



## Commission Action

December 3, 2015

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**PROJECT**

**Declaration of Covenant regarding closing of Public street adjacent to Squares S-603, N-661, 605, 661, 607, 665, and Reservation 243 and 244**

Washington, DC

**SUBMITTED BY**

District of Columbia Department of General Services

**NCPC FILE NUMBER**

7571

**NCPC MAP FILE NUMBER**

24.40(44.40)44261

**APPLICANT'S REQUEST**

Approval of comments to the Council of the District of Columbia

**ACTION TAKEN**

Approved comments as requested

**REVIEW AUTHORITY**

Advisory  
per DC Code § 9-202.02

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The Commission comments to the Council of the District of Columbia that:

- The proposal to close several portions of L'Enfant Streets would result in adverse effects on the L'Enfant Plan and is inconsistent with policies in the Federal Elements of the *Comprehensive Plan for the National Capital*.
- The District of Columbia should agree to the proposed Declaration of Covenant, to run with the land, requiring that all portions of 1<sup>st</sup> Street, SW; R Street, SW; S Street, SW; and Potomac Avenue, SW, be re-established in their original locations with full rights-of-way according to the L'Enfant Plan at such time as (a) the Ground Lease is terminated; and (b) either (i) the Soccer Stadium is not developed on the Property by September 30, 2021, or (ii) a Soccer Stadium is no longer on the Property.
- The proposal to close portions of the L'Enfant Streets was referred to the Historic Preservation Review Board for recommendation on April 23, 2015, and the District of Columbia should adopt the proposed mitigation as recommended by the Historic Preservation Review Board to address the adverse effects related to the street closings.
- The stadium design should respect and enhance view corridors along the L'Enfant Plan closed streets and provide appropriately designed terminations that reflect the principles of the L'Enfant Plan. Further, the proposed ancillary development should be designed in a manner to permit the re-establishment of L'Enfant Plan streets in the future, should the stadium no longer be located on the property.

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Deborah B. Young

Secretary to the National Capital Planning Commission

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