

# Council of the District of Columbia

## Committee of the Whole

### Report

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The John A. Wilson Building 1350 Pennsylvania Avenue, N. W. Washington, D.C. 20004

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To: Members of the Council of the District of Columbia

From: Linda W. Cropp, Chairman, Committee of the Whole

LWC

Date: November 9, 2004

Subject: Bill 15-1078, the "Dedication and Designation of Portions of New Jersey Avenue, S.E., 4<sup>th</sup> Street, S.E., and Tingey Street, S.E., S.O. 03-1420, Act of 2004"

The Committee of the Whole, to which Bill 15-1078, the "Dedication and Designation of Portions of New Jersey Avenue, S.E., 4<sup>th</sup> Street, S.E., and Tingey Street, S.E., S.O. 03-1420, Act of 2004," was referred, reports favorably on the bill as amended and recommends its adoption by the Council of the District of Columbia.

#### Statement of Purpose and Effect

Bill 15-1078 provides approvals of the dedication, improvement and designation of Tingey Street, S.E., and extensions of New Jersey Avenue, S.E., and 4<sup>th</sup> Street, S.E., south of M Street, S.E., and the modification of the permanent system of highways in Ward 6. These actions are necessary to facilitate the development by JBG/SEFC Venture, LLC) of a new headquarters building for the U.S. Department of Transportation on an 11-acre tract in the Southeast Federal Center.

#### Legislative History

- October 6, 2004 Bill 15-1078 introduced by Councilmember Sharon Ambrose and referred to the Committee of the Whole
- October 15, 2001 Notice of public hearing on Bill 15-1078 published in *D.C. Register*
- October 22, 2004 Notice of intent to act on Bill 15-1078 published in *D.C. Register*

November 3,2004 Committee of the Whole public hearing on Bill 15-1078

November 9,2004 Committee of the Whole mark-up of Bill 15-1078

### **Impact on Existing Law**

The Street and Alley Closing and Acquisition Procedures Act of 1982 (D.C. Law 4-201; D.C. Official Code § 9-201 *et seq.*) ("Act") establishes procedures for closing streets and alleys, opening new streets and alleys, naming public spaces, and other related procedures. The Act authorizes the Council to close all or part of a street or alley and establishes one standard for reviewing a street or alley closing application: whether the street or alley is determined by the Council to be needed for street or alley purposes. The Act also authorizes the Council to make approval of a street or alley closing contingent upon: (1) the dedication of land for street or alley purposes if the public interest would be served by the action; (2) the granting to the District of specific easements for public purposes; or (3) any other condition that the Council considers necessary.

Under rules implementing the Act, street and alley closing applications are submitted to the Surveyor, who assigns a Surveyor's Office (S.O.) number and collects applicable fees. The Surveyor requests comments from executive branch agencies and public utilities. If there are no objections from the agencies, a plat is prepared and the application is forwarded through the Department of Public Works to the Office of Intergovernmental Relations, which also solicits comments from executive branch agencies. When these reviews are satisfied, the application is transmitted to the Council in the form of a bill from the Mayor. Although the Council may initiate action on an alley or street closing by introducing a bill, the Act provides that the Council cannot consider such a bill until the required reviews have been completed.

The Act establishes notice requirements for street and alley closing legislation. The Council is required to publish notice in the District of Columbia Register for each street or alley closing public hearing. The Council is required also to give written notice of each street or alley closing to the affected advisory neighborhood commission. The applicant is required to give written notice to all property owners abutting a block or alley affected by street or alley closing legislation. In addition, the applicant is required to post signs at each end of a block or each entrance to an alley affected by street or alley closing legislation. The applicant is required to give the Council a certification of compliance with these requirements.

After street or alley closing legislation becomes law and all conditions required by the Council and the Act have been satisfied, the Surveyor records a copy of the act and plat in the Office of the Surveyor. Thereafter, the street or alley is deemed closed and title to the land reverts or vests in fee simple to the record owners as shown on the plat. The land becomes subject to tax and zoning laws. The right of the public to use the street or alley and any proprietary interest of the United States or the District of Columbia in the street or alley ceases.

