

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: November 9, 2018

SUBJECT: Fiscal Impact Statement – Closing of a Public Alley in Square 653, S.O. 15-26384, Act of 2018

REFERENCE: Bill 22-15, Committee Print provided to the Office of Revenue Analysis on October 25, 2018

Conclusion

Funds are sufficient in the fiscal year 2019 through fiscal year 2022 budget and financial plan to implement the bill.

Background

The bill closes a portion¹ of the public alley system in Square 653² which contains a vacant residential building and a parking lot. A new development is planned for the site, with approximately 230 residential units and 3,000 square feet of ground floor retail.

The closure is contingent upon the recordation of an easement for an alley post-development, the completion of abandonment work on an existing DC Water main located at the site, and satisfaction of all conditions in the official file for Surveyor's Order 15-53893. Among the conditions, the District Fire and Emergency Medical Services Department requires that newly installed hydrants and connectors are unobstructed and access to adjacent properties is not compromised. When all conditions have been satisfied, the Surveyor will record the alley as closed, and the title will revert to abutting owners. The land will become subject to taxation and will be deemed zoned the same as the abutting land.

¹ The 2019 assessed value of the alley being closed is \$344,100, but assets are not included in the District's budget and financial plan.

² Square 653 is bounded by N Street, S.W., Half Street, S.W., and South Capitol Street, SW., in Ward 6.

The Honorable Phil Mendelson

FIS: "Closing of a Public Alley in Square 653, S.O. 15-26384, Act of 2018," Committee Print provided to the Office of Revenue Analysis on October 25, 2018.

Financial Plan Impact

Funds are sufficient in the fiscal year 2019 through fiscal year 2022 budget and financial plan to implement the bill. The alley closure has no impact on the District's budget or financial plan. District agency and utility contingencies are noted in the plat, and a public easement will be established. The property owners will be responsible for maintenance costs of the new public easement alley.