

Union Calendar No. 200

109TH CONGRESS
2^D SESSION

H. R. 3699

[Report No. 109–316, Parts I, II, and III]

To provide for the sale, acquisition, conveyance, and exchange of certain real property in the District of Columbia to facilitate the utilization, development, and redevelopment of such property, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

SEPTEMBER 8, 2005

Mr. TOM DAVIS of Virginia (for himself, Ms. NORTON, and Mr. VAN HOLLEN) introduced the following bill; which was referred to the Committee on Government Reform, and in addition to the Committee on Resources, for a period to be subsequently determined by the Speaker, in each case for consideration of such provisions as fall within the jurisdiction of the committee concerned

NOVEMBER 18, 2005

Reported from the Committee on Government Reform with an amendment

[Strike out all after the enacting clause and insert the part printed in italic]

NOVEMBER 18, 2005

Referral to Committee on Resources extended for a period ending not later than December 17, 2005

NOVEMBER 18, 2005

Referred to the Committee on Energy and Commerce for a period ending not later than December 17, 2005, for consideration of such provisions of the bill and amendment as fall within the jurisdiction of that committee pursuant to clause 1(f), rule X

NOVEMBER 18, 2005

Referred to the Committee on Transportation and Infrastructure for a period ending not later than December 17, 2005, for consideration of such provisions of the bill and amendment as fall within the jurisdiction of that committee pursuant to clause 1(r), rule X

DECEMBER 16, 2005

Reported from the Committee on Transportation and Infrastructure with an amendment

[Strike out all after the enacting clause and insert the part printed in boldface roman]

DECEMBER 17, 2005

Referral to the Committees on Resources and Energy and Commerce extended for a period ending not later than December 31, 2005

DECEMBER 31, 2005

Referral to the Committees on Resources and Energy and Commerce extended for a period ending not later than February 3, 2006

FEBRUARY 3, 2006

Reported from the Committee on Energy and Commerce with amendments

[Omit the part struck through in italic and insert the part printed in brackets]

FEBRUARY 3, 2006

Additional sponsors: Mr. CANNON, Mr. DUNCAN, and Mrs. DRAKE

FEBRUARY 3, 2006

Committee on Resources discharged; committed to the Committee of the Whole House on the State of the Union and ordered to be printed

[For text of introduced bill, see copy of bill as introduced on September 8, 2005]

A BILL

To provide for the sale, acquisition, conveyance, and exchange of certain real property in the District of Columbia to facilitate the utilization, development, and redevelopment of such property, and for other purposes.

1 *Be it enacted by the Senate and House of Representa-*
 2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 *This Act may be cited as the “Federal and District*
 5 *of Columbia Government Real Property Act of 2005”.*

1 **TITLE I—REAL PROPERTY CON-**
 2 **VEYANCES BETWEEN THE**
 3 **GENERAL SERVICES ADMINIS-**
 4 **TRATION AND THE DISTRICT**
 5 **OF COLUMBIA**

6 **SEC. 101. EXCHANGE OF TITLE OVER RESERVATION 13 AND**
 7 **CERTAIN OTHER PROPERTIES.**

8 *(a) CONVEYANCE OF PROPERTIES.—*

9 *(1) IN GENERAL.—On the date on which the Dis-*
 10 *trict of Columbia conveys to the Administrator of*
 11 *General Services all right, title, and interest of the*
 12 *District of Columbia in the property described in sub-*
 13 *section (c), the Administrator shall convey to the Dis-*
 14 *trict of Columbia all right, title, and interest of the*
 15 *United States in—*

16 *(A) U.S. Reservation 13, subject to the con-*
 17 *ditions described in subsection (b); and*

18 *(B) Old Naval Hospital.*

19 *(2) PROPERTIES DEFINED.—In this section—*

20 *(A) the term “U.S. Reservation 13” means*
 21 *that parcel of land in the District of Columbia*
 22 *consisting of the approximately 66 acres which is*
 23 *bounded on the north by Independence Avenue*
 24 *Southeast, on the west by 19th Street Southeast,*
 25 *on the south by G Street Southeast, and on the*

1 *east by United States Reservation 343, and*
 2 *being the same land described in the Federal*
 3 *transfer letter of October 25, 2002, from the*
 4 *United States to the District of Columbia, and*
 5 *subject to existing matters of record; and*

6 *(B) the term “Old Naval Hospital” means*
 7 *the property in the District of Columbia con-*
 8 *sisting of Square 948 in its entirety, together*
 9 *with all the improvements thereon.*

10 ***(b) CONDITIONS FOR CONVEYANCE OF RESERVATION***

11 13.—*As a condition for the conveyance of U.S. Reservation*
 12 13 *to the District of Columbia under this section, the Dis-*
 13 *trict of Columbia shall agree—*

14 *(1) to set aside a portion of the property for the*
 15 *extension of Massachusetts Avenue Southeast and the*
 16 *placement of a potential commemorative work to be*
 17 *established pursuant to chapter 89 of title 40, United*
 18 *States Code, at the terminus of Massachusetts Avenue*
 19 *Southeast (as so extended) at the Anacostia River;*

20 *(2) to convey all right, title, and interest of the*
 21 *District of Columbia in the portion set aside under*
 22 *paragraph (1) to the Secretary of the Interior (acting*
 23 *through the Director of the National Park Service) at*
 24 *such time as the Secretary may require, if a com-*

1 *memorative work is established in the manner de-*
2 *scribed in paragraph (1); and*

3 *(3) to permit the Court Services and Offender*
4 *Supervision Agency for the District of Columbia to*
5 *continue to occupy a portion of the property con-*
6 *sistent with the requirements of the District of Colum-*
7 *bia Appropriations Act, 2002 (Public Law 107–96;*
8 *115 Stat. 931).*

9 *(c) DISTRICT OF COLUMBIA PROPERTY TO BE CON-*
10 *VEYED TO THE ADMINISTRATOR.—The property described*
11 *in this subsection is the real property consisting of Building*
12 *Nos. 16, 37, 38, 118, and 118–A and related improvements,*
13 *together with the real property underlying those buildings*
14 *and improvements, on the West Campus of Saint Elizabeths*
15 *Hospital, as described in the quitclaim deed of September*
16 *30, 1987, by and between the United States and the District*
17 *of Columbia and recorded in the Office of the Recorder of*
18 *Deeds of the District of Columbia on October 7, 1987.*

19 *(d) LIMITATION ON ENVIRONMENTAL LIABILITY.—*
20 *NOTWITHSTANDING ANY OTHER PROVISION OF LAW—*

21 *(1) the District of Columbia shall not be respon-*
22 *sible for any environmental liability, response action,*
23 *remediation, corrective action, damages, costs, or ex-*
24 *penses associated with the property for which title is*

