



PROPOSED CLOSING OF PORTIONS OF PUBLIC ALLEYS IN SQUARE N-743
LOCATED BETWEEN 1ST STREET, SE AND NEW JERSEY AVENUE, SE
BOUNDED BY L AND M STREETS, SE
Washington, DC

Delegated Action of the Executive Director

January 26, 2006

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I find that the proposed closing of portions of public alleys in Square N-743, located between 1st Street, SE and New Jersey Avenue, SE, bounded by L and M Streets, SE, as shown on NCPC Map File No. 1.11(44.40)-41542, would not be inconsistent with the Comprehensive Plan for the National Capital, and would not have an adverse impact on any identified federal interests.

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The D.C. Surveyor's office has filed, on behalf of Faison Enterprises, Inc., the closing of two eight-foot wide alleys in Square N-743 located between 1st Street, SE and New Jersey Avenue, SE, bounded by L and M Streets, SE. The site is located adjacent to the Washington Metropolitan Area Transit Authority (WMATA) Navy Yard Metro station, northwest of the Southeast Federal Center site, east of South Capitol Street and west of the Arthur Capper/Carrollsborg Hope VI housing development. The purpose of closing the two east/west alleys is to consolidate properties in order to create a development footprint sufficient enough in size to allow development consistent with existing District of Columbia zoning (C-3-C Major Business and Employment) and the Capitol Gateway Overlay District. The proposed development includes a 14 story, 130 foot high, residential building approximately 238,500 gross square feet with four levels of underground parking with 210 spaces and a 12 story, 130 foot high, office/commercial building approximately 263,000 gross square feet with four levels of underground parking with 259 spaces. Staff has determined that the alley closures would not be inconsistent with the Comprehensive Plan for the National Capital, and would not have an adverse impact on any federal interests. Staff reminds the applicant to coordinate the landscape and streetscape design in conjunction with the District of Columbia Department of Transportation's M Street Streetscape Improvements as reviewed and approved by NCPC in July 1999.

The project was coordinated by all agencies present at the January 11, 2006 meeting of the Coordinating Committee.

Patricia E. Gallagher, AICP
Executive Director