



Delegated Action of the Executive Director

PROJECT

Closing of a public street in Squares 5822 and 5830 - S.O. 17-22719

17th Street, SE between Gainesville and Frankford Streets, SE
Washington, DC

SUBMITTED BY

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

NCPC FILE NUMBER

7899

NCPC MAP FILE NUMBER

82.10(44.40)44587

ACTION TAKEN

Approval of comments to the Council of the District of Columbia

REVIEW AUTHORITY

Advisory
Per DC Code § 9-202.02

The District of Columbia Department of Consumer and Regulatory Affairs, Office of the Surveyor, has requested comments from NCPC on the partial street closure of 17th Street, SE, located in Squares 5822 and 5830. The portion of 17th Street, SE is unimproved and is located between Frankford Street, SE and Gainesville Street, SE. The area requested to be closed consists of approximately 27,000 square feet.

The subject street is located in Southeast Washington, near Historic Anacostia, in the Fort Stanton neighborhood, in a mostly residential area. A public alley transverses the area of 17th Street, SE proposed for closing. The applicant, Stanton View Development, LLC, is proposing to divide the proposed area of the closing among the adjoining private property owners. Lot 61 would receive 6,750 square feet, while Lot 66 would receive 6,728 square feet. The applicant owns Lots 62 and 91, and would receive the remaining 13,522 square feet. The areas in Lots 61 and 66 are intended to remain undeveloped additions to those properties. The areas granted to Lot 62 and 91 are intended to be added to the applicant's adjoining existing affordable housing project located on Lots 91 through 103, in Square 5822. As stated, the subject alley is located within a mostly residential neighborhood in Southeast Washington, with no apparent federal property in the vicinity. The proposal is not inconsistent with the federal interests identified in the Comprehensive Plan for the National Capital. The owners of Lots 61 and 66, as well as the applicant, have submitted letters of support for the closing.

The Coordinating Committee forwarded the proposal to the Commission with the statement that it has been coordinated with all participating agencies, with the exception of the District of Columbia Office of Planning (DCOP) and the District Department of Transportation (DDOT), noting their agencies had not yet been contacted by the applicant to discuss the feasibility of the partial street closing, noting their concerns with altering the public alley that currently crosses the proposed area to be closed. The participating agencies were: NCPC; the National Park Service; the General Services Administrations; the Washington Metropolitan Area Transit Authority; DCOP; DDOT; the District of Columbia Department of Energy and Environment; and the District of Columbia State Historic Preservation Officer. Subsequent to the Coordinating Committee meeting, the applicant met with DDOT to discuss the proposal. DDOT has indicated to NCPC staff they will

not support the partial street closing due future transportation needs for this right-of-way, which would improve multimodal circulation. In addition, DDOT believes the closure of this right-of-way would result in a super block and two dead end alleys, which although might be the existing condition, DDOT would want to see improved at a future date.

* * *

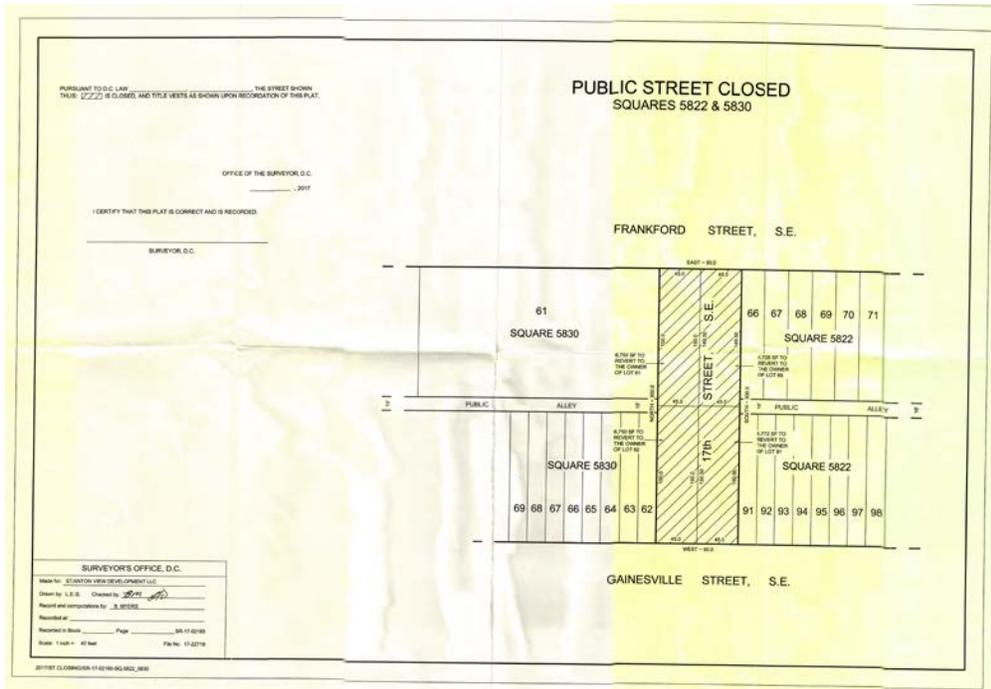


Figure 1 Proposed plat showing partial closing of 17th Street, SE.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per DC Code § 9-202.02, I find that the proposed partial street closing in Squares 5822 and 5830, abutting Lots 61, 62, 66, and 91, would not be inconsistent with the Comprehensive Plan for the National Capital nor would it adversely affect any other identified federal interests.

// Original Signed//

 Marcel Acosta
 Executive Director

August 31, 2017

 Date