARING
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LINE TABLE		LINE TABLE	
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STATE OF ALABAMA  
 SURVEYOR'S OFFICE, D.C.  
 Survey No. \_\_\_\_\_  
 Approved by \_\_\_\_\_  
 Date \_\_\_\_\_

## **STREET OPENING NOTICES**

### **PARCEL 15**

#### **SQUARE S-5868 A&T Lot 810**

STE 15 LLC  
c/o Redbrick LMD  
1627 Eye Street NW, Suite 920  
Washington, DC 20006  
Attn: William Passmore

With a copy to:  
Gragg-Cardona Partners LLC  
7603 Georgia Avenue NW, Suite 204  
Washington, DC 20012  
Attn: Juan Cardona

And

Rogers Yogodzinski LLP  
2001 L Street NW, Suite 720  
Washington, DC 20036  
Attn: Debra D. Yogodzinski, Esq

### **PARCEL 17**

#### **SQUARE S-5868 A&T LOT 49**

STE 17 Phase D LLC  
c/o Redbrick LMD, LLC  
1616 H Street, N.W.  
Suite 600  
Washington, D.C. 20006  
Attn: Thomas Skinner

With a copy to:  
Gragg Cardona Partners, LLC  
7603 Georgia Avenue, N.W.  
Suite 204  
Washington, D.C. 20012  
Attn: Juan Cardona

And

Rogers Yogodzinski LLP  
2001 L Street NW, Suite 720  
Washington, D.C. 20036  
Attn: Debra D. Yogodzinski

**PARCEL 11**

**SQUARE S-5868 A&T Lot 813**

Anacostia Economic Development Corporation  
1800 Martin Luther King Jr. Ave., SE, Suite 100  
Washington, DC 20020  
Attn: Stan Jackson

With a copy to:

Reno & Cavanaugh PLLC  
455 Massachusetts Ave., NW, Suite 400  
Washington, DC 20001  
Attn: Hannah K.V. Cassidy, Esq.  
Martin Walsh, Esq.

**PARCELS 10 & 14**

**SQUARE S-5868 A&T LOT 823**

**SQUARE S-5868 A&T LOT 812**

**SQUARE S-5868 A&T LOT 811**

Sycamore Associates LLC  
c/o Redbrick LMD, LLC  
1627 Eye Street NW, Suite 920  
Washington, DC 20006  
Attn: Tom Skinner

And

c/o The Knutson Companies  
22850 Brambleton Plaza, Suite 310  
Brambleton, VA 20148  
Attn: Don Knutson

And

c/o Gragg Cardona Partners, LLC  
7603 Georgia Avenue, NW, Suite 204  
Washington, D.C. 20012  
Attn: Juan Cardona and Oussama Souadi

With a copy to:

Rogers Yogodzinski, LLP  
2001 L Street NW, Suite 720  
Washington, DC 20036  
Attn: Debra Yogodzinski

and

Walsh Colucci, Lubeley & Walsh  
2200 Clarendon Boulevard, Suite 1300  
Arlington, VA 22201-3359  
Attn: Thomas J. Colucci

**ENTERTAINMENT & SPORTS ARENA**  
**SQUARE S-5868 A&T LOT 838**

Washington Convention and Sports Authority  
801 Mount Vernon Place, N.W.  
Washington, D.C. 20001  
Attention: Greg O'Dell, President and CEO

And

Washington Convention and Sports Authority  
801 Mount Vernon Place, N.W.  
Washington, D.C. 20001  
Attention: General Counsel

And

Graves, Horton, Askew, and Jenkins, LLC  
1750 K Street, N.W.  
Washington, DC 20006,  
Attention: Earle C. Horton, III, Esq.



Government of the District of Columbia  
Department of Consumer and Regulatory Affairs

**Permit Operations Division  
Office of the Surveyor**

**File No. S.O. 22-01486**

**Date: 7/5/2022**

**TO: Tasha J. Powell, Commissioner  
Advisory Neighborhood Commission 8C03  
Sent via email: 8C03@anc.dc.gov**

**SUBJECT: Proposed Opening of Public Streets in Square S-5868 – S.O. 22-01486**

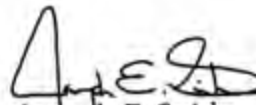
This is referred to the Advisory Neighborhood Commission (ANC) for review pursuant to § 9-202.02(5) of the District of Columbia Official Code. Please feel free to contact the applicant directly for further information related to the planned use of the proposal.

Please provide your comments within 30-day from the date of this letter. If you wish to contact the Office of the Surveyor, please call Diana Dorsey Hill, Program Specialist at (202) 718-8166.

If the Commission wishes to comment on the proposal, please send comments via email to [diana.dorsey@dc.gov](mailto:diana.dorsey@dc.gov).

The comments of the ANC will be forwarded to the Council of the District of Columbia. If more time is needed to review this proposal, please inform the Surveyor's Office so we can make note of the time extension in the file.

Sincerely,

  
Joseph E. Snider  
D.C. Surveyor

Attachments





**MEMORANDUM**

**TO:** Joseph E. Snider, Office of the Surveyor

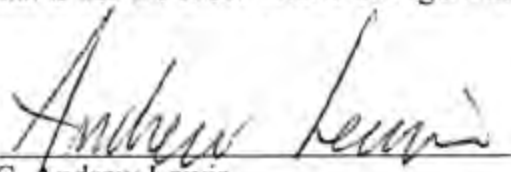
**SUBJECT:** REVISED COMMENTS: Proposed Opening of Various Streets in Square S-5868 at St. Elizabeths Hospital, East Campus; (S.O. 22-021486)

**DATE:** August 4, 2022

Thank you for contacting the DC Historic Preservation Office regarding the above-referenced proposal to open several streets. Section 9-202.02(4) of the DC Code requires the Mayor to refer applications "to close any street located on the L'Enfant Street Plan" to the Historic Preservation Review Board (HPRB). We have no comment on the proposed action since it does not involve any streets located on the L'Enfant Street Plan.

Please note that we sent earlier comments referencing HPRB's review of a proposal to relocate Building 88, the Blackburn Laboratory, which is a contributing building to the St Elizabeths Historic District. Those comments were sent in error because we mistakenly thought one of the streets to be opened was adjacent to the historic building but that is not the case. Please disregard the earlier comments.

**BY:**

  
C. Andrew Lewis  
Senior Historic Preservation Specialist  
DC State Historic Preservation Office

22-0771



**pepco**<sup>SM</sup>

AN EXELON COMPANY

Date: 7/15/2022

Mr. Joseph E. Snider  
Department of Consumer & Regulatory Affairs  
Office of the Surveyor for the District of Columbia  
1100 4th Street, SW, Third Floor  
Washington, DC 20024

Re: S.O. 22-01486  
Street Opening Square 5868

Dear Mr. Snider:

In response to your Memorandum concerning the subject proposed opening of private streets for square 5868 S.O. 22-01486 we comment as follows:

We have reviewed the documents showing the proposed opening of private streets for square 5868 and have determined Pepco has no objections to this opening.

