

COMMISSION ACTION

NCPC File No. 6632



PROPOSED STREET AND ALLEY CLOSINGS
INCLUDING PORTIONS OF HALF STREET, SE, O STREET, SE,
P STREET, SE, POTOMAC AVENUE, SE, AND
ALL OF THE PUBLIC ALLEYS IN SQUARES 702, 703, 704, 705, 706,
AND IN U.S. RESERVATION 247
Washington, D.C.
(S.O. 05-6318)

Submitted by the Office of the Surveyor

January 5, 2006

Commission Action Requested by Applicant

Approval of comments to the Council of the District of Columbia pursuant to D.C. Code § 9-202.02).

Commission Action

The Commission comments to the Council of the District of Columbia that:

- The proposal to close several portions of L'Enfant Streets would result in an adverse effect on the L'Enfant Plan and in negative impacts to federal interests as they relate to the public benefits of protecting and maintaining the L'Enfant Plan;
- The proposal to close portions of Half Street, SE; O Street, SE; P Street, SE; and Potomac Avenue, SE and public alleys in the vicinity of Square 702, 703, 704, 705, 706 and U.S. Reservation 247, as shown on Surveyor's Map File No. S.O. 22949 (NCPC Map File No. 24.40(44.40)-41946) should take effect only if the Washington Nationals ballpark is located within the property identified as approximately 19.75 acres, situated adjacent to South Capitol Street and Potomac Avenue, SE and bounded on the east and north by 1st Street and N Street, SE.
- The District of Columbia Sports and Entertainment Commission should, through the D.C. Surveyor's submission to the Historic Preservation Review Board (HPRB), consult with the Board and adopt any mitigation recommended by the HPRB for the adverse effects relating to the proposed street closings.

- The stadium design should maintain and enhance ground-level pedestrian views along Potomac Avenue to the Anacostia River and provide functional and appropriately designed terminations to surrounding L'Enfant streets. Major pedestrian entrances to the stadium should be located at the terminal points of O and P Streets along South Capitol Street and retail space should be used along the South Capitol Street side of the stadium to minimize unbroken expanses of the stadium building wall.
- The District of Columbia agree, on or before the time the Mayor transfers the land for the purpose of establishing a ballpark, to a covenant to run with the land that requires at such time as the proposed site is no longer used as a ballpark that all portions of Half Street, SE; O Street, SE; P Street, SE; and Potomac Avenue, SE, be re-established in their original locations and with full rights-of-way according to the L'Enfant Plan, and the NCPC will record that covenant.

Deborah B. Young
Secretary to the National Capital Planning Commission