If a closing plat shows an easement or dedication of land for public purposes, the land encompassed by the easement or dedication becomes available for specified public purposes.

Bill 15-1078 provides approvals of the dedication, designation and improvement of land for Tingey Street, S.E., and for extended portions of New Jersey Avenue, S.E., and 4<sup>th</sup> Street, S.E., south of M Street, S.E., to facilitate development of a new headquarters for the U.S. Department of Transportation, as authorized by the Act. Bill 15-1078 also approves modification of the permanent system of highways in Ward 6 to accommodate the development, as authorized by section 9-203.01 of the D.C. Official Code. In approving Bill 15-1078, the Committee finds that the requirements of the Act have been satisfied.

### **Committee Reasoning**

The applicant for this street dedication and highway plan modification is JBG/SEFC Venture, LLC ("JBG"), which requests these actions to facilitate JBG's development of the new headquarters complex for the United States Department of Transportation ("DOT") and its 5,500 employees. The new headquarters would be located on an 11-acre tract of land in the Southeast Federal Center ("SEFC"), which is located in Ward 6 south of M Street, S.E., between the proposed extensions of New Jersey Avenue and 4<sup>th</sup> Street.

The dedication of 82,000 square feet of land currently owned by the General Services Administration ("GSA") for the opening of Tingey Street, S.E., and the southern extensions of New Jersey Avenue, S.E., and 4<sup>th</sup> Street, S.E., would accomplish a significant infrastructure upgrade that is required for both the new DOT complex and the private mixed use development of the remaining 44 acres of the SEFC. The street improvements, which will be constructed by the applicant in accordance with District Department of Transportation standards, would create public access to the Anacostia Waterfront in the area, which is currently not available.

Bill 15-1078 would accept the dedication of land as follows: 1) the dedication of land in fee for street purposes from GSA of portions of New Jersey Avenue, Tingey Street, and 4<sup>th</sup> Street; 2) the dedication of land in fee for street purposes from JBG of portions of New Jersey Avenue, Tingey Street, and 4<sup>th</sup> Street; 3) the dedication of land by easement for public space purposes from JBG for a portion of New Jersey Avenue; and 4) the dedication of below-grade space to a depth of 20 feet below-grade by easement for utility purposes from JBG for a portion of New Jersey Avenue. The dedication areas are shown on the attached Surveyor's plat.

The proposed 160-foot-wide right of way for the New Jersey Avenue southern extension aligns with the existing 160-foot-wide right of way for New Jersey Avenue north of M Street, S.E. The proposed right of way for the 4<sup>th</sup> Street southern extension is shifted to the east relative to 4<sup>th</sup> Street north of M Street due to the location of Building 167, a historic building constructed in 1919. In addition, Tingey Street is being extended westward, continuing its Navy Yard alignment. It will run along the south side of the DOT headquarters. The extended Tingey Street

is parallel to the closed N Street alignment, which was abandoned before Building 160 was constructed across the right of way in 1917, and will not be rededicated. Two public use easements will be established along the east side of New Jersey Avenue, S.E., between M and Tingey Streets. The easements will be perpetual and will ensure public access along the sidewalks of New Jersey Avenue.

The 11-acre DOT site faces M Street, S.E., which is developing as a major secondary office precinct. The entire DOT/SEFC site is currently fenced off and inaccessible to the public, and developed mainly with paved surface parking and a few remaining buildings. Pursuant to the attached January 12, 2004 Zoning Commission action in Case #03-05, JBG will construct a 1.45 million square foot office building to serve as the new headquarters of DOT. Vehicular access will be from New Jersey Avenue, S.E., and 4<sup>th</sup> Street, S.E. Controlled underground parking for 936 vehicles will be accessed off a new Tingey Street, S.E., via the south portion of the unopened 3<sup>rd</sup> Street SE., to two below-grade levels. The parking exceeds minimum zoning requirements and is below the maximum amount permitted by the National Capital Planning Commission. Fifty bicycle parking spaces will also be provided.