Sincerely,

Derek Moody  
Supervisor Designers  
Phone: 202-428-1379  
Email: demood@pepco.com

**Engineering and Design- DC**  
3400 Benning Road, NE; Bldg. #59  
Washington, DC 20019-1503  
Tel: 202-331-6237/Fax: 202-388-2721

**Engineering and Design - Mont. Co.**  
201 West Gude Drive  
Rockville, Maryland 20850  
Tel: 301-670-8700/Fax: 301-670-8718

**Engineering and Design - PG Co.**  
8300 Old Marlboro Pike  
Upper Marlboro, MD 20772  
Tel: 301-967-5800/Fax: 301-967-5830

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Department of Public Works



Solid Waste Management Administration

**MEMORANDUM**

**TO:** Joseph E. Snider  
Surveyor, DC.

**FROM:** Anthony Duckett *A.D.*  
Deputy Administrator, SWMA, DPW

**SUBJECT: Proposed: Street opening of public streets in Square S-5868 – SO 22-01486**

**Date: July 18<sup>th</sup>, 2022**

The Department of Public Works has reviewed the proposed request for a street opening in Square S-5868 – SO -22-01486, and at this time, we have no objection to the proposal. We recommend that the Department of Transportation dedicate the street to DC streets inventory.

If you have any questions, please call me at 202-359-5747.



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT



MEMORANDUM

TO: Joseph Snider  
Surveyor of the District of Columbia

FROM: Paul Walker  
Architect (Construction Inspector)

DATE: July 12<sup>th</sup> ,2022

SUBJECT: Square : S-5868

SUBJECT: Department of Housing and Community Development review comments for the proposed Application for Street opening in Square S-5868

The Department of Housing and Community Development (DHCD) has completed its review the above referenced proposed street opening in Square S-5868. The Department of Community Development is providing this notice, Pursuant to D.C. Official Code 9-203.06, as part of a street opening in Square S-5868. Historically, the streets in St. Elizabeth's have been operated as publicly owned private streets maintained by the District Department of General Services. Maintenance of the streets in St. Elizabeth's is being transferred in phases to the District Department of Transportation and as part of that transfer the streets must be officially opened in accordance with District of Columbia law. The streets that will be opened to include Sycamore Drive SE, Cypress Street SE, Poplar Street SE and Oak Street SE and are shown on the street improvement plan attached as Attachment A.

This street opening will have no effects on our DHCD operation with our current Project Pipeline and DHCD has no objection to the request. DHCD support is bases upon the following understanding of the information contained in the application and have no further comment.

Paul Walker  
*Paul Walker*  
Architect, DFD  
Department of Housing and Community Development



July 12, 2022

Mr. Joseph Snider  
D.C. Surveyor  
Department of Consumer and Regulatory Affairs  
Office of the Surveyor  
1100 4<sup>th</sup> St, S.W., 3<sup>rd</sup> Floor  
Washington, DC 20024

Subject: Street/Alley Opening/Closing Application **S.O. 22-01486**

Dear Mr. Snider:

The District of Columbia Water and Sewer Authority (DC Water) is in receipt of the application and plat(s) you forwarded to us for comments on **July 12, 2022** regarding **S.O. 22-01486**. DC Water does not currently operate or maintain any facilities located within the subject area. Therefore, as long as surface drainage of the street(s) and alley(s) is accommodated, DC Water has no objections to the proposed street/alley openings/closings requested in **S.O. 22-01486**.

If you have any questions, I can be reached at the contact information listed below.

Regards,

A handwritten signature in black ink, appearing to read "K Harney". The signature is fluid and cursive.

Kevin Harney  
Easement and Covenant Coordinator  
District of Columbia Water and Sewer Authority  
1100 4th Street, SW Suite #310  
Washington, DC 20024  
202-646-8627 Office  
202-646-8628 Fax  
kevin.harney@dcwater.com  
DC Water - Water is Life!

District Department of Transportation  
Inspector Scoping Report

Item - Estimated Scoped Work

Project No. 21-00000  
Location: St Elizabeth Hospital, SE, DC  
Prepared by: Orycha Oluo  
Date Prepared: 9/23/2022

