

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: August 1, 2016

SUBJECT: Fiscal Impact Statement – Closing of Public Streets and Dedication of Land for Street and Alley Purposes in and abutting Squares 3953, 3954, 4024, 4025, and Parcel 143/45, S.O. 14-20357, Act of 2016

REFERENCE: Bill 21-445, Draft Committee Print as shared with the Office of Revenue Analysis on July 8, 2016

Conclusion

Funds are sufficient in the fiscal year 2017 through fiscal year 2020 budget and financial plan to implement the bill.

The bill approves the disposition of some District property for private use, and dedication of existing private property for public use. The value of the newly disposed property that will become taxable is \$402,000 less in value than the newly dedicated property that will no longer be taxable. This imbalance will cause some loss of real property taxes due to the District, but the impact is *de minimis*. Conversely, the District's assets will increase by approximately \$402,000, but assets are not included in the budget.

Background

The bill approves road closures and road dedications connected to a planned unit development¹ located adjacent to the Brookland Manor housing complex and a shopping center along Rhode Island Avenue, N.E., 14th Street, N.E., Saratoga Avenue, N.E., Montana Avenue, N.E., and Downing Street, N.E.² Brentwood Village, LLC and Brentwood Associates Limited Partnership will develop a

¹ Zoning Commission Order No. 14-18 approves the first stage planned unit development. The developer will seek second stage planned unit development approval for the development of each of the eight blocks to be developed.

² For tax purposes, the properties are identified as Square 3953, Lots 1, 2, and 3; Square 3954; Square 4024; Square 4025; and Parcel 143/45.

The Honorable Phil Mendelson

FIS: Bill 21-445, "Closing of Public Streets and Dedication of Land for Street and Alley Purposes in and abutting Squares 3953, 3954, 4024, 4025, and Parcel 143/45, S.O. 14-20357, Act of 2016," Draft Committee Print as shared with the Office of Revenue Analysis on July 8, 2016

mixed use community that includes nearly 1,800 residential units,³ open space, and retail. Approximately 22 percent of the residential units will be considered affordable. The closed and new roadways create eight square blocks that encompass the development.

The bill approves the closure of approximately 41,000 square feet of 14th Street, N.E. between 14th Street, N.E. and Montana Avenue, N.E. The bill also approves the dedication of approximately 108,000 square feet of new roadway. First, the developer plans to extend 15th Street, N.E. from Downing Street, N.E. to Rhode Island Avenue, N.E.⁴ Second, 14th Street, N.E. will extend south from the current turn of 14th Street, N.E. (toward Montana Avenue, N.E.) to Saratoga Avenue, N.E.⁵ Third, the developer will extend an east to west running public alley located in Square 3953 that currently runs from Brentwood Avenue, N.E. to the middle of the block. The alley will be extended to 14th Street, N.E.

Financial Plan Impact

Funds are sufficient in the fiscal year 2017 through fiscal year 2020 budget and financial plan to implement the bill. The development project will create more public, District-owned space through the dedication of roads and alleys than roadways that will be converted to private use.⁶ This results in a net loss of taxable land to the District, but the financial impact is *de minimis*.

District assets will increase by approximately \$402,000, but assets are not included in the budget.

³ Brookland Manor currently comprises approximately 535 residential units.

⁴ This extension cuts through Square 4024, Square 4025, and Parcel 143/45.

⁵ This extension cuts through Square 3954.

⁶ As previously referenced, the District will receive 108,000 square feet of new roads and alleys, but will close 41,000 square feet for the development.