

STAFF RECOMMENDATION

Cheryl Kelly

NCPC File No. 6844



PROPOSED LAND DEDICATION FOR STREET PURPOSES AND PARTIAL STREET CLOSING IN SQUARE 559 (S.O. 08-3062)

Lots 859 and 872
L and 1st Streets, NW
Washington, D.C.

Submitted by the District of Columbia Office of the Surveyor

May 29, 2008

Abstract

The District of Columbia Office of the Surveyor has referred an application for the dedication of Lot 859 and portions of Lot 872 in Square 559 for street purposes and for a partial closing of L Street, NW. The proposed action is required to re-establish the historic L'Enfant rights-of-way of L and 1st Streets, NW, and to begin implementation of the District's Northwest One Master Plan.

Commission Action Requested by Applicant

Approval of comments to the Council of the District of Columbia pursuant to D.C. Code §9-202.02.

Executive Director's Recommendation

The Commission:

Comments favorably to the District of Columbia Council on the proposed land dedication in Square 559 and partial closing of L Street, NW, as shown on NCPC Map File No. 31.30(44.40)42542.

Commends the Office of the Deputy Mayor for Planning and Economic Development and their development team on restoring the historic L'Enfant rights-of way of L and 1st Streets, NW.

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PROJECT DESCRIPTION

Background and Previous Commission Actions

At its September 2, 1971 meeting, the Commission commented favorably for the closure of parts of L and 1st Streets, NW to allow for the construction of the Walker-Jones Elementary School addition, as called for in the “Northwest Urban Renewal Plan.” At its February 7, 2008 meeting,



WALKER-JONES SCHOOL

the Commission approved preliminary and final site and building plans for construction of the new Walker-Jones School (NCPC File No. 6410), which combines the Walker-Jones Elementary School and the Terrell Junior High School into a single new building and limits construction to areas outside the historic L and 1st Street rights-of-way, allowing the closed street portions to be reopened. The proposed land dedication and street closing are consistent with the proposal for the new Walker-Jones School.

Site

The locations of the proposed land dedication and street closing are in Square 559, in an area bounded by Pierce, 1st, and K Streets, NW. The site is located within the boundaries of the Northwest One Master Plan Area, in the Sursum Corda neighborhood of northwest Washington, DC.



