

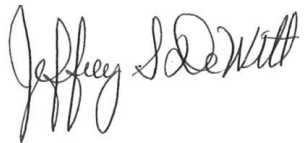
Government of the District of Columbia
Office of the Chief Financial Officer



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: December 6, 2016

SUBJECT: Fiscal Impact Statement – Closing of a Public Alley in Square 453, S.O. 14-17847, Act of 2016

REFERENCE: Bill 21-447, Draft Committee Print as shared with the Office of Revenue Analysis on November 30, 2016

Conclusion

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

The bill's implementation will reduce District assets by approximately \$1.2 million, but assets are not part of the District's budget and there is no fiscal impact associated with the alley closure.

Background

The bill authorizes the closure of two portions of a public alley located within the block bordered by 6th Street, N.W. to the east, H Street, N.W. to the south, 7th Street, N.W. to the west, and I Street, N.W. to the north.¹ The developer will close a 1,993 square foot portion of the alley² that runs north to south from I Street, N.W. and connects to a 30 foot alley that runs east to west in the center of the block. The second closure is 1,843 square feet in the eastern portion of the 30 foot alley that abuts the proposed development project.³ The developer will widen the north to south alley from 15 feet to 20 feet, provide easements to the District that allow for public access in both locations, and properly maintain both alley portions.

¹ Known for tax and assessment purposes as Square 453.

² This closure is located between Tax Lots 816 and 817.

³ This closure abuts Tax Lots 40, 43, 50, 804, 805, and 819.

The Honorable Phil Mendelson

FIS: Bill 21-447, "Closing of a Public Alley in Square 453, S.O. 14-17847, Act of 2016," Draft Committee Print as shared with the Office of Revenue Analysis on November 30, 2016

Financial Plan Impact

Funds are sufficient in the fiscal year 2017 through fiscal year 2020 budget and financial plan to implement the bill. The Office of Tax and Revenue estimates the assessed value of the portions of the alley to be closed at approximately \$1.2 million, but assets are not a part of the District's budget and there is no cost associated with the alley closure. The property will become taxable to the District, but the amount of tax revenues will depend on the assessed value of the mixed use development that is planned on the abutting properties and is unknown at this time.

No District agencies objected to the alley closure. Multiple utility companies objected to the closure because they have facilities located in the alley, but all the objections have been resolved.