



MURIEL BOWSER
MAYOR

9/8/2020

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

Dear Chairman Mendelson,

Enclosed for consideration by the Council are (1) the "Transfer of Jurisdiction over Lot 901 within Square 620 Emergency Declaration Resolution of 2020" and (2) the "Transfer of Jurisdiction over Lot 901 within Square 620 Emergency Approval Resolution of 2020." These Resolutions authorize the transfer of administrative jurisdiction from the United States to the District of Columbia over Lot 901 within Square 620 (the "Lots").

The transfer of administrative jurisdiction for Lots 896 and 897 was initially authorized by the Council pursuant to the "Transfer of Jurisdiction over U.S. Reservation 724 (Lots 896 and 897 within Square 620) Emergency Approval Resolution of 2017." Subsequently, the Council enacted the "Revised Transfer of Jurisdiction over U.S. Reservation 724 (Lots 896 and 897 within Square 620) and Extinguishment of Covenants Act of 2018," which authorized the transfer of administrative jurisdiction over Lot 896, less the northern portion of Lot 896 that was retained by the District, and Lot 897.

In October 2016, the Council passed the "Omnibus Sursum Corda Development Act of 2016, effective December 8, 2016" (D.C. Law 21-173; 63 DCR 13351), which closed certain streets, including First Terrace, N.W. The closed portion of First Terrace, N.W. abutting Lot 896 became Record Lot 901 and reverted to the United States, which desires to include Lot 901 in the previously approved transfer of administrative jurisdiction. Lot 901 is approximately 1,950 square feet of land area.

The transfer of administrative jurisdiction of Lot 901 will support the redevelopment of the former site of the Sursum Corda housing cooperative as a planned unit development ("PUD"). The PUD, which will include 199 affordable units, up to 136 of which will be reserved for Sursum Corda Households, was granted first-stage approval pursuant to Zoning Commission Order No. 15-20. The second-stage approval for Phase 1 of the PUD was approved by the Zoning Commission on October 21, 2019. Redevelopment of the site is underway.

Pursuant to federal and District of Columbia law, the transfer of jurisdiction of Lot 901 has been approved by the National Capital Planning Commission. The transfer of jurisdiction will support a long-awaited redevelopment, and I urge the Council to take prompt and favorable action on the enclosed legislation.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser".

Muriel Bowser



Chairman Phil Mendelson
at the request of the Mayor

A PROPOSED RESOLUTION

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To declare the existence of an emergency with respect to the need to approve the transfer of administrative jurisdiction of Lot 901 within Square 620 from the United States of America, acting by and through the Department of the Interior, National Park Service, to the District of Columbia.

RESOLVED, BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this resolution may be cited as the "Transfer of Jurisdiction over Lot 901 within Square 620 Emergency Declaration Resolution of 2020."

Sec. 2. (a) In December 2018, the Council enacted the "Revised Transfer of Jurisdiction over U.S. Reservation 724 (Lots 896 and 897 within Square 620) and Extinguishment of Covenants Act of 2018," effective February 22, 2019 (D.C. Law 22-233; 66 DCR 216) (the "Act"), which authorized the transfer of administrative jurisdiction of approximately 15,610 square feet of land area that is located approximately 30 feet to the east of the northeast corner of the intersection of First Street, N.W. and L Street, N.W. (Lot 896, less and except the northern portion previously retained by the District) and approximately 2,925 square feet of land area that occupies a 30-foot segment of the former First Street right of way (Lot 897) to the District of Columbia to facilitate the improvement of public park space and pedestrian circulation along First Street, N.W.

(b) In October 2016, the Council approved the “Omnibus Sursum Corda Development Act of 2016,” effective December 8, 2016 (D.C. Law 21-173; 63 DCR 13351), which closed certain streets, including First Terrace, N.W., as reflected on the Street Closing and Street Dedication Plat for Square 620, recorded in the Office of the Surveyor of the District of Columbia in Book 211 at Page 173. The closed portion of First Terrace, N.W. abutting Lot 896 became Lot 901 and reverted to the United States; it consists of approximately 1,950 square feet of land area.