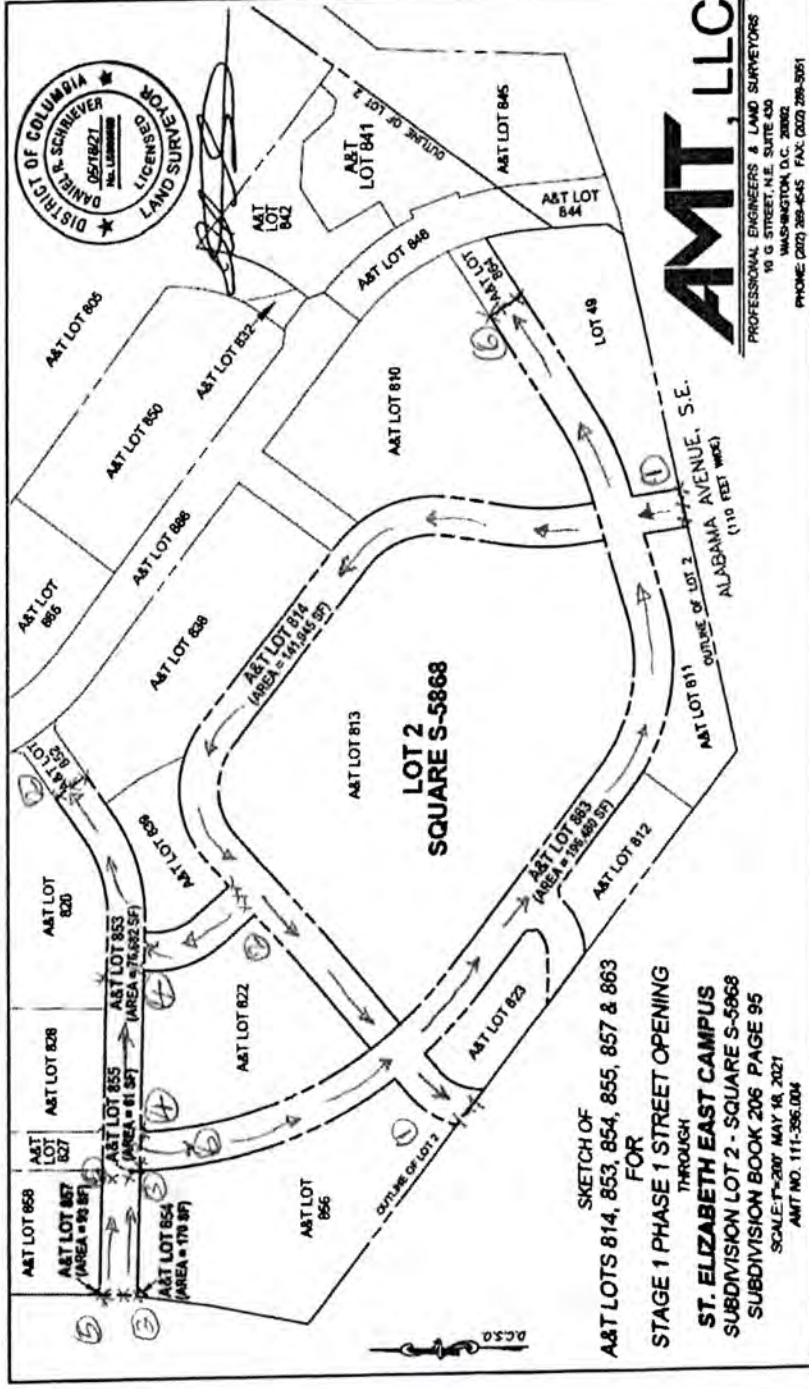
No.	A & B Lot #	Street Name	From	To	Pay Item #	Work Description	Unit Price	Length	L (FT)	W (FT)	D (FT)	CF	SY	Notes	Qty Total	Cost Total			
1	B14	Oak Dr SE	Alabama Ave/17th St/Sycamore Dr SE	-	410003	Pavement Profiling (Millings) 0 to 4 inches	\$ 6.00	5Y	2190	42	n/a	n/a	10220.00	-	-	10220.00	\$ 61,320.00		
					403002	Tack Coat	\$ 1.00	5Y	2190	42	n/a	n/a	10220.00	-	-	10220.00	-	\$ 310,322.20	
					400017	Recycled Bitum Pavement as Warm Mix Surface Course 5.5/12.5 MM	\$ 151.00	Tom	2190	42	0.17	n/a	n/a	n/a	n/a	323.22	-	-	\$ 184,403.99
					605018	Repair/Replace PCC Sidewalk, 4-inch	\$ 90.00	5Y	4180	9	n/a	n/a	n/a	n/a	n/a	4180.00	-	-	\$ 394,200.00
2	B53	Pondra St SE	Oak Dr SE	-	410003	Pavement Profiling (Millings) 0 to 4 inches	\$ 7.00	5Y	350	42	n/a	n/a	4433.33	-	-	Total	\$ 650,246.19		
					403002	Tack Coat	\$ 1.20	5Y	350	42	n/a	n/a	4433.33	-	-	4433.33	-	\$ 31,073.33	
					400017	Recycled Bitum Pavement as Warm Mix Surface Course 5.5/12.5 MM	\$ 151.00	Tom	350	42	0.17	n/a	n/a	n/a	n/a	529.75	-	-	\$ 5,320.00
					605018	Repair/Replace PCC Sidewalk, 4-inch	\$ 90.00	5Y	1500	6	n/a	n/a	n/a	n/a	n/a	1366.67	-	-	\$ 79,992.60
3	B54	Cypress St SE	M.L.J. Ave SE	-	410003	Pavement Profiling (Millings) 0 to 4 inches	\$ 7.00	5Y	350	42	n/a	n/a	3353.33	-	-	Total	\$ 230,345.93		
					403002	Tack Coat	\$ 1.20	5Y	350	42	n/a	n/a	3353.33	-	-	3353.33	-	\$ 9,473.33	
					400017	Recycled Bitum Pavement as Warm Mix Surface Course 5.5/12.5 MM	\$ 151.00	Tom	350	42	0.17	n/a	n/a	n/a	n/a	161.71	-	-	\$ 1,624.00
					605018	Repair/Replace PCC Sidewalk, 4-inch	\$ 90.00	5Y	280	6	n/a	n/a	n/a	n/a	n/a	399.33	-	-	\$ 24,418.79
4	B55	Cypress St SE	Sycamore Dr SE	-	410003	Pavement Profiling (Millings) 0 to 4 inches	\$ 7.00	5Y	360	42	n/a	n/a	1480.00	-	-	Total	\$ 52,916.13		
					403002	Tack Coat	\$ 1.20	5Y	360	42	n/a	n/a	1480.00	-	-	1480.00	-	\$ 11,760.00	
					400017	Recycled Bitum Pavement as Warm Mix Surface Course 5.5/12.5 MM	\$ 151.00	Tom	360	42	0.17	n/a	n/a	n/a	n/a	200.75	-	-	\$ 2,016.00
					605018	Repair/Replace PCC Sidewalk, 4-inch	\$ 90.00	5Y	720	6	n/a	n/a	n/a	n/a	n/a	480.00	-	-	\$ 30,312.98
5	B57	Cypress St SE	M.L.J. Ave SE	-	410003	Pavement Profiling (Millings) 0 to 4 inches	\$ 7.00	5Y	280	14	n/a	n/a	431.11	-	-	Total	\$ 87,286.96		
					403002	Tack Coat	\$ 1.20	5Y	280	14	n/a	n/a	431.11	-	-	431.11	-	\$ 40,600.00	
					400017	Recycled Bitum Pavement as Warm Mix Surface Course 5.5/12.5 MM	\$ 151.00	Tom	280	14	0.17	n/a	n/a	n/a	n/a	10780.00	-	-	\$ 40,000.00
					605018	Repair/Replace PCC Sidewalk, 4-inch	\$ 90.00	5Y	420	6	n/a	n/a	n/a	n/a	n/a	3060.00	-	-	\$ 75,400.00
6	B63	Sycamore Dr SE	Cypress St SE	-	410003	Pavement Profiling (Millings) 0 to 4 inches	\$ 7.00	5Y	2310	42	n/a	n/a	10780.00	-	-	Total	\$ 40,000.00		
					403002	Tack Coat	\$ 1.20	5Y	2310	42	n/a	n/a	10780.00	-	-	10780.00	-	\$ 75,400.00	
					400017	Recycled Bitum Pavement as Warm Mix Surface Course 5.5/12.5 MM	\$ 151.00	Tom	2310	42	0.17	n/a	n/a	n/a	n/a	1788.13	-	-	\$ 12,936.00
					605018	Repair/Replace PCC Sidewalk, 4-inch	\$ 90.00	5Y	4620	6	n/a	n/a	n/a	n/a	n/a	3060.00	-	-	\$ 134,508.32
7	-	-	-	-	605018	Pavement Marking	25%								Total	\$ 277,200.00			
																	Total	\$ 560,104.32	
SubTotal: \$ 2,048,699.38																			
20% Contingency \$ 409,739.84																			
Grand Total: \$ 2,458,439.22																			
Announcing paving over a 7-year lifecycle will yield yearly \$ 125,983.12																			
Announcing sidewalk over a 30-year lifecycle will yield yearly \$ 35,454.00																			