The development also includes publicly accessible retail space, as follows: 1) adaptive reuse of historic Building 170 with a minimum of 8,000 square feet at ground level, with the possibility of incorporating an additional 10,500 square feet on the upper levels; 2) construction of the Southwest Plaza retail building with 3, 815 square feet of retail; 3) construction of a retail pavilion at the corner of New Jersey Avenue and M Street, with approximately 1,755 square feet of retail; construction of a retail kiosk at the corner of 4<sup>th</sup> and M Streets, with approximately 330 square feet of retail, and a seasonal retail kiosk program. Between 54-90 on-street metered parking spaces will be provided to the public for this retail space.

The project also includes a dedicated pedestrian right-of-way along the closed portion of 3<sup>rd</sup> Street between M and Tingey Streets, which will include a walking museum about the history of the transportation industry. DOT's security requirements dictated that 3<sup>rd</sup> Street, which is located between the two building structures, could not be rededicated and opened to public vehicular use. However, emergency vehicular use would be permitted on this street.

The proposed project and the street dedications will have a substantial positive impact on the redevelopment of the Southeast Federal Center. As the first development in the Southeast Federal Center, the project will become a highly visible symbol and economic catalyst for this near Southeast neighborhood. The street re-openings extend the District's historic street grid, which will be extended further, to the Anacostia Waterfront, when the remaining 44 acres of the SEFC is developed by the Forest City company, which was selected by GSA to develop the SEFC. The Zoning Commission has approved C-3-C zoning for the DOT site, which characterizes high-density commercial functions, and CR/SEFC zoning for the remainder of the SEFC to encourage mixed use high density commercial and residential development. The generalized land use map currently designates the entire SEFC for "federal" use.

The Committee shares the view of the Office of Planning that the new streets and proposed new development support numerous land use and economic development objectives set forth for this area in the Comprehensive Plan. The streets will provide for safe and convenient vehicular and pedestrian access to a new high density neighborhood on Anacostia River near the South Capitol corridor. The streets, in combination with new streets planned for the SEFC site, will open up what is currently land that is inaccessible to the public and a barrier between the community and the waterfront.

The Committee is concerned that federal security requirements have prevented the re-opening of 3<sup>rd</sup> Street in this area to public vehicular traffic but notes that the pedestrian right-of-way on 3<sup>rd</sup> Street will be constructed to DDOT street standards to allow for the possibility of the street to be re-opened to public vehicles in the future. The Committee is also concerned that none of the 936 below-grade parking spaces are currently planned to be available to the public during evenings, weekends or holidays when not needed by DOT employees, also due to federal security reasons. The Committee notes that the below-grade parking at the Ronald Reagan Building is available to the public with security screening, and believes that similar public parking availability should be afforded at the DOT headquarters building. If a new baseball stadium is built nearby between South Capitol and 1<sup>st</sup> Streets, the need for this type of public parking will intensify.

### **Section-by-Section Analysis**

Section 1 provides the short title of the bill.

Section 2 accepts the dedication of land for street and public space purposes of portions of New Jersey Avenue, Tingey Street and 4<sup>th</sup> Street, SE.

Section 3 accepts street improvements to be made for street and public space purposes, to be constructed in accordance with DDOT standards.

Section 4 amends the permanent system of highways in the District, by adding specified areas, to accommodate the development of the new headquarters building of the U.S. Department of Transportation.

Section 5 designates the dedicated streets as New Jersey Avenue, S.E., 4<sup>th</sup> Street, S.E., and Tingey Street, S.E.

Section 6 adopts the fiscal impact statement contained elsewhere in this committee report.

Section 7 provides that the Secretary of the Council will transmit copies of the act to various executive agencies.

Section 8 provides the standard effective date of legislation.

### **Fiscal Impact**

The enactment of Bill 15-1078 would have a significant positive fiscal impact on the District of Columbia and fulfill a longstanding economic development goal of developing the largely vacant, underutilized and publicly inaccessible Southeast Federal Center. These street dedications, improvements, designations, and highway system modifications all facilitate the development of the SEFC with major federal uses, new mixed use high density residential and commercial development, and new public spaces extending to the Anacostia Waterfront. The sale by GSA of the 55-acre SEFC site to private developers will make this longstanding tax-exempt site subject to District property taxes.