1 conveyed to the Administrator of General Services
2 under this section; and

3 ~~(2) all environmental liability, responsibility, re-~~
4 ~~mediation, damages, costs, and expenses as required~~
5 ~~by applicable Federal, State and local law, including~~
6 ~~the Comprehensive Environmental Response, Com-~~
7 ~~pensation and Liability Act (42 U.S.C. 9601 et seq.);~~
8 ~~the Federal Water Pollution Control Act (known as~~
9 ~~Clean Water Act) (33 U.S.C. 1251 et seq.); the Clean~~
10 ~~Air Act (42 U.S.C. 7401 et seq.); the Solid Waste Dis-~~
11 ~~posal Act (42 U.S.C. 6901 et seq.); the Rivers and~~
12 ~~Harbors Act (33 U.S.C. 540 et seq.); the Toxic Sub-~~
13 ~~stances Control Act (15 U.S.C. 2601, et seq.); and the~~
14 ~~Oil Pollution Act (33 U.S.C. 2701 et seq.) for such~~
15 ~~property shall be borne by the United States, which~~
16 ~~shall conduct all environmental activity with respect~~
17 ~~to such properties; and bear any and all costs and ex-~~
18 ~~penses of any such activity.~~

19 **SEC. 102. TERMINATION OF CLAIMS.**

20 (a) *IN GENERAL.*—Notwithstanding any other provi-
21 sion of law, the United States is not required to perform,
22 or to reimburse the District of Columbia for the cost of per-
23 forming, any of the following services:

24 (1) Repairs or renovations pursuant to section
25 4(f) of the Saint Elizabeths Hospital and District of

1 *Columbia Mental Health Services Act* (24 U.S.C.
2 225b(f); sec. 44–903(f), D.C. Official Code).

3 (2) *Preservation, maintenance, or repairs pursu-*
4 *ant to a use permit executed on September 30, 1987,*
5 *under which the United States (acting through the*
6 *Secretary of Health and Human Services) granted*
7 *permission to the District of Columbia to use and oc-*
8 *cupy portions of the Saint Elizabeths Hospital prop-*
9 *erty known as the “West Campus”.*

10 (3) *Mental health diagnostic and treatment serv-*
11 *ices for referrals as described in section 9(b) of the*
12 *Saint Elizabeths Hospital and District of Columbia*
13 *Mental Health Services Act* (24 U.S.C. 225g(b); sec.
14 44–908(b), D.C. Official Code), *but only with respect*
15 *to services provided on or before the date of the enact-*
16 *ment of this Act.*

17 (b) *EFFECT ON PENDING CLAIMS.—Any claim of the*
18 *District of Columbia against the United States for the fail-*
19 *ure to perform, or to reimburse the District of Columbia*
20 *for the cost of performing, any service described in sub-*
21 *section (a) which is pending as of the date of the enactment*
22 *of this Act shall be extinguished and terminated.*

1 **TITLE II—STREAMLINING MAN-**
2 **AGEMENT OF PROPERTIES**
3 **LOCATED IN THE DISTRICT**
4 **OF COLUMBIA**

5 **SEC. 201. TRANSFER OF ADMINISTRATIVE JURISDICTION**
6 **OVER CERTAIN PROPERTIES.**

7 (a) *TRANSFER OF ADMINISTRATIVE JURISDICTION*
8 *FROM DISTRICT OF COLUMBIA TO UNITED STATES.*—Ad-
9 *ministrative jurisdiction over each of the following prop-*
10 *erties (owned by the United States and as depicted on the*
11 *Map) is hereby transferred, subject to the terms in this sub-*
12 *section, from the District of Columbia to the Secretary of*
13 *the Interior for administration by the Director:*

14 (1) *An unimproved portion of Audubon Terrace*
15 *Northwest, located east of Linnean Avenue Northwest,*
16 *that is within U.S. Reservation 402 (National Park*
17 *Service property).*

18 (2) *An unimproved portion of Barnaby Street*
19 *Northwest, north of Aberfoyle Place Northwest, that*
20 *abuts U.S. Reservation 545 (National Park Service*
21 *property).*

22 (3) *A portion of Canal Street Southwest, and a*
23 *portion of V Street Southwest, each of which abuts*
24 *U.S. Reservation 467 (National Park Service prop-*
25 *erty).*

1 (4) *Unimproved streets and alleys at Fort Circle*
 2 *Park located within the boundaries of U.S. Reserva-*
 3 *tion 497 (National Park Service property).*

4 (5) *An unimproved portion of Western Avenue*
 5 *Northwest, north of Oregon Avenue Northwest, that*
 6 *abuts U.S. Reservation 339 (National Park Service*
 7 *property).*

8 (6) *An unimproved portion of 17th Street North-*
 9 *west, south of Shepherd Street Northwest, that abuts*
 10 *U.S. Reservation 339 (National Park Service prop-*
 11 *erty).*

12 (7) *An unimproved portion of 30th Street North-*
 13 *west, north of Broad Branch Road Northwest, that is*
 14 *within the boundaries of U.S. Reservation 515 (Na-*
 15 *tional Park Service property).*

16 (8) *A portion of U.S. Reservation 357 at*
 17 *Whitehaven Parkway Northwest, previously trans-*
 18 *ferred to the District of Columbia in conjunction with*
 19 *the former proposal for a residence for the Mayor of*
 20 *the District of Columbia.*

21 (b) *TRANSFER OF ADMINISTRATIVE JURISDICTION*
 22 *FROM UNITED STATES TO DISTRICT OF COLUMBIA.—Ad-*
 23 *ministrative jurisdiction over the following property owned*
 24 *by the United States and depicted on the Map is hereby*

1 *transferred from the Secretary to the District of Columbia*
 2 *for administration by the District of Columbia:*

3 (1) *A portion of U.S. Reservation 451.*

4 (2) *A portion of U.S. Reservation 404.*

5 (3) *U.S. Reservations 44, 45, 46, 47, 48, and 49.*

6 (4) *U.S. Reservation 251.*

7 (5) *U.S. Reservation 8.*

8 (6) *U.S. Reservations 277A and 277C.*

9 (7) *Portions of U.S. Reservation 470.*

10 (c) *EFFECTIVE DATE.*—*The transfers of administra-*
 11 *tive jurisdiction under this section shall take effect on the*
 12 *date of the enactment of this Act.*

13 **SEC. 202. EXCHANGE OF TITLE OVER CERTAIN PROP-**
 14 **ERTIES.**

15 (a) *CONVEYANCE OF TITLE.*—

16 (1) *IN GENERAL.*—*On the date on which the Dis-*
 17 *trict of Columbia conveys to the Secretary all right,*
 18 *title, and interest of the District of Columbia in each*
 19 *of the properties described in subsection (b) for use as*
 20 *described in such subsection, the Secretary shall con-*
 21 *vey to the District of Columbia all right, title, and in-*
 22 *terest of the United States in each of the properties*
 23 *described in subsection (c).*

24 (2) *ADMINISTRATION BY NATIONAL PARK SERV-*
 25 *ICE.*—*The properties conveyed by the District of Co-*

1 *lumbia to the Secretary under this section shall be ad-*
 2 *ministered by the Director upon conveyance.*