District Department of Transportation  
Inspector Scoping Report

Federal - Estimated Scoped Work

Project No. \_\_\_\_\_  
 Location: St Elizabeth Hospital, SE, DC  
 Prepared by: Onyika Osalo  
 Date Prepared: 9/22/2022

Sr.#	A & Y Lot #	Sheet Name	From	To	Pay Item #	Work Description	Unit	L (FT)	W (FT)	D (FT)	CY	SY	Notes	Qty Total	Cost Total
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**AMT, LLC**  
 PROFESSIONAL ENGINEERS & LAND SURVEYORS  
 10 G STREET N.E. SUITE 430  
 WASHINGTON, D.C. 20002  
 PHONE: (202) 369-6545 FAX: (202) 288-5051

SKETCH OF  
 A&T LOTS 814, 853, 854, 855, 857 & 863  
 FOR  
 STAGE 1 PHASE 1 STREET OPENING  
 THROUGH  
 ST. ELIZABETH EAST CAMPUS  
 SUBDIVISION LOT 2 - SQUARE S-5868  
 SUBDIVISION BOOK 206 PAGE 95  
 SCALE: P-200 MAY 16, 2021  
 AMT NO. 111-396.004





GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF THE ATTORNEY GENERAL

ATTORNEY GENERAL  
KARL A. RACINE



Legal Counsel Division

**MEMORANDUM**

**TO:** Bryan Hum  
Interim Director  
Office of Policy and Legislative Affairs

**FROM:** Brian K. Flowers  
Deputy Attorney General  
Legal Counsel Division

**DATE:** September 26, 2022

**SUBJECT:** Legal Sufficiency Review of Draft Bill, the “Opening of Streets and Designation of Opened Streets in Square S-5868, S.O. 22-01486, Act of 2022”, Emergency and Temporary Versions, and Accompanying Emergency Declaration Resolution (AE-22-543)

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**This is to Certify that** this Office has reviewed the above-referenced legislation and has found it to be legally sufficient. If you have any questions regarding this certification, please do not hesitate to contact me at 724-5524.

*Brian K. Flowers*

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Brian K. Flowers

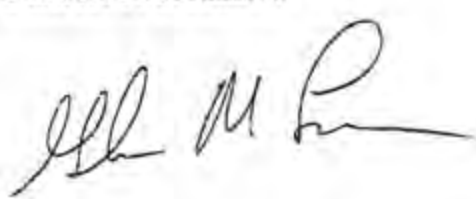
Government of the District of Columbia  
Office of the Chief Financial Officer



**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:** November 4, 2022

**SUBJECT:** Fiscal Impact Statement - Opening of Streets and Designation of  
Opened Streets in Square S-5868, S.O. 22-01486, Emergency Act of  
2022

**REFERENCE:** Draft bill as provided to the Office of Revenue Analysis on August 30,  
2022

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**Conclusion**

Funds are sufficient in the fiscal year 2023 through fiscal year 2026 budget and financial plan to implement the bill.

**Background**

The bill approves the opening of new streets on the campus of the former St. Elizabeth's<sup>1</sup>, in Ward 8, and designates the new streets as Cypress Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive, S.E. Designation of the streets will allow residents in the lots adjacent to the streets to receive District services.

**Financial Plan Impact**

Funds are sufficient in the fiscal year 2023 through fiscal year 2026 budget and financial plan to implement the bill. The District Department of Transportation can absorb the cost of the new streets into its maintenance portfolio, and the Department of Public Works can absorb the cost of providing its standard array of resident services (i.e. trash, recycling) for the homes on the new street.

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<sup>1</sup> The new streets will be located in square S-5868, as shown on the Surveyor's plats filed under S.O. File 22-01486.

## **LaShana Pace**

Committee of the Whole for the Council District of Columbia thank you for taking the time to hear my testimony. I am writing in regards to Ward 8 Bill 25-145 proposal to open the streets in Square S-5868 of Cypress, Poplar, Sycamore and Oak Drive SE.

I am a first time home owner in DC and one of the first residents in the new development at District Towns located on the historical St. Elizabeth campus. During the District Towns ribbon cutting I was honored to have Mayor Bowser tour my home and I beamed with pride as Mayor Bowser thanked us for investing in the city as home owners.

During my first year of residing in my home I witnessed a delay in medical response time for a patient suffering from a drug overdose on the pavement in front of my house. I also witnessed a neighbor experience a 911 delay in receiving medical care which could have become tragic if there had been further delay. Time save lives. I work in the medical field as a first responder and understand the utmost importance of safety and the fact that - time saves lives.

Within the next few months we will have the state of the art medical center Whitman Walker opening across from my home. The center will need the street to be open for patient access and medical response.

Furthermore our developer has paid a private trash collection company to pick up waste & recycling due to Sycamore street being unrecognized. The opening of Sycamore Street will allow the city to complete trash & waste pickup for the District Towns residents and hopefully provide faster 911 calls as EMS teams will be able to GPS the location better.

LaShana Pace

3151 12th St SE

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
*Department of Buildings*



**Public Hearing on**  
**Bill 25-145, the “Opening of Streets and Designation of Opened Streets in**  
**Square S-5868, S.O. 22-01486, Act of 2023”**

**Background Information Provided by**  
**Joseph Snider**  
**Surveyor of the District of Columbia**  
**Department of Buildings**

**Before the**  
**Committee of the Whole**  
**Chairman Phil Mendelson**  
**Council of the District of Columbia**

**Monday, June 26, 2023**  
**12:00 p.m.**

Good afternoon, Chairman Mendelson, members, and staff of the Committee of the Whole. I am Joseph Snider, Surveyor of the District of Columbia with the Department of Buildings (DOB). I appear before you today to provide background information on Bill 25-145, the “Opening of Streets and Designation of Opened Streets in Square S-5868,” which was introduced by Chairman Mendelson at the request of the Mayor.

The purpose of this bill is to order the opening of streets in Square S-5868, and to designate the opened streets as Cypress Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive, S.E., in Ward 8. The streets that will be opened and designated pursuant to Bill 25-145 are part of the redevelopment of the St. Elizabeth Campus. Designation of the streets will facilitate residents in the lots adjacent to the streets to receive District services.

The applicant for this application is the District Department of Transportation. The Office of the Surveyor notified the relevant Executive Branch agencies and utility companies of this application on July 12, 2022. The utility companies have no objections. To date, we have not received comments from Fire EMS. The remaining Executive Branch Agencies offer no objections.

Pursuant to D.C. Official Code § 9-202.02(3), the Surveyor’s Office notified the National Capital Planning Commission (NCPC), of this application on July 12, 2022. In a letter dated September 2, 2022, NCPC approved this application.