The new DOT headquarters facilitated by Bill 15-1078 ensures the long-term retention of a major cabinet level agency of the federal government within the District of Columbia. The project also serves as an anchor that will leverage new development value along the near Southeast Anacostia Waterfront.

Attached is an economic impact analysis prepared by Bolan Smart Associates, the applicant's consultants. This two-year-old analysis estimated that the DOT headquarters project, upon completion, would generate approximately \$8.4 million in annual direct tax revenue to the District, including: 1) \$7 million per year in annual property taxes (compared with \$2.5 in annual property taxes billed on the current DOT headquarters; 2) \$1.2 million in annual DOT employee-related sales tax revenue; 3) \$280,000 in other user-related fees, such as utility taxes; and 4) \$200,000 in annual parking taxes. In addition, an estimated \$7 million in annual income tax revenue will be generated from the District resident DOT employees.

Approximately 800 construction jobs are estimated to be generated by this project. The applicant has entered into a First Source Employment Agreement with the Department of Employment Services, and an Affirmative Action Memorandum of Understanding with the Local Business Opportunity Commission.

### **Advisory Neighborhood Commission Review**

Advisory Neighborhood Commission ("ANC") 6D was notified of the proposed street dedications and improvements by both the Surveyor and the Committee, in a letter from ANC 6D, dated February 12, 2004, the ANC stated that it supports the proposal as "highly beneficial to the near Southeast/Southwest community."

## **National Capital Planning Commission Review**

Referral to the National Capital Planning Commission ("NCPC") of the proposed highway system modification was required pursuant to section 9-101.12 of the D.C. Official Code . In a letter to the Council dated May 14, 2004, NCPC stated it had approved of the modifications at its May 6, 2004.

## **Position of the Executive Branch**

Roland Dreist, Surveyor of the District of Columbia, testified on behalf of the executive at the Committee's public hearing on November 3, 2004, that executive branch agencies and affected public utilities have reviewed this proposal and have no outstanding objections.

## **Committee Action**

The Committee held a public hearing on Bill 15-1078 on November 13, 2004, at which the following witnesses presented testimony in support of the bill: the applicant's panel: Whyne S. Quin, Holland & Knight, LLP; David Jacobs, JBG Companies; Jon Miller, DMJM+HN; and Lou Slade, Gorove/Slade Associates; and Roland F. Dreist, Jr., D.C. Surveyor. A copy of the written hearing record and other supporting documents will be attached to this Report.

At an additional meeting on November 9, 2004, the Committee of the Whole met to consider Bill 15-1078 and this Report. Chairman Cropp moved approval of Bill 15-1078 as amended and this Report, which were approved by voice votes (Chairman Cropp and Councilmembers Allen, Ambrose, Catania, Chavous, Evans, Fenty, Graham, Mendelson, Orange, Patterson and Schwartz present; Councilmember Brazil absent).

Attachments

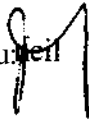
**COUNCIL OF THE DISTRICT OF COLUMBIA**  
**1350 Pennsylvania Avenue, N.W.**  
**Washington, D.C. 20004**

**Memorandum**

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To: Members of the Council

From: Phyllis Jones, Secretary to the Council



Date: October 12, 2004

Subject: Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on October 6, 2004. Copies are available in Room 10, the Legislative Services.


TITLE: "Dedication of Portions of New Jersey Avenue, S.E., 4<sup>th</sup> Street, S.E., and Tingey Street S.E., S.O. 03-1420 Act of 2004", Bill 15-1078

INTRODUCED BY: Councilmember Ambrose

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

cc: General Counsel  
Legislative Services



  
Councilmember Sharon Ambrose

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A BILL

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IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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Councilmember Sharon Ambrose introduced the following bill, which was referred to the  
Committee on \_\_\_\_\_.

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To accept the dedication of land for public street purposes, to authorize the improvement of the  
dedicated land for street purposes, to authorize modifications to the permanent system of  
highways in the District of Columbia, and to designate the dedicated streets as New  
Jersey Avenue, S.E., 4<sup>th</sup> Street, S.E., and Tingey Street, S.E.

