

# STAFF RECOMMENDATION

Nancy Witherell

NCPC File No. 6777

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**PROPOSED DEDICATION, AND CLOSING OF STREETS IN SQUARES 6123, 6125, AND 6126  
BOUNDED BY VALLEY AVENUE, WHEELER ROAD, CONDON TERRACE, 8<sup>th</sup> AND 9<sup>th</sup>  
STREETS, SE  
(S.O. 06-2886)  
Washington, D.C.**

Submitted by the District of Columbia Surveyor

September 27, 2007

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## Abstract

The Surveyor has referred an application for the dedication and closing of public streets in Squares 6123, 6125, and 6126 bounded by Valley Avenue, Wheeler Road, Condon Terrace, 8<sup>th</sup> and 9<sup>th</sup> Streets, SE. In July 2007, the Commission commented by delegated action and found no adverse impacts on federal interests from a proposed consolidated planned unit development and map amendment for the Highland Addition residential development, a project on a site owned by the District of Columbia Housing Authority. The proposed street dedication and closing is pursuant to the development of a new community on the site and is consistent with the plans submitted with the zoning referral.

## Commission Action Requested by Applicant

Approval of comments to the Council of the District of Columbia regarding the approval of Highway Plan Amendments pursuant to D.C. Code § 9-103.02 and the abandonment of public streets pursuant to D.C. Code § 9-202.02.

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## Executive Director's Recommendation

The Commission:

**Approves** the proposed Highway Plan Amendments for the opening and dedication of public streets in Squares 6123, 6125, and 6126 in Southeast Washington, as shown on NCPC Map File No. 83.00 (44.00) 42376; and

**Comments favorably** to the District of Columbia Council on the proposed abandonment of public streets in Squares 6123, 6125, and 6126 in Southeast Washington, as also shown on NCPC Map File No. 83.00 (44.00) 42376.

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## PROJECT DESCRIPTION

### Site

The site, between Oxon Run Parkway and Southern Avenue in Southeast Washington, was formerly occupied by the 246-unit Highland Terrace apartment complex, a neighborhood of two- and three-story apartment buildings. The former public housing has been demolished and the site is vacant.

### Background and Previous Commission Actions

In July 2007, the Commission commented, by delegation, on a proposed consolidated planned unit development and map amendment for the Highland Addition residential development, a project on a site owned by the District of Columbia Housing Authority. The project was found not to have an adverse impact on federal interests. The proposed street dedication and closing is pursuant to the development of a new community on the site and is consistent with the plans submitted with the zoning referral.

