


**COUNCIL OF THE DISTRICT OF COLUMBIA**  
**1350 Pennsylvania Avenue, N.W.**  
**Washington, D.C. 20004**

**Memorandum**

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To: Members of the Council  
From:   
Nyasha Smith, Secretary to the Council  
Date: December 23, 2013  
Subject: Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Friday, December 13, 2013. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Closing of a Portion of the Public Alley and Acceptance of Dedication of Land for Alley Purposes in Square 75, S.O. 12-03806, Act of 2013", B20-0615

INTRODUCED BY: Chairman Mendelson at the request of the Mayor

The Chairman is referring this legislation to the Committee of The Whole.

Attachment

cc: General Counsel  
Budget Director  
Legislative Services



VINCENT C. GRAY  
MAYOR

DEC 13

The Honorable Phil Mendelson  
Chairman  
Council of the District of Columbia  
1350 Pennsylvania Avenue N.W.  
Suite 410  
Washington, D.C. 20004

Dear Chairman Mendelson:

Enclosed for the consideration of the Council of the District of Columbia is legislation entitled "Closing of a Portion of the Public Alley and Acceptance of Dedication of Land for Alley Purposes in Square 75, S.O. 12-03806, Act of 2013". This bill proposes the closing of a public alley bounded by Pennsylvania Avenue, 21st Street, I Street, and 22nd Street in Northwest Washington, D.C., in Ward 2. The bill also proposes that the Council accept the dedication of land for alley purposes at the same location.

The Applicant is the George Washington University. The Applicant is represented by the law firm Goulston & Storrs. The purpose of the closing is to facilitate the consolidation of the Applicant's property and provide for the development of an 11-story office building.

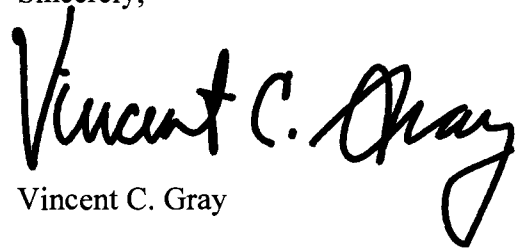
Pursuant to D.C. Official Code § 9-202.02, the application was referred to Advisory Neighborhood Commission 2A on August 30, 2012. In a letter to the Surveyor dated October 8, 2013, the ANC Chair indicated that the ANC at its regularly scheduled public meeting held on September 18, 2013, at which a quorum was present, voted to support the alley reconfiguration, but requested a "fully noticed hearing" on the application.

This closing will have no effect on the operating or capital budget for the current or next five fiscal years.


The portion of the alley to be closed in Square 75 is improved and was created by original subdivision of the square, recorded in Record Book 1, Page 75 on July 16, 1795. Title to the alley could not be determined to be held with the District of Columbia or the Federal Government.

Enclosed is a copy of the plat for recording this closing and dedication along with a copy of the application file and draft legislation.

Sincerely,

A handwritten signature in black ink that reads "Vincent C. Gray". The signature is written in a cursive style with a large, prominent "V" and a long, sweeping tail on the "y".

Vincent C. Gray

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Chairman Phil Mendelson  
at the request of the Mayor

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5  
A BILL

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7  
IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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8 Chairman Phil Mendelson, at the request of the Mayor, introduced the following bill,  
9 which was referred to the Committee of the Whole.

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11 To order the closing of a portion of the public alley in Square 75 bounded by  
12 Pennsylvania Avenue, N.W., 22nd Street, N.W., I Street, N.W., and 21st Street, N.W. and  
13 to accept the dedication of land for alley purposes in Square 75 in Ward 2.

14  
15 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA,  
16 That this act may be cited as the "Closing of a Portion of the Public Alley and  
17 Acceptance of Dedication of Land for Alley Purposes in Square 75, S.O. 12-03806, Act  
18 of 2013".

19 Sec. 2. Pursuant to Section 201 of the Street and Alley Closing and Acquisition  
20 Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code  
21 § 9-202.01), the Council finds that the portion of the public alley in Square 75, as shown  
22 on the Surveyor's plat filed under S.O. 12-03806, is unnecessary for alley purposes and  
23 orders it closed, with title to the land to vest as shown on the Surveyor's plat. The  
24 approval of the Council of this alley closing is contingent upon the satisfaction of all the  
25 conditions set forth in the official S.O. File 12-03806.

26 Sec. 3. Pursuant to section 302(c) of the Street and Alley Closing and  
27 Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C.  
28 Official Code § 9-203.02(3)), the Council accepts the dedication of land for alley  
29 purposes, in fee simple absolute, as shown on the Surveyor's Plat filed under S.O. 12-  
30 03806.