Pursuant to D.C. Official Code § 9-202.02(5) Advisory Neighborhood Commission 8C03 was notified on July 12, 2022. To date, we have not received any comments from ANC 8C03.

This concludes my testimony. I appreciate the opportunity to appear before you today and welcome any questions you may have regarding this matter. Thank you.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
*District Department of Transportation*



Public Hearing on  
B25-145, the “Opening of Streets and Designation of Opened Streets in Square S-  
5868, S.O. 22-01486, Act of 2023”

Testimony of  
Brant Miller  
Interim Manager, Policy and Legislative Affairs Division  
District Department of Transportation

Before the  
Committee of the Whole  
Council of the District of Columbia

Monday, June 26, 2023  
12:00 p.m.  
Live via Zoom Video Conference Broadcast  
John A. Wilson Building  
1350 Pennsylvania Avenue NW  
Washington, D.C. 20004



Good morning, Chairman Mendelson, members of the Council, staff, and District residents. My name is Brant Miller, and I am the Interim Manager of the Policy and Legislative Affairs Division at the District Department of Transportation, commonly referred to as DDOT. I am here today to present testimony on behalf of Mayor Muriel Bowser and DDOT Director Everett Lott regarding B25-145, the “Opening of Streets and Designation of Opened Streets in Square S-5868, S.O. 22-01486, Act of 2023.”

The stated purpose of Bill 25-145 is to order the opening of streets in Square S-5868, and to designate the opened streets as Cypress Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive, S.E., in Ward 8.

The streets that will be opened and designated pursuant to Bill 25-145 are part of the redevelopment at the St. Elizabeth’s Campus. This is a once-in-a-generation project, led by the Office of the Deputy Mayor for Planning and Economic Development (DMPED), that allows the District of Columbia to create a well-planned, multiuse, mixed-income, walkable, livable community. Opening of the streets will provide residents with both public access and essential District public services. The streets were designed and built to DDOT standards and specifications and DDOT is ready to accept them into our inventory.

As the Office of the Surveyor will testify, utility companies and executive branch agencies were notified about the openings and have no objections. The

National Capital Planning Commission (NCPC) approved the application in a letter dated September 2, 2022. ANC 8C03 was notified and did not provide comments.

We ask that the Council pass this legislation without delay so we can continue this successful project and serve the new residents who have taken advantage of the opportunity to call this community their home.

This concludes my testimony. Thank you for allowing me the opportunity to testify before you today. I am available to answer any questions that you may have.



## **Vashta Fields**

Dear Committee Members,

My name is Vashta Fields and I reside on the campus of the former St. Elizabeth's hospital. Our community has been denied access to city services for the last year, posing both environmental and health risks. We have been denied access to Department of Public Works services and forced to use private funds to cover costs associated with trash removal. The lack of street recognition has also impacted emergency medical services as they were unable to locate the home of one of our community members experiencing a life threatening emergency. Millions of dollars have been invested to revitalize the Congress Heights neighborhood. It is absolutely disgraceful that it has taken this long for our streets to be recognized. Please take swift action to resolve this issue so we can receive the same services that all tax payers receive within the District of Columbia.

Thank you for your time and attention .

## **YaQwasia Clerveau**

I am writing to express my strong support for Bill 25-145, which proposes the opening of streets in Square S-5868 and designates them as Cypress Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive, S.E., in Ward 8. As a resident of this community, I believe that this bill is a crucial step towards improving our neighborhood and enhancing the quality of life for its residents.

First and foremost, the opening of these streets would greatly improve accessibility and connectivity within our community. Currently, the lack of proper street infrastructure makes it difficult for emergency services to find my home, therefor we cannot receive certain important public services.

Furthermore, I want to emphasize the importance of public safety that would come with the opening of these streets. In emergency situations, every second counts. By providing additional entry and exit points for emergency vehicles, we can ensure a quicker response time, potentially saving lives and protecting our community during times of crisis.

In conclusion, I urge you to support Bill 25-145, which seeks to open streets in Square S-5868 and designate them as Cypress Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive, S.E., in Ward 8. By investing in the opening of these streets, we invest in the well-being and future prosperity of our neighborhood. Thank you for your attention to this matter.



COUNCIL OF THE DISTRICT OF COLUMBIA  
1350 PENNSYLVANIA AVENUE, N.W.  
WASHINGTON, D.C. 20004

Phil Mendelson  
Chairman

Office: (202) 724-8032  
Fax: (202) 724-8085

June 26, 2023

Mr. Keith Anderson, Interim Deputy Mayor  
for Planning and Economic Development  
1350 Pennsylvania Avenue, NW Suite 317  
Washington, DC 20004

RE: Bill 25-145

Dear Mr. Anderson:

Today the Committee of the Whole held a public hearing on Bill 25-145 which I introduced in February at the request of the Mayor. The purpose of this legislation is to officially name four public streets on the East Campus of the former St. Elizabeths Hospital site.

I would like to know why this legislation came to the Council almost a year after completion of the streets and completion of the houses on at least one of the streets.

At the hearing I received testimony from several residents on Sycamore Street that they have experienced difficulty obtaining city services – including ambulance response – because their street has not been officially designated.

I would also like to know why DMPED has not forwarded legislation to officially designate any other streets on the St. Elizabeths campus even though construction (e.g., Cedar Hill Hospital) is underway. What is your timetable for requesting the streets to be named?

Please provide a response to the three questions above. I hope you do so within a week if you hope for Council votes on Bill 25-145 before recess.

Sincerely,



Phil Mendelson

PM/ms  
cc: Councilmember Kenyan McDuffie



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Executive Office of the Mayor  
Office of the Deputy Mayor for Planning and Economic Development



June 29, 2023

Chairman Phil Mendelson  
1350 Pennsylvania Avenue, NW  
Suite 504  
Washington, DC 20004

RE: Bill 25-145

Dear Chairman Mendelson,

I am writing in response to your letter dated June 26, 2023 regarding Bill 25-145, the purpose of which is to officially name four public streets on the St. Elizabeths East Campus (the “Campus”). I would first like to take this opportunity to thank you for holding Monday’s hearing on Bill 25-145, which is a critical piece of legislation that will allow the progress on the Campus to continue. In your letter, you asked three questions which I have responded to in turn, below.

Question 1: I would like to know why this legislation came to the Council after almost a year after completion of the streets and completion of the houses on at least one of the streets.

The street network and names for the Campus were identified in the 2012 St. Elizabeths East Master Plan. As you know, street construction, opening, and naming requires extensive coordination with other District government agencies, most importantly the District Department of Transportation (“DDOT”). Phase I streets, which are the subject of Bill 25-145, were completed in 2018 in conjunction with the opening of the Entertainment and Sports Arena, however DDOT required additional repairs and clarifications to the rights-of-way before officially accepting the completed streets in September 2021. Since September 2021, DMPED has worked closely with DDOT to bring the street naming legislation to Council.