### Proposal

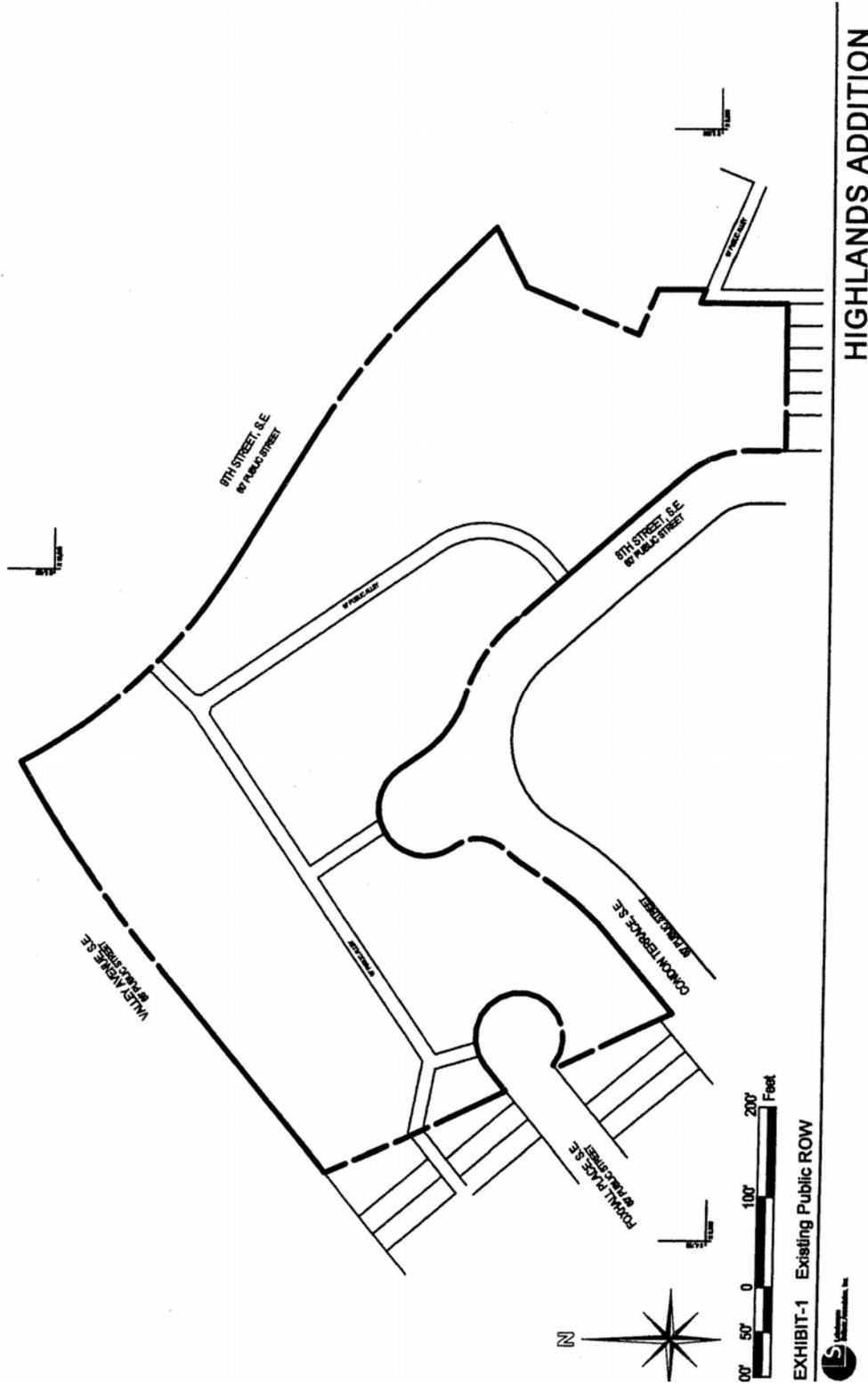
The site was formerly occupied by the 246-unit Highland Terrace apartment complex, a neighborhood of two- and three-story apartment buildings. The current street plan is typical of garden apartment complexes of its era; the winding internal streets have few connections with the surrounding streets and are few in number to allow for the placement of large residential buildings.

The proposed residential community, the subject of a consolidated planned unit development, will be a neighborhood of 142 dwellings, including 120 townhouses, four single-family detached dwellings, and eighteen units of stacked units in six buildings. The site plan creates new interior streets in a modified grid that will connect the neighborhood with surrounding streets, providing a more efficient network of streets for residents. The new plan will allow the development to take advantage of the topography, will facilitate drainage and storm water control, and will promote public safety and access. Level areas behind the houses will provide usable open space.

The D.C. Surveyor has submitted two plats to the Commission on behalf of the developer--the District of Columbia Housing Authority and Crawford-Edgewood Management, Inc.

## ANALYSIS

The staff finds the proposed street dedication and closing consistent with the consolidated planned unit development previously approved as a delegated action by the Commission, and consistent with the Comprehensive Plan. The staff recommends that the Commission approve the Highway Plan Amendment to dedicate streets and also recommends that the Commission comment favorably to the District of Columbia Council on the proposed street closings



North to the left: the street plan to be abandoned (closed)

