


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, 2020

SUBJECT: Fiscal Impact Statement – Dedication of Lot 252 in Square 620 for the
First Street, NW, Right-of-Way, S.O. 19-48848 Act of 2020

REFERENCE: Bill 23-788, Committee Print provided to the Office of Revenue
Analysis on November 5, 2020

Conclusion

Funds are sufficient in the fiscal year 2021 through fiscal year 2024 budget and financial plan to implement the bill.

Background

The bill approves the dedication of a portion of privately owned land for the purpose of widening First Street, N.W. by 30 feet, between Pierce Street, N.W., and L Street, N.W., in Ward 6.¹ The widening will facilitate pedestrian improvements abutting a large private development that will include over 1 million square feet of residential space and 49,000 square feet of non-residential uses.² All of the public space improvements will be managed and paid for by the owner.

The bill makes the dedication contingent upon the developer entering into a Horizontal Public Use Agreement with the District Department of Transportation (DDOT) to verify that the design and construction of the road and pedestrian improvements meet or exceed DDOT standards for streetscape, drainage, lighting, paving, and other public space. The dedication will not be official until DDOT confirms the public space improvements meet required specifications.

¹ The property to be dedicated for tax and assessment purposes known as Lot 252 in Square 620.

² The development is known as Sursum Corda and the property subject to the dedication is owned by TBSC Owner I, LLC. For more details on this Planned Unit Development visit the Office of Zoning PUD database: https://app.dcoz.dc.gov/CaseReport/CaseReportPage.aspx?case_id=15-20.

The Honorable Phil Mendelson

FIS: "Dedication of Lot 252 in Square 620 for the First Street, NW, Right-of-Way, S.O. 19-48848 Act of 2020,"
Bill 23-788, Committee Print as provided to the Office of Revenue Analysis on November 5, 2020.

Financial Plan Impact

Funds are sufficient in the fiscal year 2021 through fiscal year 2024 budget and financial plan to implement the bill. The dedicated property will remain titled to the owner and continue to be subject to taxation. The cost of the public space improvements will be borne by the owner. With the exception of DDOT's requirements for a Horizontal Public Use Agreement, no utilities or executive agencies have placed restrictions on the dedication.