31 Sec. 4. The Council adopts the fiscal impact statement in the committee report as  
32 the fiscal impact statement required by section 602(c)(3) of the District of Columbia  
33 Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-  
34 206.02(c)(3)).

1           Sec. 5. The Secretary to the Council shall transmit a copy of this act, upon its  
2 effective date, to the Surveyor of the District of Columbia and the District of Columbia  
3 Recorder of Deeds.

4           Sec. 6. This act shall take effect upon its enactment (approval by the Mayor, or in  
5 the event of a veto by the Mayor, action by the Council to override the veto), a 30-day  
6 period of Congressional review as provided in section 602(c)(1) of the District of  
7 Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official  
8 Code § 1-206.02(c)(1)), and publication in the D.C. Register.

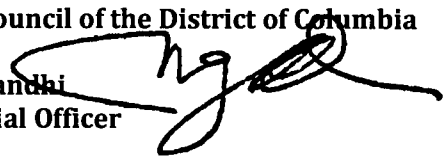
Government of the District of Columbia  
Office of the Chief Financial Officer



Natwar M. Gandhi  
Chief Financial Officer

**MEMORANDUM**

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

**FROM:** Natwar M. Gandhi  
Chief Financial Officer 

**DATE:** November 26, 2013

**SUBJECT:** Fiscal Impact Statement – “Closing of a Portion of Public Alley and Dedication of Land in Square 75, S.O. 12-03806, Act of 2013”

**REFERENCE:** Draft bill provided to the Office of Revenue Analysis on November 18, 2013

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**Conclusion**

Funds are sufficient in the FY 2014 through FY 2017 budget and financial plan to implement the bill.

**Background**

The bill orders a portion of the public alley in Square 75<sup>1</sup> closed and dedicates a separate portion of the Square to the public alley system. George Washington University (GWU) is the sole property owner of all the property in Square 75 and intends to redevelop the property as a new eleven-story commercial office building. The plan includes improving circulation at the rear of the new development by closing a portion of the alley and widening other parts of the alley.

**Financial Plan Impact**

Funds are sufficient in the FY 2014 through FY 2017 budget and financial plan to implement the bill.

The District Department of Transportation (DDOT) does not object to the modifications and indicates the changes will not adversely impact transportation. However, there is one existing DDOT alley light that will need to be relocated at the expense of GWU. The estimated cost of relocating the light is \$6,975, and will be covered by GWU.

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<sup>1</sup> Square 75 is located in the 2100 block of Pennsylvania Avenue, NW, bounded by I Street to the south, 21<sup>st</sup> Street to the east, 22nd Street to the west, and Pennsylvania Ave to the north.

## **ALLEY OWNERSHIP STATUS STATEMENT**

**Re: Proposed Closing of a Public Alley and Dedication in Square 75 – S.O. 12-03806**

- 1. The public alley to be closed lies within an original square of the City of Washington.**
- 2. The portion of the alley to be closing was created by original subdivision of the square, recorded in Record Book 1, Page 75 on July 16, 1795. The alley to be closed is improved**

### **CONCLUSION:**

**Title to the alley could not be determined to be held by the District or the Federal Government.**

December 1, 2013



**Roland F. Dreist, Jr.  
Surveyor, D.C.**

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of the Attorney General**


**Commercial Division  
Land Use and Public Work Section**



**PRIVILEGED AND CONFIDENTIAL  
ATTORNEY-CLIENT COMMUNICATION**

**MEMORANDUM**

**TO: Lolita Alston  
Director  
Office of Legislative Support**

**FROM: Alan Bergstein   
Section Chief  
Land Use and Public Work**

**SUBJECT: Closing of a Portion of the Public Alley and Acceptance of Dedication of  
Land for Alley Purposes in Square 75, S.O. 12-03806, Act of 2013**

**DATE: December 11, 2013**

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This Section has reviewed a proposed bill entitled the "Closing of a Portion of the Public Alley and Acceptance of Dedication of Land for Alley Purposes in Square 75, S.O. 12-03806, Act of 2013" and the associated file we received from the Surveyor.

The attached proposed legislation is legally sufficient. Therefore, pursuant to the request of the Surveyor, we are forwarding the legislative package to you for review by the Mayor and submission to the Council. If you have any questions concerning the legal sufficiency of the legislation, please contact me at 442-9772. Questions concerning the S.O. file should be directed to the Surveyor, Roland F. Dreist Jr. at 442-4699.

Attachments

cc: Roland f Dreist Jr., Surveyor

Janet Robins, Deputy  
Legal Counsel Division

AHB  
(408781)