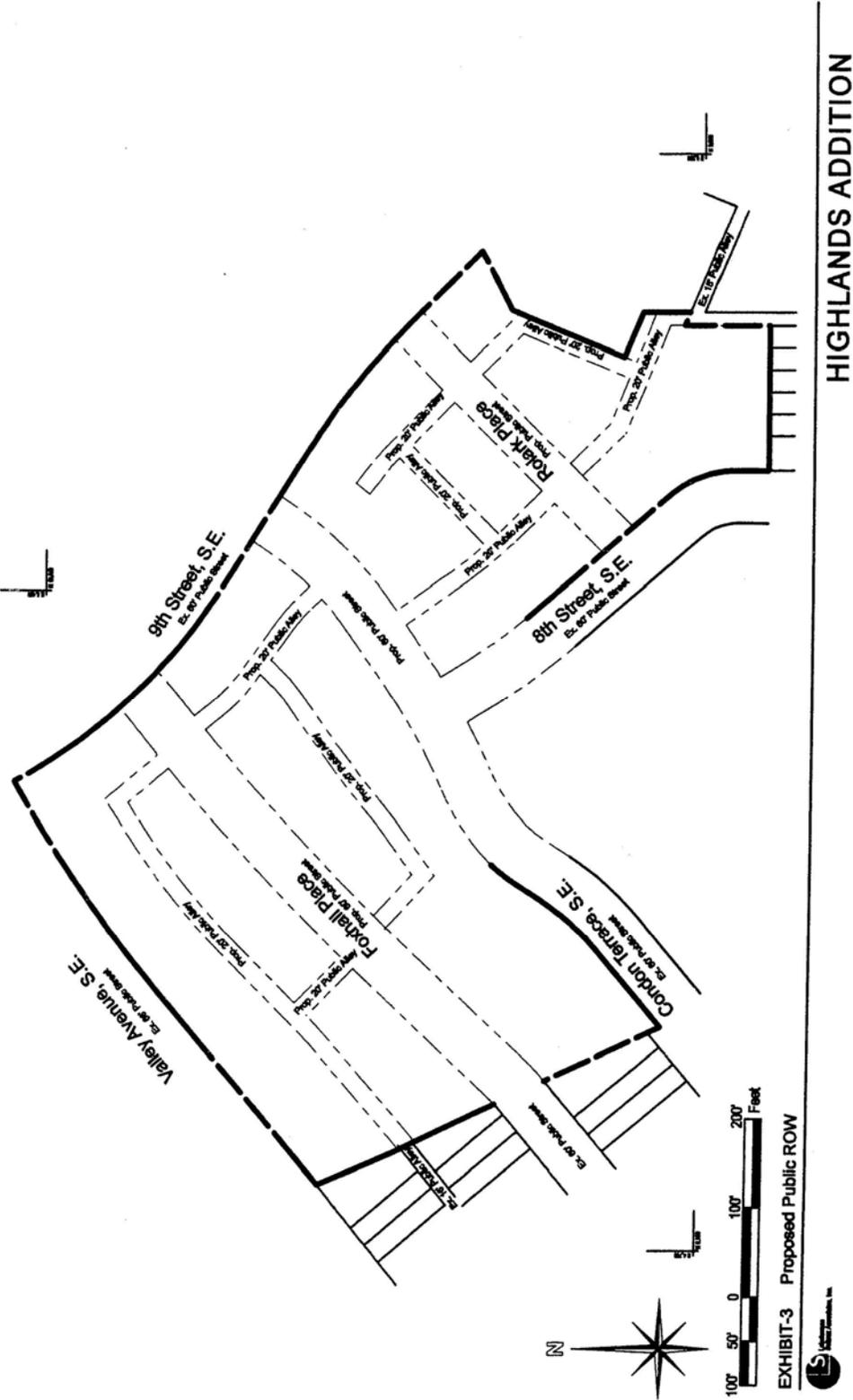
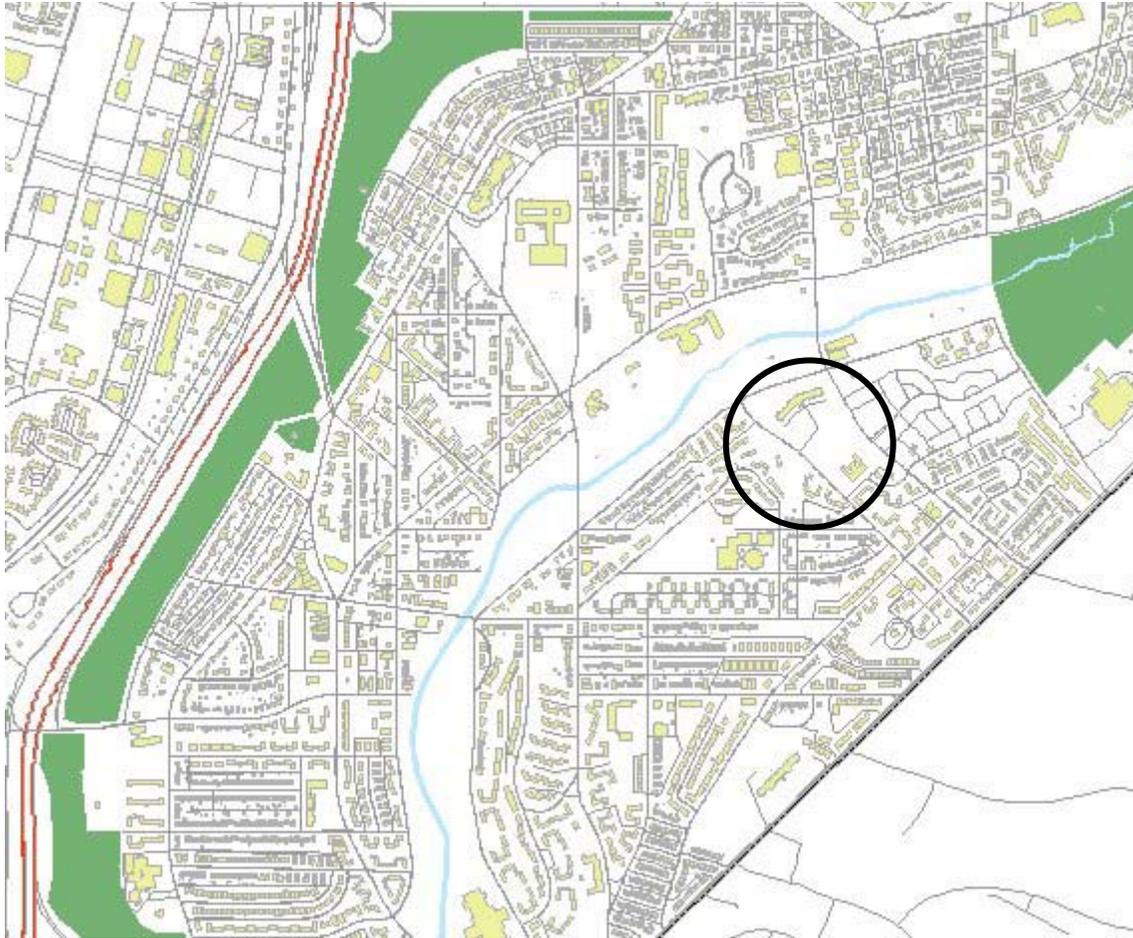