3 *(b) PROPERTIES TO BE CONVEYED TO THE SEC-*
 4 *RETARY; USE.—The properties described in this subsection*
 5 *and their uses are as follows (as depicted on the Map):*

6 *(1) Lovers Lane Northwest, abutting U.S. Res-*
 7 *ervation 324, for the closure of a one-block long road-*
 8 *way adjacent to Montrose Park.*

9 *(2) Needwood, Niagara, and Pitt Streets North-*
 10 *west, within the Chesapeake and Ohio Canal National*
 11 *Historical Park, for the closing of the rights-of-way*
 12 *now occupied by the Chesapeake and Ohio Canal.*

13 *(c) PROPERTIES TO BE CONVEYED TO THE DISTRICT*
 14 *OF COLUMBIA.—The properties described in this subsection*
 15 *are as follows (as depicted on the Map):*

16 *(1) U.S. Reservation 17A.*

17 *(2) U.S. Reservation 484.*

18 *(3) U.S. Reservations 243, 244, 245, and 247.*

19 *(4) U.S. Reservations 128, 129, 130, 298, and*
 20 *299.*

21 *(5) Portions of U.S. Reservations 343D and*
 22 *343E.*

23 *(6) U.S. Reservations 721, 722, and 723.*

1 **SEC. 203. CONVEYANCE OF UNITED STATES RESERVATION**

2 **174.**

3 (a) *CONVEYANCE; USE.*—If the District of Columbia
4 enacts a final plan for the development of the former Con-
5 vention Center Site which meets the requirements of sub-
6 section (b)—

7 (1) the Secretary shall convey all right, title, and
8 interest of the United States in U.S. Reservation 174
9 (as depicted on the Map) to the District of Columbia
10 upon the enactment of such plan; and

11 (2) the District shall use the property so con-
12 veyed in accordance with such plan.

13 (b) *REQUIREMENTS FOR DEVELOPMENT PLAN.*—The
14 plan for the development of the former Convention Center
15 Site meets the requirements of this subsection if—

16 (1) the plan is developed through a public proc-
17 ess;

18 (2) during the process for the development of the
19 plan, the District of Columbia considers at least one
20 version of the plan under which the entire portion of
21 U.S. Reservation 174 which is set aside as open space
22 as of the date of the enactment of this Act shall con-
23 tinue to be set aside as open space (including a
24 version under which facilities are built under the sur-
25 face of such portion); and

1 (3) *not less than 1¼ acres of the former Conven-*
 2 *tion Center Site are set aside for open space under the*
 3 *plan.*

4 (c) *FORMER CONVENTION CENTER SITE DEFINED.—*
 5 *In this section, the “former Convention Center Site” means*
 6 *the parcel of land in the District of Columbia which is*
 7 *bounded on the east by 9th Street Northwest, on the north*
 8 *by New York Avenue Northwest, on the west by 11th Street*
 9 *Northwest, and on the south by H Street Northwest.*

10 **SEC. 204. CONVEYANCE OF PORTION OF RFK STADIUM SITE**
 11 **FOR EDUCATIONAL PURPOSES.**

12 *Section 7 of the District of Columbia Stadium Act of*
 13 *1957 (sec. 3–326, D.C. Official Code) is amended by adding*
 14 *at the end the following new subsection:*

15 “(e)(1) *Upon receipt of a written description from the*
 16 *District of Columbia of a parcel of land consisting of not*
 17 *more than 15 contiguous acres (hereafter in this subsection*
 18 *referred to as ‘the described parcel’), with the longest side*
 19 *of the described parcel abutting one of the roads bounding*
 20 *the property, within the area designated ‘D’ on the revised*
 21 *map entitled ‘Map to Designate Transfer of Stadium and*
 22 *Lease of Parking Lots to the District’ and bound by Okla-*
 23 *homa Avenue Northeast, Benning Road Northeast, the*
 24 *Metro line, and Constitution Avenue Northeast, and a long-*
 25 *term lease executed by the District of Columbia that is con-*

1 *tingent upon the Secretary's conveyance of the described*
 2 *parcel and for the purpose consistent with this paragraph,*
 3 *the Secretary shall convey all right, title, and interest in*
 4 *the described parcel to the District of Columbia for the pur-*
 5 *pose of siting, developing, and operating an educational in-*
 6 *stitution for the public welfare, with first preference given*
 7 *to a pre-collegiate public boarding school.*

8 “(2) *Upon conveyance under paragraph (1), the por-*
 9 *tion of the stadium lease that affects the described parcel*
 10 *and all the conditions associated therewith shall terminate,*
 11 *the described parcel shall be removed from the ‘Map to Des-*
 12 *ignate Transfer of Stadium and Lease of Parking Lots to*
 13 *the District’, and the long-term lease described in para-*
 14 *graph (1) shall take effect immediately.’”.*

15 ***TITLE III—POPLAR POINT***

16 ***SEC. 301. CONVEYANCE OF POPLAR POINT TO DISTRICT OF*** 17 ***COLUMBIA.***

18 (a) *CONVEYANCE.*—*Upon certification by the Sec-*
 19 *retary of the Interior (acting through the Director) that the*
 20 *District of Columbia has adopted a land-use plan for Pop-*
 21 *lar Point which meets the requirements of section 302, the*
 22 *Director shall convey to the District of Columbia all right,*
 23 *title, and interest of the United States in Poplar Point, in*
 24 *accordance with this title.*

1 (b) *WITHHOLDING OF EXISTING FACILITIES AND*
 2 *PROPERTIES OF NATIONAL PARK SERVICE FROM INITIAL*
 3 *CONVEYANCE.*—*The Director shall withhold from the con-*
 4 *veyance made under subsection (a) the facilities and related*
 5 *property (including necessary easements and utilities re-*
 6 *lated thereto) which are occupied or otherwise used by the*
 7 *National Park Service in Poplar Point prior to the adop-*
 8 *tion of the land-use plan referred to in subsection (a), as*
 9 *identified in such land-use plan in accordance with section*
 10 *302(c).*

11 **SEC. 302. REQUIREMENTS FOR POPLAR POINT LAND-USE**
 12 **PLAN.**

13 (a) *IN GENERAL.*—*The land-use plan for Poplar Point*
 14 *meets the requirements of this section if the plan includes*
 15 *each of the following elements:*

16 (1) *The plan provides for the reservation of a*
 17 *portion of Poplar Point for park purposes, in accord-*
 18 *ance with subsection (b).*

19 (2) *The plan provides for the identification of ex-*
 20 *isting facilities and related properties of the National*
 21 *Park Service, and the relocation of the National Park*
 22 *Service to replacement facilities and related prop-*
 23 *erties, in accordance with subsection (c).*

24 (3) *Under the plan, at least two sites within the*
 25 *areas designated for park purposes are set aside for*

1 *the placement of potential commemorative works to be*
 2 *established pursuant to chapter 89 of title 40, United*
 3 *States Code, and the plan includes a commitment by*
 4 *the District of Columbia to convey back those sites to*
 5 *the National Park Service at the appropriate time, as*
 6 *determined by the Secretary.*