Question 2: At the hearing I received testimony from several residents on Sycamore Street that they have experienced difficulty obtaining city services – including ambulance response – because their street has not been officially designated.

DMPED is aware of these difficulties. We understand that the residents currently residing on Phase I streets have faced challenges receiving emergency services because the streets are recognized as private property until Council action officially makes them public. Residents are aware and have written letters to the Council to advocate for a hearing and street opening.

Question 3: I would also like to know why DMPED has not forwarded legislation to officially designate any other streets on the St. Elizabeths campus even though construction (e.g., Cedar Hill Hospital) is underway. What is your timetable for requesting the streets to be named?

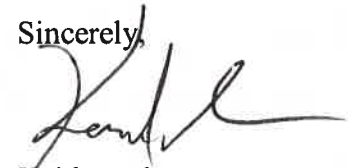
Keith Anderson  
Interim Deputy Mayor



The Phase II streets, which include the street to access Cedar Hill Regional Medical Center, have not yet been completed. DMPED anticipates working with DDOT to submit legislation in winter 2024 to officially name Phase II streets, including: Pecan Street, SE, Cherry Street, SE, and 13<sup>th</sup> Street, SE.

We appreciate the Council's prompt action on this legislation that is necessary to move the project forward and will allow over 1000 residents living on the St. Elizabeths East Campus to receive necessary city services.

Sincerely,



Keith Anderson  
Interim Deputy Mayor





## Delegated Action of the Executive Director

---

**PROJECT**

**Proposed Opening of Cypress, Poplar, Oak, and Sycamore Streets, SE, Square S-5868 - S.O. 22-0148**  
Washington, DC

**NCPC FILE NUMBER**

8390

**NCPC MAP FILE NUMBER**

83.10(44.40)45536

**SUBMITTED BY**

District of Columbia Department of Consumer and Regulatory Affairs, Office of the Surveyor

**ACTION TAKEN**

Approval of comments to the Council of the District of Columbia

**REVIEW AUTHORITY**

Advisory  
Per DC Code § 9-202.02

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The District of Columbia Office of the Surveyor has forwarded an application on behalf of the District Department of Transportation (DDOT) for the proposed opening of Cypress, Poplar, Oak, and Sycamore Streets, SE, within Square S-5868 (S.O. 22-0148) in southeast Washington, DC. Historically, the streets in St. Elizabeths East have been operated as publicly-owned, private streets maintained by the District Department of General Services (DGS). Maintenance of the streets in St. Elizabeths East is being transferred in phases to DDOT. As part of that transfer, the streets must be officially opened in accordance with District of Columbia law. The Mayor plans to submit a proposed street improvement plan to open certain streets for the first phase in the St. Elizabeths campus to the District Council for review and approval. The streets that will be opened include Sycamore Drive, SE, Cypress Street, SE, Poplar Street, SE and Oak Street, SE. These streets all currently exist in the alignments indicated in the submitted plat. As such, there are no changes proposed to their location.

St. Elizabeths East is located at the site of a formerly self-contained mental health community – St. Elizabeths Hospital. The area was designated a National Historic Landmark in 1990. The East Campus is also a designated historic district in the District of Columbia Inventory of Historic Sites (2006). The 183-acre St Elizabeths East campus was transferred to the District in 1987. The western campus remains under federal jurisdiction and is the home of the Department of Homeland Security. The District of Columbia has prepared a master plan for the East Campus that is being implemented over time, and includes a variety of residential, civic, and community uses. The establishment and re-connection of the street network is part of the proposed plan.

The streets proposed for reopening currently exist and would not be altered as part of the application. The District intends to transfer maintenance to DDOT, which necessitates a formal reopening as public streets per District law. The streets do not serve any federal facilities, and the reopening will not impact any federal interests. The St. Elizabeths West Campus (DHS) is located to the northwest, across Martin Luther King Jr. Avenue, SE, and the streets do not connect to that site.

The Coordinating Committee reviewed the project at their August 10, 2022 meeting and forwarded the proposed right-of-way dedications to the Commission with the statement that the project has been coordinated with the following participating agencies: NCPC; the General Services Administration; the Washington Metropolitan Area Transit Authority; the District State Historic Preservation Officer; the District Department of Transportation; the District Department of Energy and the Environment; the District

Office of Planning, and the National Park Service. There are no federal properties with the potential to be affected by the street dedication, and the proposal is not inconsistent with the federal interests identified within the *Comprehensive Plan for the National Capital*.

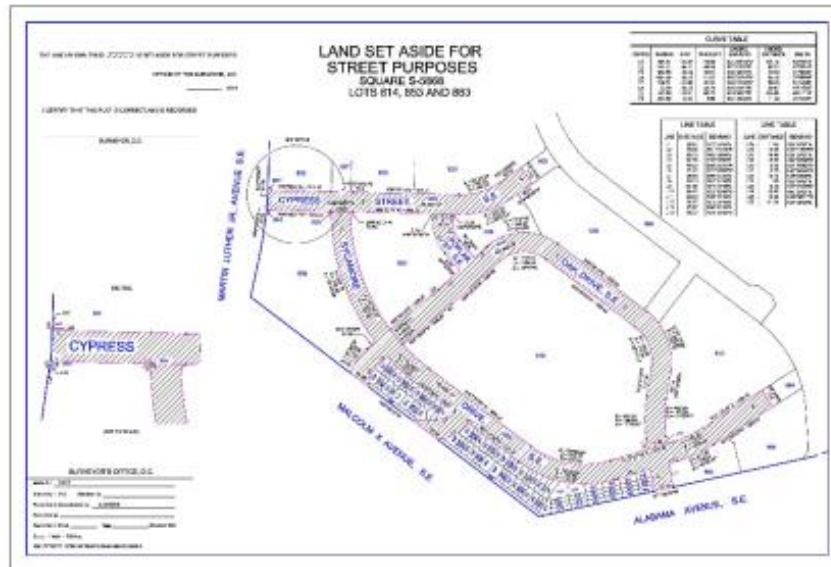


Figure 1: Proposed Street Dedications


\* \* \*

Pursuant to delegations of authority adopted by the Commission on April 1, 2021 and per DC Code § 9-202.02, I find that the proposed reopening of Cypress, Poplar, Oak, and Sycamore Streets, SE, within Square S-5868 - S.O. 22-0148 in Washington, DC, would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital nor would it adversely impact any other identified federal interests.

Marcel Acosta  
Executive Director

8/25/2022

Date

PURSUANT TO D.C. LAW \_\_\_\_\_ EFFECTIVE \_\_\_\_\_, 2022  
 AND D.C. OFFICIAL CODE §9-203.06, THE STREETS SHOWN THUS   
 ARE HEREBY OPENED AS PUBLIC STREETS.

