

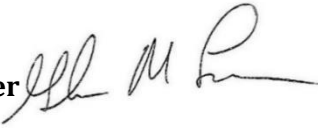
Government of the District of Columbia
Office of the Chief Financial Officer



Glen Lee
Chief Financial Officer

MEMORANDUM

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

FROM: Glen Lee
Chief Financial Officer 

DATE: September 16, 2024

SUBJECT: Fiscal Impact Statement – Removal of the Highway Plan and Building Restriction Line from Lot 9 in Square 5914 along the West Side of Congress Street, S.E., S.O. 22-01642, Act of 2024

REFERENCE: Bill 25-825, Draft Committee Print as provided to the Office of Revenue Analysis on August 27, 2024

Conclusion

Funds are sufficient in the fiscal year 2025 through fiscal year 2028 budget and financial plan to implement the bill.

Background

In 2022, the Council approved the surplus declaration and disposition of District-owned property at 1351 Alabama Avenue, S.E.¹ under a 99-year ground lease.² The District disposed of the property to support the private development of approximately 180 residential units, retail spaces, and other uses.

The bill approves the removal of a fifteen-foot building restriction line along the property that is adjacent to Congress Street, S.E. The bill also eliminates the land covered by the building restriction line from the District's highway plan so that it can no longer be used for public transportation purposes, such as parking or road widening. These actions, if approved, will facilitate the development project approved in 2022.

¹ The property is known for assessment and tax purposes as Square 5914, Lot 9.

² Malcolm X Surplus Declaration and Disposition Approval Act of 2022, effective March 10, 2023 (D.C. Law 24-316; 70 DCR 3547).

The Honorable Phil Mendelson

FIS: Bill 25-825, "Removal of the Highway Plan and Building Restriction Line from Lot 9 in Square 5914 along the West Side of Congress Street, S.E., S.O. 22-01642, Act of 2024", Draft Committee Print as provided to the Office of Revenue Analysis on August 27, 2024

Financial Plan Impact

Funds are sufficient in the fiscal year 2025 budget and fiscal year 2025 through fiscal year 2028 budget and financial plan to implement the bill. The District Department of Transportation has indicated that there is no longer a transportation need for the building restriction line or this portion of the property's inclusion in the District's highway plan. No other entities have objected to the proposed changes. There are no costs associated with removing the building restriction line or the property from the highway plan.