7 *(4) To the greatest extent practicable, the plan is*
 8 *consistent with the Anacostia Waterfront Framework*
 9 *Plan referred to in section 103 of the Anacostia Wa-*
 10 *terfront Corporation Act of 2004 (sec. 2–1223.03,*
 11 *D.C. Official Code).*

12 *(b) RESERVATION OF AREAS FOR PARK PURPOSES.—*
 13 *The plan shall identify a portion of Poplar Point consisting*
 14 *of not fewer than 70 acres (including wetlands) which shall*
 15 *be reserved for park purposes and shall require such portion*
 16 *to be reserved for such purposes in perpetuity, and shall*
 17 *provide that any person (including an individual or a pub-*
 18 *lic entity) shall have standing to enforce the requirement.*

19 *(c) IDENTIFICATION OF EXISTING AND REPLACEMENT*
 20 *FACILITIES AND PROPERTIES FOR NATIONAL PARK SERV-*
 21 *ICE.—*

22 *(1) IDENTIFICATION OF EXISTING FACILITIES.—*
 23 *The plan shall identify the facilities and related prop-*
 24 *erty (including necessary easements and utilities re-*
 25 *lated thereto) which are occupied or otherwise used by*

1 *the National Park Service in Poplar Point prior to*
2 *the adoption of the plan.*

3 (2) *RELOCATION TO REPLACEMENT FACILI-*
4 *TIES.—*

5 (A) *IN GENERAL.—To the extent that the*
6 *District of Columbia and the Director determine*
7 *jointly that it is no longer appropriate for the*
8 *National Park Service to occupy or otherwise use*
9 *any of the facilities and related property identi-*
10 *fied under paragraph (1), the plan shall—*

11 (i) *identify other suitable facilities and*
12 *related property (including necessary ease-*
13 *ments and utilities related thereto) in the*
14 *District of Columbia to which the National*
15 *Park Service may be relocated;*

16 (ii) *provide that the District of Colum-*
17 *bia shall take such actions as may be re-*
18 *quired to carry out the relocation, including*
19 *preparing the new facilities and properties*
20 *and providing for the transfer of such fix-*
21 *tures and equipment as the Director may*
22 *require; and*

23 (iii) *set forth a timetable for the reloca-*
24 *tion of the National Park Service to the new*
25 *facilities.*

(B) *RESTRICTION ON USE OF PROPERTY RESERVED FOR PARK PURPOSES.*—*The plan may not identify any facility or property for purposes of this paragraph which is located on any portion of Poplar Point which is reserved for park purposes in accordance with subsection (b).*

(3) *CONSULTATION REQUIRED.*—*In developing each of the elements of the plan which are required under this subsection, the District of Columbia shall consult with the Director.*

SEC. 303. CONVEYANCE OF REPLACEMENT FACILITIES AND PROPERTIES FOR NATIONAL PARK SERVICE.

(a) *CONVEYANCE OF FACILITIES AND RELATED PROPERTIES.*—*Upon certification by the Director that the facilities and related property to which the National Park Service is to be relocated under the land-use plan under this title (in accordance with section 302(c)) are ready to be occupied or used by the National Park Service—*

(1) the District of Columbia shall convey to the Director all right, title, and interest in the facilities and related property (including necessary easements and utilities related thereto) to which the National Park Service is to be relocated (without regard to whether such facilities are located in Poplar Point); and

1 (2) *the Director shall convey to the District of*
 2 *Columbia all, right, title, and interest in the facilities*
 3 *and related property which were withheld from the*
 4 *conveyance of Poplar Point under section 301(b) and*
 5 *from which the National Park Service is to be relo-*
 6 *cated.*

7 ***(b) RESTRICTION ON CONSTRUCTION PROJECTS PEND-***
 8 ***ING CERTIFICATION OF FACILITIES.—***

9 ***(1) IN GENERAL.—****The District of Columbia may*
 10 *not initiate any construction project with respect to*
 11 *Poplar Point until the Director makes the certifi-*
 12 *cation referred to in subsection (a).*

13 ***(2) EXCEPTION FOR PROJECTS REQUIRED TO***
 14 ***PREPARE FACILITIES FOR OCCUPATION BY NATIONAL***
 15 ***PARK SERVICE.—****Paragraph (1) shall not apply with*
 16 *respect to any construction project required to ensure*
 17 *that the facilities and related property to which the*
 18 *National Park Service is to be relocated under the*
 19 *land-use plan under this title (in accordance with sec-*
 20 *tion 302(c)) are ready to be occupied by the National*
 21 *Park Service.*

22 ***SEC. 304. POPLAR POINT DEFINED.***

23 *In this title, “Poplar Point” means the parcel of land*
 24 *in the District of Columbia which is owned by the United*
 25 *States and which is under the administrative jurisdiction*

1 *of the District of Columbia or the Director on the day before*
 2 *the date of enactment of this Act, and which is bounded*
 3 *on the north by the Anacostia River, on the northeast by*
 4 *and inclusive of the southeast approaches to the 11th Street*
 5 *bridges, on the southeast by and inclusive of Route 295, and*
 6 *on the northwest by and inclusive of the Frederick Douglass*
 7 *Memorial Bridge approaches to Suitland Parkway, as de-*
 8 *picted on the Map.*

9 ***TITLE IV—GENERAL PROVISIONS***

10 ***SEC. 401. DEFINITIONS.***

11 *In this Act, the following definitions apply:*

12 *(1) The term “Administrator” means the Admin-*
 13 *istrator of General Services.*

14 *(2) The term “Director” means the Director of*
 15 *the National Park Service.*

16 *(3) The term “Map” means the map entitled*
 17 *“Transfer and Conveyance of Properties in the Dis-*
 18 *trict of Columbia”, numbered 869/80460, and dated*
 19 *July 2005, which shall be kept on file in the appro-*
 20 *priate office of the National Park Service.*

21 *(4) The term “Secretary” means the Secretary of*
 22 *the Interior.*

23 ***SEC. 402. LIMITATION ON ENVIRONMENTAL LIABILITY.***

24 *Notwithstanding any other provision of law—*

1 ~~(1) the United States shall not be responsible for~~
 2 ~~any environmental liability, response action, remedi-~~
 3 ~~ation, corrective action, damages, costs, or expenses~~
 4 ~~associated with any property for which title is con-~~
 5 ~~veyed to the District of Columbia under this Act or~~
 6 ~~any amendment made by this Act; and~~

