



**PROPOSED CLOSING OF A PUBLIC ALLEY IN SQUARE 701 BOUND BY M, N, 1ST,
AND HALF STREETS, SE (SO 06-3392)**

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 06-3392) in Square 701 bound by M, N, 1st and Half Streets, SE, as shown on NCPC Map File No. 24.40(44.40)-42100 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 property owner, an application for the closing of a public alley in Square 701, SE. The alley portions to be closed vary in width from approximately 10 feet to 30 feet, and connect to Half Street, SE on the west and Cushing Place on the east. The alley portions are currently improved, but do not provide access to any developed properties that they abut.

Closing of the alley portions totaling approximately 10,771 square feet will allow for unified development on the west side of Square 701 and will not disrupt the remaining public alleys in the square. The planned mixed-use development is expected to include 718,000 square feet of gross floor area for office, residential, and retail uses, and 676 parking spaces. Vehicle and loading access to the property will occur from Cushing Place, which connects to the remaining alleys in the square.

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 at the intersection of Cushing Place and M Streets, SE since that appears to be the primary point of vehicular ingress and egress for the proposed parking and loading areas.

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