# OPENING OF PUBLIC STREETS SQUARE S-5868 LOTS 814, 853 AND 863

I CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED.

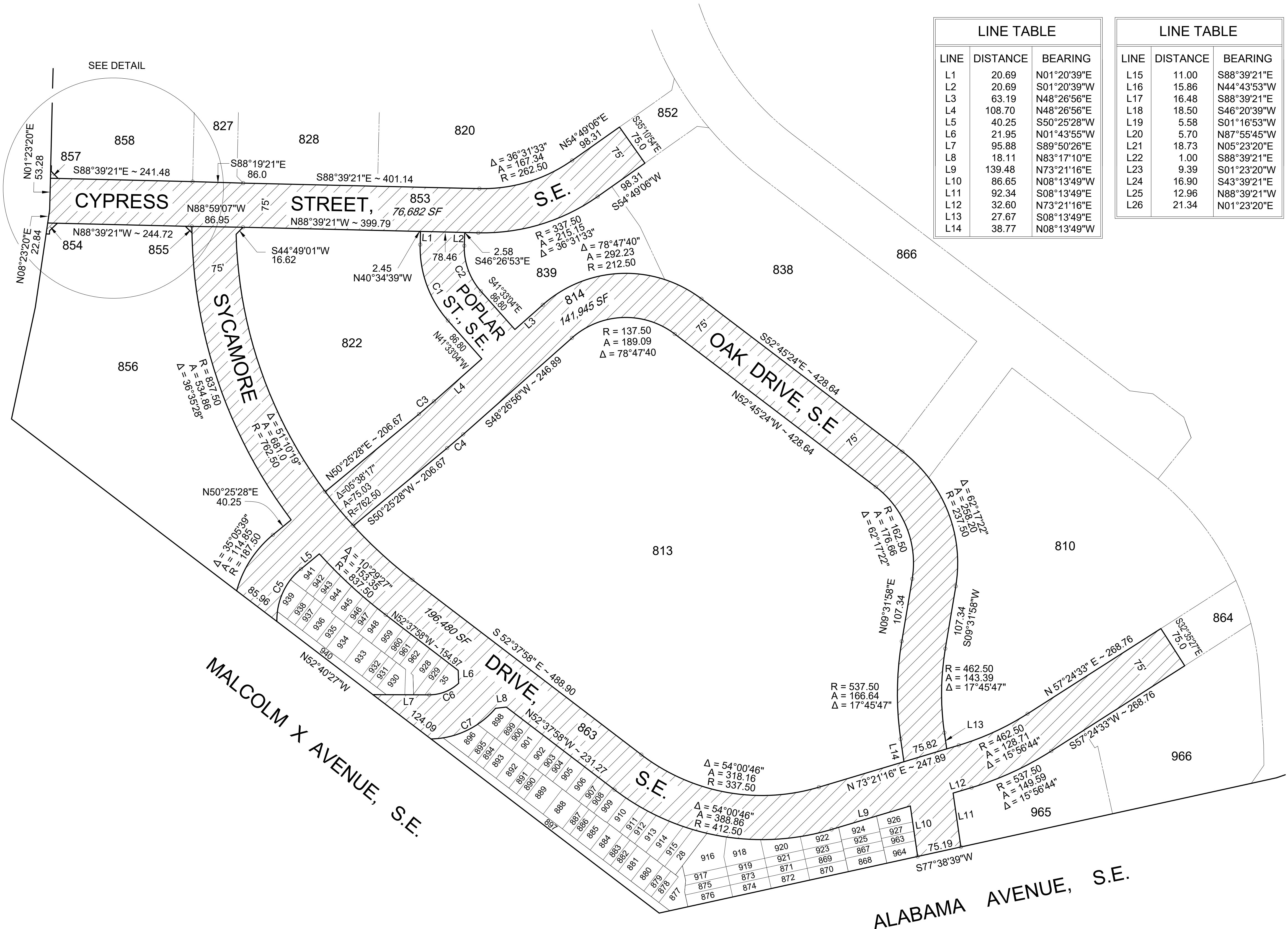
\_\_\_\_\_  
 SURVEYOR, D.C.

CURVE TABLE						
CURVE	RADIUS	ARC	TANGENT	CHORD BEARING	CHORD DISTANCE	DELTA
C1	187.50	140.37	73.66	N20°06'12"W	137.12	42°53'43"
C2	112.50	84.23	44.20	S20°06'12"E	82.27	42°53'43"
C3	962.50	33.19	16.60	N49°26'21"E	33.19	01°58'33"
C4	1037.50	35.78	17.89	S49°26'11"W	35.78	01°58'33"
C5	112.50	101.56	54.53	S24°33'46"W	98.15	51°43'26"
C6	72.50	54.76	28.76	N68°31'17"E	53.47	43°16'35"
C7	147.50	125.34	66.73	N64°38'47"E	121.60	48°41'16"
C8	837.50	11.00	5.50	S00°48'24"E	11.00	00°45'09"

