



Description: This project consists of land assembly, relocation and demolition to facilitate Transit Oriented Development (TOD) near two metro stations. The Redevelopment Authority owns property in the development phase near the Capitol Heights Metro Station and is developing projects on Old Central Avenue one block from the Addison Road Metro Station.

Justification: The Capitol Heights and Addison Road metro stations require land assembly to stimulate TOD projects, and funds are needed for pre-development work. Improvements will continue for small community-led projects.

Highlights: FY 2023 funding supports community enhancements along the Central Avenue Blue Line Metro Corridor, land acquisitions and lot finishing for the Lyndon Hill projects. Total funding includes \$590,000 in State grants. FY 2023 Other funding is \$240,000 in senior building reimbursements and \$750,000 in Lyndon Hill lot sales.

Enabling Legislation: Not Applicable

Location		Status	
Address	Various Locations	Project Status	Under Construction
Council District	Seven	Class	Land Acquisition
Planning Area	Town of Capitol Heights	Land Status	Land Bank Acquisition

PROJECT MILESTONES

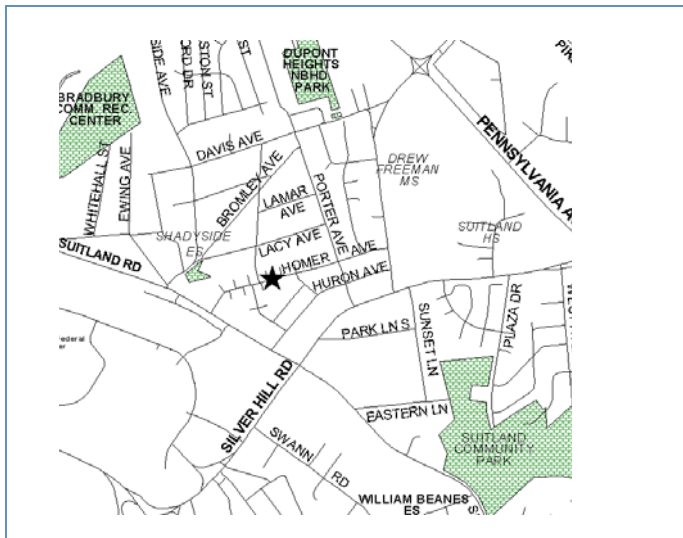
	Estimate	Actual
1 st Year in Capital Program		FY 2004
1 st Year in Capital Budget		FY 2005
Completed Design		FY 2019
Began Construction		FY 2020
Project Completion	FY 2024	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2022 Estimate	FY 2023	Total
\$2,851	\$2,290	\$4,413	\$9,554

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2022 Estimate	Total 6 Years	Budget Year FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Beyond 6 Years
EXPENDITURE											
PLANS	\$347	\$107	\$240	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	3,486	213	1,000	2,273	2,273	—	—	—	—	—	—
CONSTR	3,266	266	1,000	2,000	2,000	—	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	2,455	2,265	50	140	140	—	—	—	—	—	—
TOTAL	\$9,554	\$2,851	\$2,290	\$4,413	\$4,413	\$—	\$—	\$—	\$—	\$—	\$—
FUNDING											
STATE	\$1,340	\$250	\$500	\$590	\$590	\$—	\$—	\$—	\$—	\$—	\$—
OTHER	8,214	4,074	900	3,240	990	2,250	—	—	—	—	—
TOTAL	\$9,554	\$4,324	\$1,400	\$3,830	\$2,080	\$2,250	\$—	\$—	\$—	\$—	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING				—	—	—	—	—	—	—	—
DEBT				—	—	—	—	—	—	—	—
OTHER				—	—	—	—	—	—	—	—
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—



Description: The Suitland Manor project consists of acquisition, relocation, demolition and clearance of approximately 33 acres of commercial and residential properties. Total public infrastructure costs are estimated to be \$40,000,000. The infrastructure construction is underway, and the townhome phase is complete. The 137 unit senior building is under construction.

Justification: The neighborhood will be revitalized through the provision of new housing stock, infrastructure improvements and public safety enhancements. The project will provide retail investment to complement the neighborhood and the Suitland Federal Center.

Highlights: FY 2023 funding will support the construction of infrastructure (streets, utilities, storm water management) for the residential, retail, and open space project. FY 2023 funding consists of \$2.5 million in federal funds, \$1.7 million in PAYGO funds, \$3.1 million in land sale proceeds and \$1.9 million in State grants.

Enabling Legislation: Not Applicable

Location		Status	
Address	Homer Avenue, Suitland	Project Status	Under Construction
Council District	Seven	Class	Rehabilitation
Planning Area	Suitland, District Heights & Vicinity	Land Status	Land Bank Acquisition

PROJECT MILESTONES

	Estimate	Actual
1 st Year in Capital Program		FY 2001
1 st Year in Capital Budget		FY 2001
Completed Design	FY 2022	
Began Construction		FY 2018
Project Completion	FY 2025	

CUMULATIVE APPROPRIATION (000'S)

Life to Date	FY 2022 Estimate	FY 2023	Total
\$90,993	\$9,324	\$9,450	\$109,767

Project Summary

Category/Description	Total Project Cost	Life to Date Actual	FY 2022 Estimate	Total 6 Years	Budget Year FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	Beyond 6 Years
EXPENDITURE											
PLANS	\$7,185	\$7,185	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
LAND	4,105	3,105	1,000	—	—	—	—	—	—	—	—
CONSTR	49,378	29,604	8,324	11,450	9,450	2,000	—	—	—	—	—
EQUIP	—	—	—	—	—	—	—	—	—	—	—
OTHER	51,099	51,099	—	—	—	—	—	—	—	—	—
TOTAL	\$111,767	\$90,993	\$9,324	\$11,450	\$9,450	\$2,000	\$—	\$—	\$—	\$—	\$—
FUNDING											
FEDERAL	\$2,500	\$—	\$—	\$2,500	\$2,500	\$—	\$—	\$—	\$—	\$—	\$—
STATE	2,377	207	250	1,920	1,920	—	—	—	—	—	—
OTHER	106,890	78,160	1,000	27,730	4,790	3,000	1,500	—	—	18,440	—
TOTAL	\$111,767	\$78,367	\$1,250	\$31,300	\$8,360	\$3,000	\$1,500	\$—	\$—	\$18,440	\$—
OPERATING IMPACT											
PERSONNEL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—
OPERATING				—	—	—	—	—	—	—	—
DEBT				—	—	—	—	—	—	—	—
OTHER				—	—	—	—	—	—	—	—
TOTAL				\$—	\$—	\$—	\$—	\$—	\$—	\$—	\$—