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BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
act may be cited as the "Dedication of Portions of New Jersey Avenue, S.E., 4<sup>th</sup> Street, S.E., and  
Tingey Street S.E., S.O. 03-1420 Act of 2004".

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Sec. 2. Pursuant to section 302 of the Street and Alley Closing and Acquisition  
Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § 9-  
203.02), and notwithstanding the requirements set forth in sections 303 and 304 of the Street and  
Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-  
201; D.C. Official Code §§ 9-203.03 and 9-2-3.04), the Council accepts the following  
dedications of land all as are shown on the Surveyor's plat filed under S.O. 03-1420:

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(a) The dedication of land in fee for street purposes from the General Services  
Administration of portions of New Jersey Avenue, Tingey Street, and 4<sup>th</sup> Street;

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(b) The dedication of land in fee for street purposes from JBG/SEFC Venture, L.L.C., of portions of New Jersey Avenue, Tingey Street, and 4<sup>th</sup> Street;

(c) The dedication of land by easement for public space purposes from JBG/SEFC Venture, L.L.C., for a portion of New Jersey Avenue; and

(d) The dedication of below-grade space by easement for utility purposes from JBG/SEFC Venutre, L.L.C., for a portion of New Jersey Avenue.

Sec. 3. Notwithstanding section 306 of the Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § 9-203.06), the Mayor is authorized to do the following:

(a) To accept street improvements made or to be made by the applicant to the area dedicated for street purposes, subject to confirmation by the District Department of Transportation that such streets have been constructed in accordance with District Department of Transportation standards;

(b) To accept improvements to public space within the proposed 4<sup>th</sup> Street right-of-way as shown in the plans approved by the Zoning Commission in Order No. O3-O5C; and

(c) To waive all deposits related to subsections (a) and (b) hereinabove.

Sec. 4. Notwithstanding D.C. Official Code § 9-103.01 *et seq.* regarding the Permanent Highway Plan and notwithstanding the procedural requirements for a modification to the Permanent Highway Plan set forth in D.C. Official Code § 9-101.06, the Council amends the Permanent System of Highways in the District of Columbia to accommodate the development of the Southeast Federal Center, including the new headquarters for the U.S. Department of Transportation, by adding the area of land shown on the Surveyor's plat filed under S.O. 03-

1420. The National Capitol Planning Commission approved the modification to the Permanent Highway Plan on May 6, 2004.

Sec. 5. Pursuant to section 401 of the Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § 9-204.01), the streets created by the dedication of land as provided in section 2 of this act and as indicated on the Surveyor's plat filed under S.O. 03-1420, shall be designated as follows:

(a) The southern extension of New Jersey Avenue, S.E. shall be designated as New Jersey Avenue, S.E.;

(b) The southern extension of 4<sup>th</sup> Street, S.E. shall be designated as 4<sup>th</sup> Street, S.E.;

and

(c) The southern most street running east to west created by the dedication of land shall be designated as Tingey Street, S.E.

Sec. 6. (a) The dedication of land as provided in section 2 of this act will become effective only upon the filing of covenants in the Land Records for the District of Columbia and the filing of the dedication plat in the Office of the Surveyor of the District of Columbia.

(b) The Secretary of the Council shall transmit a copy of this act, upon its effective date, each to the Mayor, the Surveyor of the District of Columbia, the Office of Planning, the Building and Land Regulation Administration of the Department of Consumer and Regulatory Affairs, and the District of Columbia Recorder of Deeds.

Sec. 7. Fiscal impact statement.

The Council adopts the fiscal impact statement in the committee report as the fiscal impact statement required by section 602(c)(3) of the District of Columbia Home Rule Act,

approved December 24, 1973 (87 Stat. 813; D.C. Official Code §1-206.02(c)(3)).

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Sec. 8. Effective date.