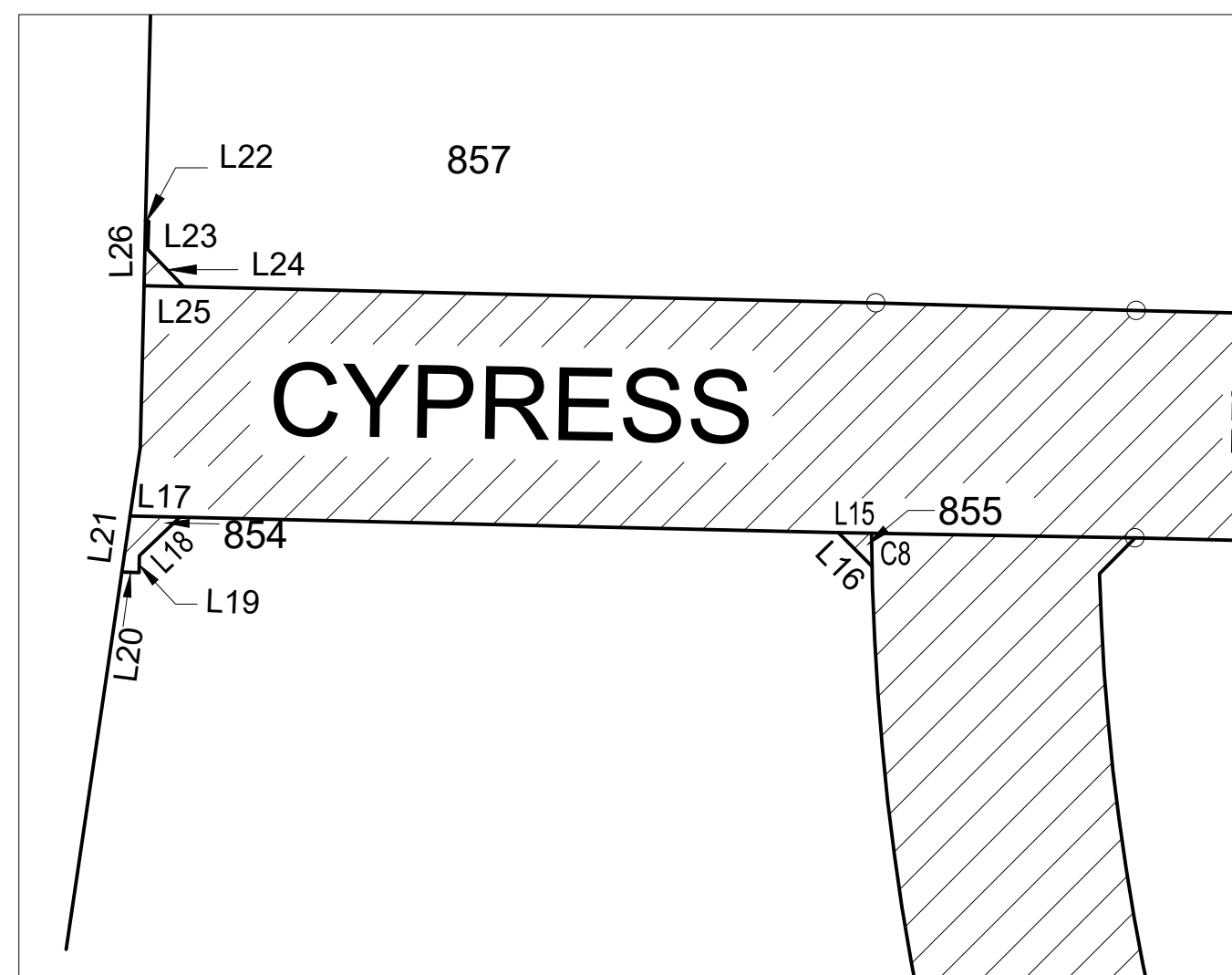
LINE TABLE		
LINE	DISTANCE	BEARING
L1	20.69	N01°20'39"E
L2	20.69	S01°20'39"W
L3	63.19	N48°26'56"E
L4	108.70	N48°26'56"E
L5	40.25	S50°25'28"W
L6	21.95	N01°43'55"W
L7	95.88	S89°50'26"E
L8	18.11	N83°17'10"E
L9	139.48	N73°21'16"E
L10	86.65	N08°13'49"W
L11	92.34	S08°13'49"E
L12	32.60	N73°21'16"E
L13	27.67	S08°13'49"E
L14	38.77	N08°13'49"W

LINE TABLE		
LINE	DISTANCE	BEARING
L15	11.00	S88°39'21"E
L16	15.86	N44°43'53"W
L17	16.48	S88°39'21"E
L18	18.50	S46°20'39"W
L19	5.58	S01°16'53"W
L20	5.70	N87°55'45"W
L21	18.73	N05°23'20"E
L22	1.00	S88°39'21"E
L23	9.39	S01°23'20"W
L24	16.90	S43°39'21"E
L25	12.96	N88°39'21"W
L26	21.34	N01°23'20"E

MARTIN LUTHER JR., AVENUE S.E.



DETAIL



(NOT TO SCALE)

SURVEYOR'S OFFICE, D.C.

Made for: DDOT  
 Drawn by: L.E.S. Checked by: \_\_\_\_\_  
 Record and computations by: B. MYERS  
 Recorded at: \_\_\_\_\_  
 Recorded in Book \_\_\_\_\_ Page \_\_\_\_\_ SR-22-01486

Scale: 1 inch = 120 feet

2021/STREET\_DEDICATION/SR-22-01486-SQ.5868-S



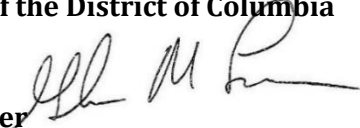
Government of the District of Columbia  
Office of the Chief Financial Officer



**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:** July 7, 2023

**SUBJECT:** Fiscal Impact Statement – Opening of Streets and Designation of  
Opened Streets in Square S-5868, S.O. 22-01486, Act of 2023

**REFERENCE:** Bill 25-145, Draft Committee Print As Shared with the Office of  
Revenue Analysis on July 6, 2023

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**Conclusion**

Funds are sufficient in the fiscal year 2023 budget and the fiscal year 2024 through fiscal year 2027 budget and financial plan to implement the bill.

**Background**

The bill approves the opening of new streets on the campus of the former St. Elizabeths campus<sup>1</sup>, in Ward 8, and designates the new streets as Cypress Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive, S.E. Designation of the streets will allow residents in the lots adjacent to the streets to receive District services.

**Financial Plan Impact**

Funds are sufficient in the fiscal year 2023 budget and the fiscal year 2024 through fiscal year 2027 budget and financial plan to implement the bill. The District Department of Transportation can absorb the cost of the new streets into its maintenance portfolio, and the Department of Public Works can absorb the cost of providing its standard array of resident services (i.e. trash, recycling) for the homes on the new street.

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<sup>1</sup> The new streets will be located in square S-5868, as shown on the Surveyor's plats filed under S.O. File 22-01486.

1 **COMMITTEE PRINT**  
2 **Committee of the Whole**  
3 **July 11, 2023**  
4  
5  
6

7  
8 A BILL  
9

10 25-145  
11

12 IN COUNCIL OF THE DISTRICT OF COLUMBIA  
13  
14 \_\_\_\_\_  
15

16 To open streets in Square S-5868, and to designate the opened streets as Cypress Street, S.E.,  
17 Poplar Street, S.E., Sycamore Drive, S.E., and Oak Drive, S.E., in Ward 8.  
18

19 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
20 act may be cited as the Opening of Streets and Designation of Opened Streets in Square S-5868,  
21 S.O. 22-01486, Act of 2023”.

22 Sec. 2. Pursuant to section 404 of the Home Rule Act, approved December 24, 1973 (87  
23 Stat. 787; D.C. Official Code § 1-204.04), the Council opens streets in Square S-5868 and  
24 designates the opened streets as Cypress Street, S.E., Poplar Street, S.E., Sycamore Drive, S.E.,  
25 and Oak Drive, S.E., as shown on the Surveyor’s plats filed under S.O. 22-01486.

26 Sec. 3. Fiscal impact statement.

27 ‘The Council adopts the fiscal impact statement in the committee report as the fiscal  
28 impact statement required by section 4a of the General Legislative Procedures Act of 1975,  
29 approved October 16, 2006 (120 Stat, 2038; D.C. Official Code § 1-301.47a).

30 Sec. 4. Effective date.

31 This act shall take effect following approval by the Mayor (or in the event of veto by the  
32 Mayor, action by the Council to override the veto), a 30-day period of Congressional review as

33 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December  
34 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of  
35 Columbia Register.