


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



Fitzroy Lee
Acting Chief Financial Officer

MEMORANDUM

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

FROM: Fitzroy Lee
Acting Chief Financial Officer 

DATE: November 1, 2021

SUBJECT: Fiscal Impact Statement – Closing of a Portion of a Public Alley in
Square 5138, S.O. 20-07517. Act of 2021

REFERENCE: Draft Committee Print as provided to the Office of Revenue Analysis on
October 27, 2021

Conclusion

Funds are sufficient in the fiscal year 2022 through fiscal year 2025 budget and financial plan to implement the bill.

Background

The bill authorizes the closure of 1,613 square feet of public alley in Square 5138, bounded by Blaine Street, N.E., Benning Road, N.E., Central Avenue, N.E., and 46th Street, N.E., in Ward 7.¹ The alley closure will facilitate construction of 155-unit assisted living community for senior and disabled residents.

The closure is contingent upon satisfaction of conditions set forth in the Survey's file, including three conditions from the District Department of Transportation (DDOT). DDOT requires the applicant to submit a satisfactory Tree Preservation Plan, agree to install appropriate signage and striping in the remaining alleyway, and proceed with formal building permitting through the Department of Consumer and Regulatory Affairs that is substantially similar to the current site plan.

Financial Plan Impact

Funds are sufficient in the fiscal year 2022 through fiscal year 2025 budget and financial plan to implement the bill. The closed portion of the alley will become privately owned and potentially

¹ For tax and assessment purposes, the alley is in Square 5138, as shown on the Surveyor's plat filed in S.O. S.O. 20-07517. Approximately 1,613 square feet of alley will be closed.

The Honorable Phil Mendelson

FIS: "Closing of a Portion of a Public Alley in Square 5138, S.O. 20-07517. Act of 2021," Draft Introduction as provided to the Office of Revenue Analysis on October 27, 2021

taxable to the District. Any tax revenues generated will depend on the tax status of the property, and the final assessed value once the title is transferred.