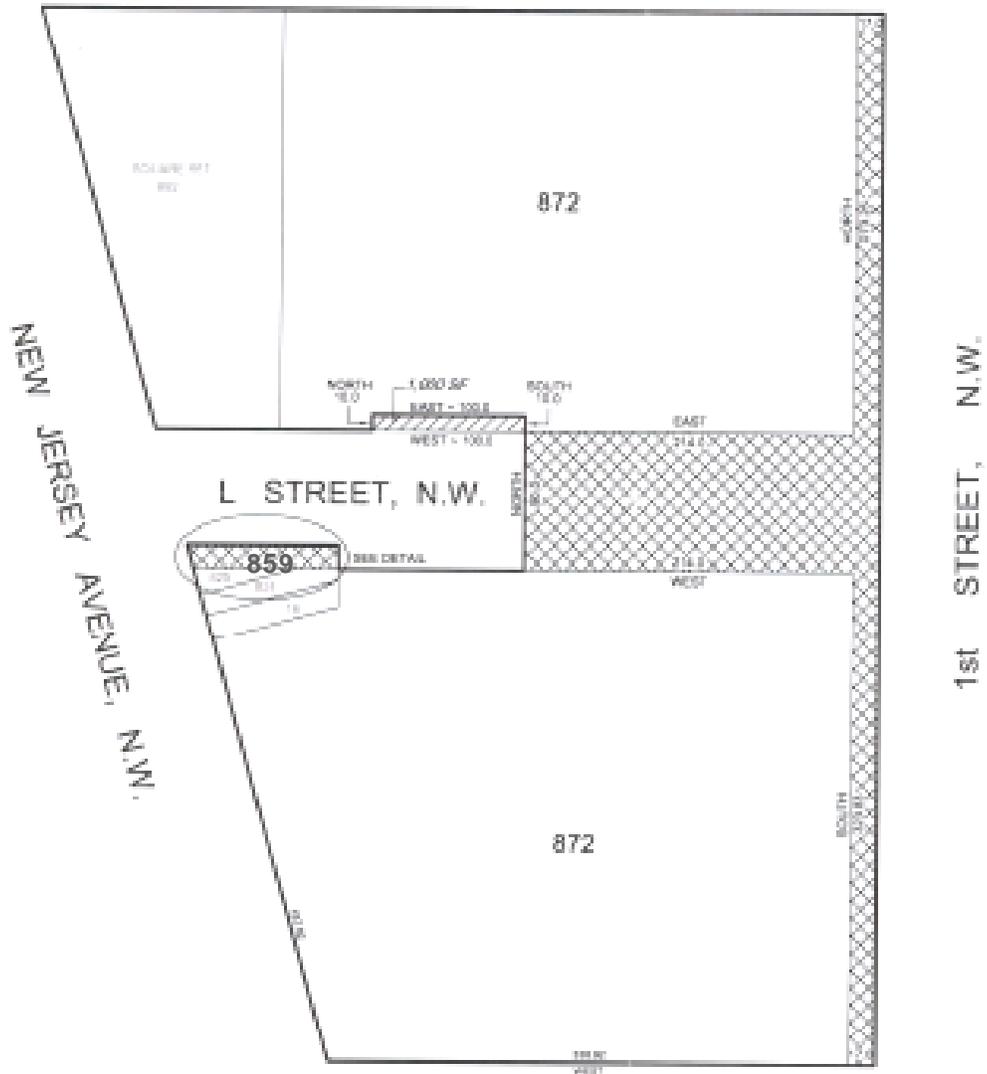
LOCATION PLAN

Proposal

In order to restore the historic L’Enfant rights-of-way of L and 1st Streets, NW, in Square 559, the District of Columbia Office of the Surveyor has proposed the dedication of Lot 859 and portions of Lot 872 along L and 1st Streets for street purposes; the proposal also includes closing 1,000 square feet on the north side of L Street that is not original to the L’Enfant Plan. The proposed action would restore the 90-foot wide rights-of-way of both streets by reopening L Street, NW, fully between 1st Street and New Jersey Avenue and widening 1st Street by 17 feet along its western edge.

PART OF L STREET CLOSED
AND LAND DEDICATED FOR PUBLIC STREETS
SQUARE 559, LOT 872

PIERCE STREET, N.W.



K STREET, N.W.

PROPOSAL - SURVEYOR'S PLAT

ANALYSIS

NCPC staff finds the proposed land dedication for street purposes and partial street closing consistent with the Walker-Jones School preliminary and final site and building plans approved by the Commission at its February 7, 2008 meeting, and consistent with the *Comprehensive Plan for the National Capital*. The Office of the Deputy Mayor for Planning and Economic Development and their development team should be commended for restoring the historic L'Enfant rights-of way of L and 1st Streets, NW as part of the Northwest One Master Plan.

CONFORMANCE

Comprehensive Plan for the National Capital

Staff has determined that the proposed project is consistent with the *Preservation and Historic Features* Element of the *Comprehensive Plan for the National Capital*. The proposed street realignment conforms to the Historic Plan of Washington, D.C. as well as to Comprehensive Plan policies to preserve the historic L'Enfant Plan rights-of-way.

National Environmental Policy Act

NCPC does not have independent NEPA responsibility for District of Columbia projects outside the central area. Staff notes that the applicant is required to meet the requirements established by the District Department of the Environment.

National Historic Preservation Act

The project is not in the central area and therefore is not subject to further review under Section 106 of the National Historic Preservation Act. NCPC staff and the DC Historic Preservation Office consulted extensively with the Deputy Mayor's office in the development of this successful restoration of the L'Enfant Plan streets.

CONSULTATION

Coordinating Committee

The Coordinating Committee reviewed the proposal on May 14, 2008, and forwarded it to the Commission with the statement that the project has been coordinated with all agencies represented. The participating agencies were NCPC; the National Park Service; the General Services Administration; the District of Columbia Office of Planning; the District Department of Transportation; and the Washington Metropolitan Area Transit Authority.