

**PROPOSED CLOSING OF PUBLIC ALLEYS IN
SQUARES 798, 799, AND 824 BETWEEN
I, K, 3RD AND 4TH STREETS, SE.**
Washington, D.C.
(S.O. 04-12081)

Delegated Action of the Executive Director
July 28, 2005

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I comment favorably that the proposed closing of public alleys in Squares 798, 799, and 824 between I, K, 3rd, and 4th Streets SE, Washington D.C., as shown on NCPC Map File No. 41.10(44.40)41637, (S.O. 04-12081), would not be inconsistent with the Comprehensive Plan for the National Capital, and would not have any adverse impact on the federal interest.

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The District of Columbia Surveyor has submitted a proposal to close public alleys in Squares 798, 799, and 824 between I, K, 3rd and 4th Streets SE. The proposal is being initiated in concert with street dedications as a result of a Planned Unit Development (PUD) proposed for property located north of M Street in the southeast quadrant of the city. The general boundaries of the impacted area include 2nd Street on the west, 7th Street on the east, Virginia Avenue on the north, and M Street on the south. The proposed PUD project is intended to replace and redevelop the Arthur Capper/Carrollsborg public housing complex. The project was submitted for review under the Planning Act by the D.C. Housing Authority and approved by the Commission on February 5, 2004. The new mixed-income, mixed-use development would be composed of approximately 1,650 residential units, of which, 707 would be public housing units. The PUD would include approximately 732,000 square feet of office building space, of which approximately 30,000 square feet would be devoted to first-floor retail uses. An additional 21,000 square feet of neighborhood retail space would be located in the high-rise residential buildings along 2nd Street. Newly configured alleys would be provided with the implementation of the PUD. The Washington Navy Yard and the Southeast Federal Center are located in the vicinity south of M Street. The proposed action would not adversely impact these federal properties; rather, it would improve overall circulation and provide for service in the area as well as facilitating the PUD development, which would provide housing opportunities and amenities for the growing workforce in this area. The action is not inconsistent with the Comprehensive Plan for the National Capital. The Coordinating Committee reviewed the proposal at its July 13, 2005 meeting. The proposal was coordinated by all participating agencies except the Fire Department, whose representative requested additional time to review the proposal.

Patricia E. Gallagher, AICP
Executive Director