



**PROPOSED CLOSING OF A PUBLIC ALLEY IN SQUARE 700 BOUND BY M, N,
HALF, AND VAN STREETS, SE (SO 06-3582)**

Washington, D.C.

Delegated Action of the Executive Director

September 28, 2006

Pursuant to the Commission's delegations of authority adopted on October 3, 1996, I find that the proposed closing of a public alley (SO 06-3582) bound by M, N, Half, and Van Streets, SE in Square 700, as shown on NCPC Map File No. 24.40(44.40)-42099 would not have a direct adverse effect on the identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

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The District of Columbia Office of the Surveyor has filed, on behalf of the owner, an application for the closing of a public alley in Square 700, SE. The alley to be closed is approximately 26 feet wide, and connects to Van Street, SE on the west and Half Street on the east. The only other property owner that the alley provides access to is Washington Metropolitan Area Transportation Authority (WMATA). WMATA supports the proposed project, including the associated alley closing.

Closing of the alley portions totaling approximately 3,917 square feet will allow for unified development of Square 700. The planned mixed-use development will include a total of 115,000 square feet of gross floor area for office, residential, and retail uses, and 74 parking spaces. Vehicle and loading access to the property will occur from Van Street.

South Capitol Street, M Street and nearby federal properties including the Southeast Federal Center are all federal interests. Although the proposed alley closing does not have a direct adverse effect on the federal interests, the cumulative impact of development proposed in the area along the South Capitol Street Corridor has the potential to have significant adverse environmental impacts on these interests. DC Public Law 8-36, the Environmental Policy Act of 1989, requires that all District of Columbia agencies consider the environmental impact of proposed major actions likely to have substantial negative impacts on the environment. Prior to issuing any approvals for such actions; the District should consider the proposed alley closing as

one of many actions that will be part of this cumulative impact. Also the Architect of the Capitol has raised concerns with regard to traffic flow and safety in the area from the cumulative impact of developments.

The Coordinating Committee forwarded the proposed alley closing to the Commission with the statement that the project has been coordinated with all agencies represented.

I find that the proposed alley closing would have no direct adverse affect on the identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital, but recommend that the District of Columbia City Council explore the potential environmental impacts of the proposed alley closure and subsequent development.

Patricia E. Gallagher, AICP
Executive Director