

**PROPOSED CLOSING OF PUBLIC STREETS AND ALLEYS
ADJACENT TO BENNING ROAD, SE AND G STREET, SE
Washington, D.C.**

Delegated Action of the Executive Director
March 31, 2005

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I find that the proposed closing of public streets and alleys in Squares 5318, 5319 and 5320, bounded by Benning Road, SE, G Street, SE, F Street, SE, Drake Place, SE, and 51st Street, SE, as shown on NCPC Map File No 81.10(44.40)-41553, 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 D.C. Surveyor's office has filed, on behalf of the District of Columbia Housing Authority (DCHA), the owner of squares 5318, 5319 and 5320, the following street and alley closures to NCPC for federal interest review and comment:

- E Street, SE and the Drainage and Utility Alleys connected between F Street, SE and 51st Street, SE;
- The Drainage and Utility Alley bounded by F Street, SE and Lots 20, 21 and 36 in Square 5319;
- F Street, SE and the Drainage and Utility Alley connected between 50th and 51st Streets, SE;
- The portion of 50th Street, SE bounded by G Street, SE, Lots 35 and 34 in Square 5319, the Drainage and Utility Alley connected to the portion of F Street, SE which lies west of 51st Street, SE, and Lots 18, 19 and 20 in Square 5318.
- The portion of 50th Place, SE, bounded by G Street, SE and Lots 13, 14, 15, 16, and 17 in Square 5318.

The site, previously the location of the Eastgate Gardens public housing complex, was cleared and is currently vacant. The proposed street and alley closures are currently unused and closed at this time. DCHA and A&R/THC, LLC, a joint venture between A&R Development Corporation and The Henson Development Company are preparing plans for development on the

site under a HOPE VI grant from the federal Department of Housing and Urban Development. All of the proposed street and alley closures are contained within the squares on the property controlled by DCHA. The closures will allow for the design of new vehicular and pedestrian circulation within and around the site. The applicant will be applying for new street and alley dedications upon completion of the project design (not a part of this submission). Staff recommends that the proposed site development acknowledge the existing adjacent street grid and reconnect the grid where possible. Staff has reviewed a preliminary site plan which indicates that this is being done, and anticipates confirmation of this when the project is submitted to the commission by DCHA for Section 5 review.

The Coordinating Committee reviewed and coordinated this proposal at its March 16, 2005 meeting.

Patricia E. Gallagher, AICP
Executive Director