7 ~~(2) all environmental liability, responsibility, re-~~
 8 ~~mediation, damages, costs, and expenses as required~~
 9 ~~by applicable Federal, state and local law, including~~
 10 ~~the Comprehensive Environmental Response, Com-~~
 11 ~~ensation and Liability Act (42 U.S.C. 9601 et seq.);~~
 12 ~~the Federal Water Pollution Control Act (known as~~
 13 ~~Clean Water Act) (33 U.S.C. 1251 et seq.); the Clean~~
 14 ~~Air Act (42 U.S.C. 7401 et seq.); the Solid Waste Dis-~~
 15 ~~posal Act (42 U.S.C. 6901 et seq.); the Rivers and~~
 16 ~~Harbors Act (33 U.S.C. 540 et seq.); the Toxic Sub-~~
 17 ~~stances Control Act (15 U.S.C. 2601, et seq.); and the~~
 18 ~~Oil Pollution Act (33 U.S.C. 2701 et seq.) for any~~
 19 ~~such property shall be borne by the District of Colum-~~
 20 ~~bia, which shall conduct all environmental activity~~
 21 ~~with respect to such properties, and bear any and all~~
 22 ~~costs and expenses of any such activity.~~

23 **~~SEC. 403.~~ 402. LIMITATION ON COSTS.**

24 ~~The United States shall not be responsible for paying~~
 25 ~~any costs and expenses incurred by the District of Columbia~~

1 *or any other parties at any time in connection with effect-*
 2 *ing the provisions of this Act or any amendment made by*
 3 *this Act, including costs and expenses associated with sur-*
 4 *veys, zoning, land-use processes, transfer taxes, recording*
 5 *taxes, recording fees, as well as the costs associated with*
 6 *the relocation of the National Park Service to replacement*
 7 *facilities required under the land-use plan for Poplar Point*
 8 *described in section 302(c)(2).*

9 ***SEC. ~~404.~~ 403. DEADLINE FOR PROVISION OF DEEDS AND***
 10 ***RELATED DOCUMENTS.***

11 *With respect to each property conveyed under this Act*
 12 *or any amendment made by this Act, the Mayor of the Dis-*
 13 *trict of Columbia, the Administrator, or the Secretary (as*
 14 *the case may be) shall execute and deliver a quitclaim deed*
 15 *or prepare and record a transfer plat, as appropriate, not*
 16 *later than 6 months after the property is conveyed.*

17 **SECTION 1. SHORT TITLE.**

18 **This Act may be cited as the “Federal and**
 19 **District of Columbia Government Real Prop-**
 20 **erty Act of 2005”.**

1 **TITLE I—REAL PROPERTY CON-**
2 **VEYANCES BETWEEN THE**
3 **GENERAL SERVICES ADMINIS-**
4 **TRATION AND THE DISTRICT**
5 **OF COLUMBIA**

6 **SEC. 101. EXCHANGE OF TITLE OVER RESERVATION 13 AND**
7 **CERTAIN OTHER PROPERTIES.**

8 **(a) CONVEYANCE OF PROPERTIES.—**

9 **(1) IN GENERAL.—On the date on**
10 **which the District of Columbia conveys**
11 **to the Administrator of General Services**
12 **all right, title, and interest of the District**
13 **of Columbia in the property described in**
14 **subsection (c), the Administrator shall**
15 **convey to the District of Columbia all**
16 **right, title, and interest of the United**
17 **States in—**

18 **(A) U.S. Reservation 13, subject to**
19 **the conditions described in sub-**
20 **section (b); and**

21 **(B) Old Naval Hospital.**

22 **(2) PROPERTIES DEFINED.—In this sec-**
23 **tion—**

24 **(A) the term “U.S. Reservation 13”**
25 **means that parcel of land in the Dis-**

1 trict of Columbia consisting of the ap-
2 proximately 66 acres which is bound-
3 ed on the north by Independence Av-
4 enue Southeast, on the west by 19th
5 Street Southeast, on the south by G
6 Street Southeast, and on the east by
7 United States Reservation 343, and
8 being the same land described in the
9 Federal transfer letter of October 25,
10 2002, from the United States to the
11 District of Columbia, and subject to
12 existing matters of record; and

13 (B) the term “Old Naval Hospital”
14 means the property in the District of
15 Columbia consisting of Square 948 in
16 its entirety, together with all the im-
17 provements thereon.

18 (b) CONDITIONS FOR CONVEYANCE OF RES-
19 ERVATION 13.—As a condition for the convey-
20 ance of U.S. Reservation 13 to the District of
21 Columbia under this section, the District of
22 Columbia shall agree—

23 (1) to set aside a portion of the prop-
24 erty for the extension of Massachusetts
25 Avenue Southeast and the placement of a

1 **potential commemorative work to be es-**
2 **tablished pursuant to chapter 89 of title**
3 **40, United States Code, at the terminus of**
4 **Massachusetts Avenue Southeast (as so**
5 **extended) at the Anacostia River;**

6 **(2) to convey all right, title, and inter-**
7 **est of the District of Columbia in the por-**
8 **tion set aside under paragraph (1) to the**
9 **Secretary of the Interior (acting through**
10 **the Director of the National Park Serv-**
11 **ice) at such time as the Secretary may re-**
12 **quire, if a commemorative work is estab-**
13 **lished in the manner described in para-**
14 **graph (1); and**

15 **(3) to permit the Court Services and**
16 **Offender Supervision Agency for the Dis-**
17 **trict of Columbia to continue to occupy a**
18 **portion of the property consistent with**
19 **the requirements of the District of Co-**
20 **lumbia Appropriations Act, 2002 (Public**
21 **Law 107-96; 115 Stat. 931).**

22 **(c) DISTRICT OF COLUMBIA PROPERTY TO BE**
23 **CONVEYED TO THE ADMINISTRATOR.—The prop-**
24 **erty described in this subsection is the real**
25 **property consisting of Building Nos. 16, 37, 38,**

1 118, and 118-A and related improvements, to-
2 gether with the real property underlying
3 those buildings and improvements, on the
4 West Campus of Saint Elizabeths Hospital, as
5 described in the quitclaim deed of September
6 30, 1987, by and between the United States
7 and the District of Columbia and recorded in
8 the Office of the Recorder of Deeds of the Dis-
9 trict of Columbia on October 7, 1987.

10 SEC. 102. TERMINATION OF CLAIMS.

11 (a) IN GENERAL.—Notwithstanding any
12 other provision of law, the United States is
13 not required to perform, or to reimburse the
14 District of Columbia for the cost of per-
15 forming, any of the following services:

16 (1) Repairs or renovations pursuant
17 to section 4(f) of the Saint Elizabeths
18 Hospital and District of Columbia Mental
19 Health Services Act (24 U.S.C. 225b(f); sec.
20 44-903(f), D.C. Official Code).