(c) The United States desires to include Lot 901 in the previously approved transfer of jurisdiction in order for the lot to be included in the public park space proposed at the northeast corner of First and L Streets, N.W., as reflected on the plans approved by the Zoning Commission pursuant to ZC Order No. 15-20 and approved by the Zoning Commission on October 21, 2019, in ZC Case No. 15-20C.

(d) Emergency legislation is necessary to expeditiously include Lot 901 in the transfer of administrative jurisdiction because the redevelopment of the former Sursum Corda site is underway. The transfer of administrative jurisdiction is necessary to finalize the agreement between the District and the developer for the improvement and maintenance of the proposed public park space.

Sec. 3. The Council of the District of Columbia determines that the circumstances enumerated in section 2 constitute emergency circumstances making it necessary that the “Transfer of Jurisdiction of Lot 901 within Square 620 Emergency Approval Resolution of 2020” be approved on an emergency basis.

Sec. 4. Effective date.

This resolution shall take effect immediately.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE ATTORNEY GENERAL



ATTORNEY GENERAL
KARL A. RACINE

Legal Counsel Division

MEMORANDUM

TO: Ronan Gulstone
Director
Office of Policy and Legislative Affairs

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

DATE: March 19, 2020

SUBJECT: Transfer of Jurisdiction over Lot 901 within Square 620 Emergency
Approval Resolution and Accompanying Emergency Declaration
Resolution (Sursum Corda)
(AE-20-161; xref AE-17-509)

This is to Certify that this Office has reviewed the
“Transfer of Jurisdiction over Lot 901 within Square 620 Emergency Approval
Resolution of 2020” and the “Transfer of Jurisdiction over Lot 901 within Square
620 Emergency Declaration Resolution of 2020”, and found them to be legally
unobjectionable. If you have any questions, please do not hesitate to call me at 724-
5524.

Brian K. Flowers

Brian K. Flowers

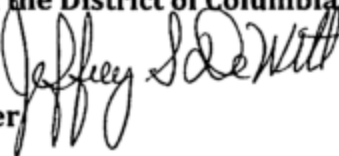
Government of the District of Columbia
Office of the Chief Financial Officer



Jeffrey S. DeWitt
Chief Financial Officer

MEMORANDUM

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

FROM: Jeffrey S. DeWitt
Chief Financial Officer 

DATE: April 15, 2020

SUBJECT: Fiscal Impact Statement – Transfer of Jurisdiction over Lot 901 within
Square 620 Emergency Approval Resolution of 2020

REFERENCE: Draft Proposed Resolution as provided to the Office of Revenue
Analysis on March 13, 2020

Conclusion

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

Background

The District assumed administrative jurisdiction over two federally owned parcels of land¹ known as parts of Reservation 724 in 2017² in connection with a larger redevelopment of the Sursam Corda public housing development. The two parcels, located at the northeast corner of First Street, N.W. and L Street, N.W., are controlled by the District and operated as pedestrian walkways and recreational spaces.

The bill transfers the administrative control over a third parcel of Reservation 724, located directly east of the first two parcels,³ from the United States to the District. This transfer is conditioned on the District using the parcel as recreational space. As with the first two parcels transferred in 2017, the United States will retain ownership of the parcel.

¹ Known for assessment and tax purposes as Square 620, Lots 896 and 897.

² Transfer of Jurisdiction over U.S. Reservation 724 (Lots 896 and 897 within Square 620) Emergency Approval Resolution of 2017, effective November 7, 2017 (Resolution 22-299; 64 DCR 12563).

³ Known for assessment and tax purposes as Square 620, Lot 901.

The Honorable Phil Mendelson

FIS: "Transfer of Jurisdiction over Lot 901 within Square 620 Emergency Approval Resolution of 2020," Draft Proposed Resolution as provided to the Office of Revenue Analysis on March 13, 2020

Financial Plan Impact

Funds are sufficient in the fiscal year 2020 through fiscal year 2023 budget and financial plan to implement the proposed resolution. The third parcel, Lot 901, is located on a portion of the recently closed First Terrace, N.W. and is now available for transfer of administrative control to the District as part of Reservation 724. There are no costs associated with the administrative transfer of control over Lot 901 from the United States to the District. The District will enter into an agreement with the developer of the Sursam Corda redevelopment project to construct the recreational and pedestrian spaces across the entirety of Reservation 724 as required in the developer's Planned Unit Development.