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

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Committee Print  
Committee of the Whole  
November 9, 2004

A BILL

15-1078

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

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To accept the dedication of land for public street purposes in Ward 6, to designate the dedicated land as New Jersey Avenue, S.E., 4<sup>th</sup> Street, S.E., and Tingey Street, S.E., to authorize improvement of the dedicated land for street purposes, and to authorize modifications to the permanent system of highways to facilitate development of a new headquarters building for the U.S. Department of Transportation in the Southeast Federal Center, as shown on the Surveyor's plat filed under S.O. 03-1420.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Dedication and Designation of Portions of New Jersey Avenue, S.E., 4<sup>th</sup> Street, S.E., and Tingey Street, S.E., S.O. 03-1420, Act of 2004."

Sec. 2.(a) Pursuant to section 302 of the Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § D.C. Official Code § 9-203.02 ("Act")), and notwithstanding the requirements set forth in sections 303 and 304 of the Act, the Council accepts:

(1) The dedication of land in fee for street purposes from the General Services Administration of portions of New Jersey Avenue, Tingey Street, and 4\* Street; provided, that the General Services Administration, on behalf of the United States and its successors in interests, reserves by perpetual easement the right to:

(A) Use the below-grade space of the right-of-way without charge from the District and without the requirement for public-space permits, subject to the District's right to:

- (i) Inspect the proposed plans to insure the integrity of the streets;
- and
- (ii) Install utilities in the below-grade space; and

(B) Construct street improvements at grade, such as curb cuts and lay-bys, within the area dedicated for street purposes, pursuant to the District Department of Transportation's standards governing such improvements;

(2) The dedication of land in fee for street purposes from JBG/SEFC Venture, L.L.C., of portions of New Jersey Avenue, Tingey Street, and 4<sup>th</sup> Street;

(3) The dedication of land by easement for public space purposes from JBG/SEFC Venture, L.L.C., of a portion of New Jersey Avenue; and

(4) The dedication of below-grade space by easement for utility purposes from JBG/SEFC Venture, L.L.C., of a portion of New Jersey Avenue.

(b) The Council's acceptance of the dedication of land described in subsection (a) of this section is contingent upon the filing of covenants in the Land Records for the District of Columbia and the filing of the dedication plat in the Office of the Surveyor for the District of Columbia.

Sec. 3. Notwithstanding Section 306 of the Act (D.C. Official Code § 9-203.06), the Mayor is authorized to:

- (1) Accept street improvements made or to be made by the applicant to the area

dedicated for street purposes; provided, that the District Department of Transportation confirms that the streets have been constructed in accordance with District Department of Transportation standards;

(2) Accept improvements to public space within the proposed 4<sup>th</sup> Street right-of-way as shown in the plans approved by the Zoning Commission in Order No.03-05C; and

(3) Waive all deposits related to paragraphs (1) and (2) of this subsection.

Sec. 4. Notwithstanding An act to provide a permanent system of highways in that part of District of Columbia lying outside of cities, approved March 2, 1893 (27 Stat. 532; D.C. Official Code § 9-103.01 *et. seq*) and section 6 of An act making appropriations to provide for the expenses of the government of the District of Columbia for the fiscal year ending June thirtieth, eighteen hundred and ninety-nine, and for other purposes, approved June 28, 1898 (30 Stat. 520; D.C. Official Code § 9-101.06), the Council approves the development of the Southeast Federal Center, including the new headquarters building for the U.S. Department of Transportation, by adding the area of land shown on the Surveyor's plat filed under S.O. 03-1420.

Sec. 5. Pursuant to section 401 and notwithstanding section 402 of the Act, the dedication of land as described in section 2 and on the Surveyor's plat filed under S.O. 03-1420, shall be designated as follows:

(1) The southern extension of New Jersey Avenue, S.E., shall be designated as New Jersey Avenue, S.E..

(2) The southern extension of 4<sup>th</sup> Street, S.E., shall be designated as 4\* Street, S.E.

(3) The southern most street running east-west created by the dedication of land shall be designated as Tingey Street, S.E.

Sec. 6. Fiscal impact statement.

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

Sec. 7. The Secretary to the Council shall transmit a copy of this act, upon its effective date, each to the Office of the Mayor, the Office of the Surveyor of the District of Columbia, the Office of Planning, the Building and Land Regulation Administration of the Department of Consumer and Regulatory Affairs, and the District of Columbia Recorder of Deeds.

Sec. 8. Effective date.

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