21 (2) Preservation, maintenance, or re-
22 pairs pursuant to a use permit executed
23 on September 30, 1987, under which the
24 United States (acting through the Sec-
25 retary of Health and Human Services)

1 **granted permission to the District of Co-**
2 **lumbia to use and occupy portions of the**
3 **Saint Elizabeths Hospital property**
4 **known as the “West Campus”.**

5 **(3) Mental health diagnostic and**
6 **treatment services for referrals as de-**
7 **scribed in section 9(b) of the Saint Eliza-**
8 **beths Hospital and District of Columbia**
9 **Mental Health Services Act (24 U.S.C.**
10 **225g(b); sec. 44–908(b), D.C. Official Code),**
11 **but only with respect to services pro-**
12 **vided on or before the date of the enact-**
13 **ment of this Act.**

14 **(b) EFFECT ON PENDING CLAIMS.—Any**
15 **claim of the District of Columbia against the**
16 **United States for the failure to perform, or to**
17 **reimburse the District of Columbia for the**
18 **cost of performing, any service described in**
19 **subsection (a) which is pending as of the date**
20 **of the enactment of this Act shall be extin-**
21 **guished and terminated.**

1 **TITLE II—STREAMLINING MAN-**
2 **AGEMENT OF PROPERTIES**
3 **LOCATED IN THE DISTRICT**
4 **OF COLUMBIA**

5 **SEC. 201. TRANSFER OF ADMINISTRATIVE JURISDICTION**
6 **OVER CERTAIN PROPERTIES.**

7 **(a) TRANSFER OF ADMINISTRATIVE JURISDIC-**
8 **TION FROM DISTRICT OF COLUMBIA TO UNITED**
9 **STATES.—Administrative jurisdiction over**
10 **each of the following properties (owned by**
11 **the United States and as depicted on the Map)**
12 **is hereby transferred, subject to the terms in**
13 **this subsection, from the District of Columbia**
14 **to the Secretary of the Interior for adminis-**
15 **tration by the Director:**

16 **(1) An unimproved portion of Audu-**
17 **bon Terrace Northwest, located east of**
18 **Linnean Avenue Northwest, that is with-**
19 **in U.S. Reservation 402 (National Park**
20 **Service property).**

21 **(2) An unimproved portion of Bar-**
22 **naby Street Northwest, north of**
23 **Aberfoyle Place Northwest, that abuts**
24 **U.S. Reservation 545 (National Park Serv-**
25 **ice property).**

1 **(3) A portion of Canal Street South-**
2 **west, and a portion of V Street South-**
3 **west, each of which abuts U.S. Reserva-**
4 **tion 467 (National Park Service prop-**
5 **erty).**

6 **(4) Unimproved streets and alleys at**
7 **Fort Circle Park located within the**
8 **boundaries of U.S. Reservation 497 (Na-**
9 **tional Park Service property).**

10 **(5) An unimproved portion of Western**
11 **Avenue Northwest, north of Oregon Ave-**
12 **nue Northwest, that abuts U.S. Reserva-**
13 **tion 339 (National Park Service prop-**
14 **erty).**

15 **(6) An unimproved portion of 17th**
16 **Street Northwest, south of Shepherd**
17 **Street Northwest, that abuts U.S. Res-**
18 **ervation 339 (National Park Service prop-**
19 **erty).**

20 **(7) An unimproved portion of 30th**
21 **Street Northwest, north of Broad Branch**
22 **Road Northwest, that is within the**
23 **boundaries of U.S. Reservation 515 (Na-**
24 **tional Park Service property).**

1 **(8) A portion of U.S. Reservation 357**
2 **at Whitehaven Parkway Northwest, pre-**
3 **viously transferred to the District of Co-**
4 **lumbia in conjunction with the former**
5 **proposal for a residence for the Mayor of**
6 **the District of Columbia.**

7 **(b) TRANSFER OF ADMINISTRATIVE JURISDIC-**
8 **TION FROM UNITED STATES TO DISTRICT OF CO-**
9 **LUMBIA.—Administrative jurisdiction over the**
10 **following property owned by the United**
11 **States and depicted on the Map is hereby**
12 **transferred from the Secretary to the District**
13 **of Columbia for administration by the District**
14 **of Columbia:**

15 **(1) A portion of U.S. Reservation 451.**

16 **(2) A portion of U.S. Reservation 404.**

17 **(3) U.S. Reservations 44, 45, 46, 47, 48,**
18 **and 49.**

19 **(4) U.S. Reservation 251.**

20 **(5) U.S. Reservation 8.**

21 **(6) U.S. Reservations 277A and 277C.**

22 **(7) Portions of U.S. Reservation 470.**

23 **(c) EFFECTIVE DATE.—The transfers of ad-**
24 **ministrative jurisdiction under this section**

1 shall take effect on the date of the enactment
2 of this Act.

3 SEC. 202. EXCHANGE OF TITLE OVER CERTAIN PROP-
4 ERTIES.

5 (a) CONVEYANCE OF TITLE.—

6 (1) IN GENERAL.—On the date on
7 which the District of Columbia conveys
8 to the Secretary all right, title, and inter-
9 est of the District of Columbia in each of
10 the properties described in subsection (b)
11 for use as described in such subsection,
12 the Secretary shall convey to the District
13 of Columbia all right, title, and interest of
14 the United States in each of the prop-
15 erties described in subsection (c).

16 (2) ADMINISTRATION BY NATIONAL PARK
17 SERVICE.—The properties conveyed by the
18 District of Columbia to the Secretary
19 under this section shall be administered
20 by the Director upon conveyance.

21 (b) PROPERTIES TO BE CONVEYED TO THE
22 SECRETARY; USE.—The properties described in
23 this subsection and their uses are as follows
24 (as depicted on the Map):

1 **(1) Lovers Lane Northwest, abutting**
2 **U.S. Reservation 324, for the closure of a**
3 **one-block long roadway adjacent to**
4 **Montrose Park.**

5 **(2) Needwood, Niagara, and Pitt**
6 **Streets Northwest, within the Chesa-**
7 **peake and Ohio Canal National Historical**
8 **Park, for the closing of the rights-of-way**
9 **now occupied by the Chesapeake and**
10 **Ohio Canal.**

11 **(c) PROPERTIES TO BE CONVEYED TO THE**
12 **DISTRICT OF COLUMBIA.—The properties de-**
13 **scribed in this subsection are as follows (as**
14 **depicted on the Map):**

15 **(1) U.S. Reservation 17A.**

16 **(2) U.S. Reservation 484.**

17 **(3) U.S. Reservations 243, 244, 245,**
18 **and 247.**

19 **(4) U.S. Reservations 128, 129, 130,**
20 **298, and 299.**

21 **(5) Portions of U.S. Reservations 343D**
22 **and 343E.**

23 **(6) U.S. Reservations 721, 722, and**
24 **723.**

1 SEC. 203. CONVEYANCE OF UNITED STATES RESERVATION

2 174.

3 (a) CONVEYANCE; USE.—If the District of
4 Columbia enacts a final plan for the develop-
5 ment of the former Convention Center Site
6 which meets the requirements of subsection
7 (b)—

8 (1) the Secretary shall convey all
9 right, title, and interest of the United
10 States in U.S. Reservation 174 (as de-
11 picted on the Map) to the District of Co-
12 lumbia upon the enactment of such plan;
13 and

14 (2) the District shall use the property
15 so conveyed in accordance with such
16 plan.