EXHIBIT-3 Proposed Public ROW  
ES&S ENGINEERS, INC.

North to the left: the street plan to be dedicated (opened) to allow for construction of new community



Area map – Southeast Washington, DC

## CONFORMANCE

### Comprehensive Plan for the National Capital

The staff has determined that the proposed street opening and closing, as with the prior review of the zoning referral of the residential development, is not inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*.

### National Environmental Policy Act

The project, a proposed Highway Plan amendment, is categorically excluded from further review under the National Environmental Policy Act under the Commission's Environmental and Historic Preservation Policies and Procedures (#13).

### National Historic Preservation Act

The project is not subject to further review under Section 106 of the National Historic Preservation Act. The Commission is acting in an advisory capacity for the street closing referral. The Commission is taking a licensing action for the Highway Plan amendment, but the streets are outside the L'Enfant Plan and are not designated in the National Register of Historic Places as part of the Plan. No National Register-listed properties are affected by the proposed street dedication.

### CONSULTATION

#### Coordinating Committee

The Coordinating Committee reviewed the proposal on September 12, 2007, and forwarded the proposal to the Commission with the statement that the project had been coordinated with all agencies represented. The participating agencies were: NCPC, the District of Columbia Office of Planning, the District Department of Transportation; the General Services Administration and the Washington Metropolitan Area Transit Authority.