



Delegated Action of the Executive Director

PROJECT**Closing of Public Streets and Street Dedication in Square 620**

1112 First Terrace, NW
Washington, DC

NCPC FILE NUMBER

7734

NCPC MAP FILE NUMBER

31.30(44.40)44263

SUBMITTED BY

District of Columbia Department of Consumer
and Regulatory Affairs,
Office of the Surveyor

ACTION TAKEN

Approval of comments to the
Council of the District of Columbia

REVIEW AUTHORITY

Advisory
per D.C. Code § 9-202.02

The District of Columbia Office of the Surveyor, on behalf of Sursum Corda Cooperative Association, has requested comments on the closing of portions of three public streets and dedication of right-of-way in Square 620. Square 620 is located in the northwestern quadrant of Washington, DC. The site is located four blocks north of Union Station and it is bounded by M Street to the north; First Place to the east; L Street to the south; and First Street to the west. Directly to the north, across M Street are the Julius Hobson Plaza Condominiums and the Tyler House Apartments; to the east are the Sibley townhouses and apartments along with the Mount Airy Baptist Church. To the south are a parking lot and the Turnkey residential community. Immediately adjacent to the southwestern portion of the property is a public park. To the west are row houses, the Walker Jones Education Campus and the Northwest One Neighborhood Library.

The proposed street closure and right-of-way dedication is necessary to facilitate the redevelopment of Lots 248-250 and 893-895 with a new mixed-use residential community also known as the Northwest One Redevelopment Plan. The subject property has a total land area of approximately 253,735 square feet or 5.825 acres. The existing Sursum Corda Apartments will be demolished and a new mixed-income, mixed-use community with approximately 1,142 residential units and 49,420 square feet of non-residential use will be constructed. In addition, a 12,583 square foot park would be provided on the easternmost portion of the site between First Place and the Mt. Airy Church for the residents and the greater community. Building heights will range from 62.5 to 110 feet, and the overall density will be 4.63 Floor Area Ratio. The District of Columbia Zoning Commission is currently reviewing the proposed development, Zoning Case No. 15-20, as a First Stage Planned Unit Development (PUD) and related map amendment from the R-4 to the C-3-C District.

Under the proposed development plan, a number of internal streets would be closed or realigned to provide more connectivity within the development as well as to the surrounding community. A new street grid would see the extension of a new east-west Pierce Street and the extension of First Place to create a new north-south street. The street portions to be closed are First Terrace, NW between L and M Streets; L Place, NW between First Terrace and First Place; and First Place, NW

between L Place and L Street. The applicant will dedicate a portion of the right-of-way for the extension of First Place to L Street, NW.

The portions of the street proposed to be closed have a total land area of approximately 59,255 square feet, and this area is unnecessary for street purposes. The closing of the streets does not disrupt the public system and will not interfere with access to or from any other development in Square 620.

Reservation 181 is located in the northwestern corner of the site, across M Street. There are no federal properties near Square 620 with the potential to be affected by the closing of public streets and street dedication, and the proposal is not inconsistent with the federal interests identified within the Comprehensive Plan for the National Capital.

The Coordinating Committee reviewed the proposal at its November 10, 2015 meeting. The Committee forwarded the proposed alley closing to the Commission with the statement that the project has been coordinated with all participating agencies. The participating agencies were: NCPC; the District of Columbia Office of Planning; the District Department of Transportation; the General Services Administration; the National Park Service; and the Washington Metropolitan Area Transit Authority.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and D.C. Code § 9-202.02, I find that the proposed closing of public streets and street dedication in Square 620 would not be inconsistent with the Comprehensive Plan for the National Capital.

Marcel Acosta
Executive Director

[Date]