17 (b) REQUIREMENTS FOR DEVELOPMENT
18 PLAN.—The plan for the development of the
19 former Convention Center Site meets the re-
20 quirements of this subsection if—

21 (1) the plan is developed through a
22 public process;

23 (2) during the process for the devel-
24 opment of the plan, the District of Colum-
25 bia considers at least one version of the
26 plan under which the entire portion of

1 **U.S. Reservation 174 which is set aside as**
2 **open space as of the date of the enact-**
3 **ment of this Act shall continue to be set**
4 **aside as open space (including a version**
5 **under which facilities are built under the**
6 **surface of such portion); and**

7 **(3) not less than 1¼ acres of the**
8 **former Convention Center Site are set**
9 **aside for open space under the plan.**

10 **(c) FORMER CONVENTION CENTER SITE DE-**
11 **FINED.—In this section, the “former Conven-**
12 **tion Center Site” means the parcel of land in**
13 **the District of Columbia which is bounded on**
14 **the east by 9th Street Northwest, on the north**
15 **by New York Avenue Northwest, on the west**
16 **by 11th Street Northwest, and on the south by**
17 **H Street Northwest.**

18 **SEC. 204. CONVEYANCE OF PORTION OF RFK STADIUM SITE**
19 **FOR EDUCATIONAL PURPOSES.**

20 **Section 7 of the District of Columbia Sta-**
21 **dium Act of 1957 (sec. 3–326, D.C. Official**
22 **Code) is amended by adding at the end the fol-**
23 **lowing new subsection:**

24 **“(e)(1) Upon receipt of a written descrip-**
25 **tion from the District of Columbia of a parcel**

1 of land consisting of not more than 15 contig-
2 uous acres (hereafter in this subsection re-
3 ferred to as ‘the described parcel’), with the
4 longest side of the described parcel abutting
5 one of the roads bounding the property, with-
6 in the area designated ‘D’ on the revised map
7 entitled ‘Map to Designate Transfer of Sta-
8 dium and Lease of Parking Lots to the Dis-
9 trict’ and bound by Oklahoma Avenue North-
10 east, Benning Road Northeast, the Metro line,
11 and Constitution Avenue Northeast, and a
12 long-term lease executed by the District of Co-
13 lumbia that is contingent upon the Sec-
14 retary’s conveyance of the described parcel
15 and for the purpose consistent with this para-
16 graph, the Secretary shall convey all right,
17 title, and interest in the described parcel to
18 the District of Columbia for the purpose of
19 siting, developing, and operating an edu-
20 cational institution for the public welfare,
21 with first preference given to a pre-collegiate
22 public boarding school.

23 “(2) Upon conveyance under paragraph
24 (1), the portion of the stadium lease that af-
25 fects the described parcel and all the condi-

1 tions associated therewith shall terminate,
2 the described parcel shall be removed from
3 the ‘Map to Designate Transfer of Stadium
4 and Lease of Parking Lots to the District’, and
5 the long-term lease described in paragraph (1)
6 shall take effect immediately.”.

7 **TITLE III—POPLAR POINT**

8 **SEC. 301. CONVEYANCE OF POPLAR POINT TO DISTRICT OF**
9 **COLUMBIA.**

10 (a) **CONVEYANCE.**—Upon certification by
11 the Secretary of the Interior (acting through
12 the Director) that the District of Columbia
13 has adopted a land-use plan for Poplar Point
14 which meets the requirements of section 302,
15 the Director shall convey to the District of Co-
16 lumbia all right, title, and interest of the
17 United States in Poplar Point, in accordance
18 with this title.

19 (b) **WITHHOLDING OF EXISTING FACILITIES**
20 **AND PROPERTIES OF NATIONAL PARK SERVICE**
21 **FROM INITIAL CONVEYANCE.**—The Director
22 shall withhold from the conveyance made
23 under subsection (a) the facilities and related
24 property (including necessary easements and
25 utilities related thereto) which are occupied

1 or otherwise used by the National Park Serv-
2 ice in Poplar Point prior to the adoption of
3 the land-use plan referred to in subsection (a),
4 as identified in such land-use plan in accord-
5 ance with section 302(c).

6 SEC. 302. REQUIREMENTS FOR POPLAR POINT LAND-USE
7 PLAN.

8 (a) IN GENERAL.—The land-use plan for
9 Poplar Point meets the requirements of this
10 section if the plan includes each of the fol-
11 lowing elements:

12 (1) The plan provides for the reserva-
13 tion of a portion of Poplar Point for park
14 purposes, in accordance with subsection
15 (b).

16 (2) The plan provides for the identi-
17 fication of existing facilities and related
18 properties of the National Park Service,
19 and the relocation of the National Park
20 Service to replacement facilities and re-
21 lated properties, in accordance with sub-
22 section (c).

23 (3) Under the plan, at least two sites
24 within the areas designated for park pur-
25 poses are set aside for the placement of

1 **potential commemorative works to be es-**
2 **tablished pursuant to chapter 89 of title**
3 **40, United States Code, and the plan in-**
4 **cludes a commitment by the District of**
5 **Columbia to convey back those sites to**
6 **the National Park Service at the appro-**
7 **priate time, as determined by the Sec-**
8 **retary.**

9 **(4) To the greatest extent practicable,**
10 **the plan is consistent with the Anacostia**
11 **Waterfront Framework Plan referred to**
12 **in section 103 of the Anacostia Water-**
13 **front Corporation Act of 2004 (sec. 2-**
14 **1223.03, D.C. Official Code).**

15 **(b) RESERVATION OF AREAS FOR PARK PUR-**
16 **POSES.—The plan shall identify a portion of**
17 **Poplar Point consisting of not fewer than 70**
18 **acres (including wetlands) which shall be re-**
19 **served for park purposes and shall require**
20 **such portion to be reserved for such purposes**
21 **in perpetuity, and shall provide that any per-**
22 **son (including an individual or a public enti-**
23 **ty) shall have standing to enforce the require-**
24 **ment.**

1 **(c) IDENTIFICATION OF EXISTING AND RE-**
2 **PLACEMENT FACILITIES AND PROPERTIES FOR NA-**
3 **TIONAL PARK SERVICE.—**

4 **(1) IDENTIFICATION OF EXISTING FACILI-**
5 **TIES.—The plan shall identify the facili-**
6 **ties and related property (including nec-**
7 **essary easements and utilities related**
8 **thereto) which are occupied or otherwise**
9 **used by the National Park Service in**
10 **Poplar Point prior to the adoption of the**
11 **plan.**

12 **(2) RELOCATION TO REPLACEMENT FA-**
13 **CILITIES.—**

14 **(A) IN GENERAL.—To the extent**
15 **that the District of Columbia and the**
16 **Director determine jointly that it is**
17 **no longer appropriate for the Na-**
18 **tional Park Service to occupy or oth-**
19 **erwise use any of the facilities and re-**
20 **lated property identified under para-**
21 **graph (1), the plan shall—**

22 **(i) identify other suitable fa-**
23 **cilities and related property (in-**
24 **cluding necessary easements and**
25 **utilities related thereto) in the**

1 **District of Columbia to which the**
2 **National Park Service may be re-**
3 **located;**

4 (ii) provide that the District
5 of Columbia shall take such ac-
6 tions as may be required to carry
7 out the relocation, including pre-
8 paring the new facilities and
9 properties and providing for the
10 transfer of such fixtures and
11 equipment as the Director may
12 require; and

13 (iii) set forth a timetable for
14 the relocation of the National
15 Park Service to the new facilities.

