



## Delegated Action of the Executive Director

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<b>PROJECT</b> <b>Dedication of Public Streets in Square E-1112 and part of Reservation 13, Southeast, Washington, DC</b> Washington, DC	<b>NCPC FILE NUMBER</b> 7795
	<b>NCPC MAP FILE NUMBER</b> 41.00(44.40)44361
<b>SUBMITTED BY</b> District of Columbia Department of Consumer and Regulatory Affairs Office of the Surveyor	<b>ACTION TAKEN</b> Approval of comments to the Council of the District of Columbia
	<b>REVIEW AUTHORITY</b> Advisory Per DC Code § 9-202.02

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The District of Columbia Department of Consumer and Regulatory Affairs, Office of the Surveyor, has requested comments on the dedication of public streets in Square E-1112 and part of Reservation 13 on behalf of DB Residential Hill East, LLC. The Square and Reservation are located in the southeastern quadrant of Washington, DC, in the area located just east of 19th Street SE, between Burke Street and Massachusetts Avenue SE.

The public streets are being dedicated as part of Parcels F-1 and G-1 within the Hill East Master Plan area. The master plan, completed in 2002, proposes a mixed-use, mixed-income neighborhood that extends Capitol Hill to the Anacostia riverfront park. The area will ultimately contain approximately 800 new dwelling units, three million square feet of health care, institutional, and office uses, and nearly 35,000 square feet of retail space. Over time, the existing institutional blocks will be replaced by the continuation of the Hill East neighborhood street grid. Massachusetts Avenue will be extended and is proposed to end in a ceremonial circle at the waterfront.

For the application currently under consideration, Massachusetts Avenue, C Street and Burke Street will be partially expanded. The rights-of-way will align with and extend the historical rights-of-way at the following widths: Massachusetts Ave, SE (160'); C Street, SE (90'); and Burke Street, SE (65.2'). Proposed development adjacent to the expanded street network includes new residential units over commercial uses at Parcel F-1. The maximum building height will be 52 feet, with a total area of 106,460 gross square feet. Parcel G-1 will also include residential and retail uses, and the maximum building height will be 69 feet. The total area of Parcel G-1 is 282,889 square feet.

There are no federal properties with the potential to be affected by the street dedication, and the proposal is not inconsistent with the federal interests identified within the Comprehensive Plan for the National Capital. If the opening of future streets in the Hill East District requires a highway plan amendment, NCPC procedures require the District of Columbia to submit appropriate environmental documentation to satisfy National Environmental Policy Act requirements associated with NCPC approval.

