

**PROPOSED CLOSING AND DEDICATION OF STREETS AND ALLEYS IN SQUARES
5246, 5272, 5273, 5279, 5280, AND 5281**

(S.O. 02-4088)

East Capitol Street, 56th to 61st Streets, NE, and Southern Avenue at Hillside Place, SE,
Washington, DC

Delegated Action of the Executive Director

November 26, 2004

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I find that the proposed closing and dedication of various public streets and alleys in Squares 5246, 5272, 5273, 5279, 5280, and 5281 (S.O. 02-4088), as shown on NCPC Map File No 81.00(44.40)-41497, would not be inconsistent with the Comprehensive Plan for the National Capital, and would not have an adverse impact on any federal interests.

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The District of Columbia Surveyor's office has filed, on behalf of the Mayor, an application for the closing and dedication of new streets and alleys in squares 5246, 5272, 5273, 5279, 5280, and 5281. The street and alley revisions are in association with a proposed Planned Unit Development that the Commission reviewed and affirmatively commented upon, in August 2002 (ZC 02-05).

Previous detailed review of the actual project design plans by the Executive Director and staff in 2002 found the majority of the proposed development is located off of East Capitol Street on 56th and 58th Streets and therefore does not affect any federal interests. Moreover, the Executive Director reported to the Zoning Commission that the 120-unit apartment building, several two-and three-story townhomes and grandhouses, as well as the proposed Community Center, were determined to be positive redevelopment opportunities for a very distressed area to the National Capital, at East Capitol Street. The proposed closed and realigned streets, and proposed alleys, conform to the earlier reviewed plans. There will be no adverse impact on any federal interest, and the action would not be inconsistent with the Comprehensive Plan for the National Capital.

The Coordinating Committee coordinated this proposal at its meeting on November 10, 2004. NCPC staff has reviewed the submission materials and found that the proposal qualifies as a Categorical Exclusion pursuant to NCPC's Environmental Procedures, at Section 8.

Patricia E. Gallagher, AICP
Executive Director