16 **(B) RESTRICTION ON USE OF PROP-**
17 **ERTY RESERVED FOR PARK PURPOSES.—**

18 **The plan may not identify any facility**
19 **or property for purposes of this para-**
20 **graph which is located on any por-**
21 **tion of Poplar Point which is re-**
22 **served for park purposes in accord-**
23 **ance with subsection (b).**

24 **(3) CONSULTATION REQUIRED.—In de-**
25 **veloping each of the elements of the plan**

1 **which are required under this sub-**
2 **section, the District of Columbia shall**
3 **consult with the Director.**

4 **SEC. 303. CONVEYANCE OF REPLACEMENT FACILITIES AND**
5 **PROPERTIES FOR NATIONAL PARK SERVICE.**

6 **(a) CONVEYANCE OF FACILITIES AND RE-**
7 **LATED PROPERTIES.—Upon certification by the**
8 **Director that the facilities and related prop-**
9 **erty to which the National Park Service is to**
10 **be relocated under the land-use plan under**
11 **this title (in accordance with section 302(c))**
12 **are ready to be occupied or used by the Na-**
13 **tional Park Service—**

14 **(1) the District of Columbia shall con-**
15 **vey to the Director all right, title, and in-**
16 **terest in the facilities and related prop-**
17 **erty (including necessary easements and**
18 **utilities related thereto) to which the Na-**
19 **tional Park Service is to be relocated**
20 **(without regard to whether such facilities**
21 **are located in Poplar Point); and**

22 **(2) the Director shall convey to the**
23 **District of Columbia all, right, title, and**
24 **interest in the facilities and related prop-**
25 **erty which were withheld from the con-**

1 veyance of Poplar Point under section
2 301(b) and from which the National Park
3 Service is to be relocated.

4 (b) RESTRICTION ON CONSTRUCTION
5 PROJECTS PENDING CERTIFICATION OF FACILI-
6 TIES.—

7 (1) IN GENERAL.—The District of Co-
8 lumbia may not initiate any construction
9 project with respect to Poplar Point until
10 the Director makes the certification re-
11 ferred to in subsection (a).

12 (2) EXCEPTION FOR PROJECTS REQUIRED
13 TO PREPARE FACILITIES FOR OCCUPATION BY
14 NATIONAL PARK SERVICE.—Paragraph (1)
15 shall not apply with respect to any con-
16 struction project required to ensure that
17 the facilities and related property to
18 which the National Park Service is to be
19 relocated under the land-use plan under
20 this title (in accordance with section
21 302(c)) are ready to be occupied by the
22 National Park Service.

23 SEC. 304. POPLAR POINT DEFINED.

24 In this title, “Poplar Point” means the par-
25 cel of land in the District of Columbia which

1 is owned by the United States and which is
2 under the administrative jurisdiction of the
3 District of Columbia or the Director on the
4 day before the date of enactment of this Act,
5 and which is bounded on the north by the
6 Anacostia River, on the northeast by and in-
7 clusive of the southeast approaches to the
8 11th Street bridges, on the southeast by and
9 inclusive of Route 295, and on the northwest
10 by and inclusive of the Frederick Douglass
11 Memorial Bridge approaches to Suitland
12 Parkway, as depicted on the Map.

13 TITLE IV—GENERAL 14 PROVISIONS

15 SEC. 401. DEFINITIONS.

16 In this Act, the following definitions
17 apply:

18 (1) The term “Administrator” means
19 the Administrator of General Services.

20 (2) The term “Director” means the Di-
21 rector of the National Park Service.

22 (3) The term “Map” means the map
23 entitled “Transfer and Conveyance of
24 Properties in the District of Columbia”,
25 numbered 869/80460, and dated July 2005,

1 **which shall be kept on file in the appro-**
2 **prate office of the National Park Service.**

3 **(4) The term “Secretary” means the**
4 **Secretary of the Interior.**

5 **SEC. 402. LIMITATION ON COSTS.**

6 **The United States shall not be responsible**
7 **for paying any costs and expenses incurred by**
8 **the District of Columbia or any other parties**
9 **at any time in connection with effecting the**
10 **provisions of this Act or any amendment**
11 **made by this Act, including costs and ex-**
12 **penses associated with surveys, zoning, land-**
13 **use processes, transfer taxes, recording taxes,**
14 **recording fees, as well as the costs associated**
15 **with the relocation of the National Park Serv-**
16 **ice to replacement facilities required under**
17 **the land-use plan for Poplar Point described**
18 **in section 302(c)(2).**

19 **SEC. 403. DEADLINE FOR PROVISION OF DEEDS AND RE-**
20 **LATED DOCUMENTS.**

21 **With respect to each property conveyed**
22 **under this Act or any amendment made by**
23 **this Act, the Mayor of the District of Colum-**
24 **bia, the Administrator, or the Secretary (as**
25 **the case may be) shall execute and deliver a**

1 quitclaim deed or prepare and record a trans-
2 fer plat, as appropriate, not later than 6
3 months after the property is conveyed.

4 SECTION 404. CONDITIONS FOR DEVELOPMENT OF PROP-
5 ERTIES CONVEYED OR TRANSFERRED TO
6 DISTRICT OF COLUMBIA.

7 With respect to any property for which
8 title is conveyed or administrative jurisdic-
9 tion is transferred to the District of Columbia
10 under this Act or any amendment made by
11 this Act, the following rules shall apply:

12 (1) The District shall, in the develop-
13 ment of the property, continue to fund
14 and use training and workforce programs
15 that improve the skills and labor force
16 participation of the District's youth.

17 (2) The District shall carry out the so-
18 licitation and evaluation of proposals for
19 the development of the property in a
20 manner which ensures, to the greatest ex-
21 tent practicable, the participation of dis-
22 advantaged business enterprises among
23 the equity partners of the sponsors of the
24 proposals.

1 **(3) The development of the property**
2 **shall be consistent with the National Cap-**
3 **ital Planning Commission's Memorials**
4 **and Museums Master Plan of December**
5 **2001 and the recommendations of the**
6 **South Capitol Street Task Force of the**
7 **National Capital Planning Commission.**

Union Calendar No. 200

109TH CONGRESS
2^D SESSION

H. R. 3699

[Report No. 109-316, Parts I, II, and III]

A BILL

To provide for the sale, acquisition, conveyance, and exchange of certain real property in the District of Columbia to facilitate the utilization, development, and redevelopment of such property, and for other purposes.

FEBRUARY 3, 2006

Reported from the Committee on Energy and Commerce
with amendments

FEBRUARY 3, 2006

Committee on Resources discharged; committed to the
Committee of the Whole House on the State of the
Union and ordered to be printed