



Delegated Action of the Executive Director

PROJECT Closing of a Public Alley in Square 5860 (S.O.16 - 27269) 740 - 744 Howard Road, SE Washington, DC	NCPC FILE NUMBER 7841
SUBMITTED BY District of Columbia Department of Consumer and Regulatory Affairs Office of the Surveyor	NCPC MAP FILE NUMBER 82.00(44.40)44473
	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, on behalf of Poplar Point RBBR LLC, has requested comments on the closing of a public alley located in Square 5860 (the Square). The Square is in the Anacostia area of southeast Washington, DC, adjacent to Poplar Point. It is bound by Howard Road to the south, Suitland Parkway to the west, the US Botanic Garden Nursery to the north, and the Anacostia Metro station to the east. The existing "L" shaped public alley borders the Square to the north along Lots 97, 1025 through 1031 and separates Lots 1025 and 1037 where the alley turns approximately 90-degrees south to intersect with Howard Road. Parcel 23 1/8 and Lot 800 in Square 5600 (1600 Fairlawn Avenue, SE) are federally owned properties that abut the alley to the north. These properties are under the management jurisdiction of the Department of the Interior, National Park Service (NPS), National Capital Region, National Capital Parks-East (NACE). The undeveloped alley is 15 feet wide and occupies 5,212 square feet of land area. It is not currently used by adjacent properties.

According to the District of Columbia Office of the Surveyor, the public alley land will revert to the owner of Lot 1037 as the lot was initially created from that lot. As noted above, the subject alley is adjacent to federal property and NPS has indicated no concerns with the proposed alley closure. The closing will accommodate a future mixed-use development and the developer has indicated that they are currently in the master planning process. The development will be subject to mandatory design review by the District of Columbia Zoning Commission. As such, the project is not inconsistent with the federal interests identified within the Comprehensive Plan for the National Capital.

The Coordinating Committee originally reviewed the proposal at its December 14, 2016 meeting. Subsequently, the request was placed on hold to allow for additional coordination between District agencies and the developer. The Coordinating Committee most recently reviewed the proposal at its April 15, 2020 meeting. The participating agencies included the District of Columbia State Historic Preservation Office (email), the District Department of Transportation (DDOT), the District Office of Energy and the Environment (DOEE), the District Office of Planning (DCOP), the Washington Metropolitan Area Transit Authority (WMATA), the General Services Administration, and the National Park Service. DDOT and DCOP noted that the developer of the

property has discussed revisions to the future development site plan that may affect the District's considerations for closing the public alley. These revisions have not yet been submitted to the District as a formal application. As such, the Committee forwarded the proposed comments to the Commission with the statement that the project has not been coordinated with DDOT or DCOP. NPS indicated it would affirm their understanding of the alley reversion. On May 4, 2020 NPS confirmed via email to NCPC staff that NPS has no issue with the alley closure as proposed. No additional comments were received from DDOT or DCOP and further coordination between the development team and District agencies will continue through the mandatory design review process.

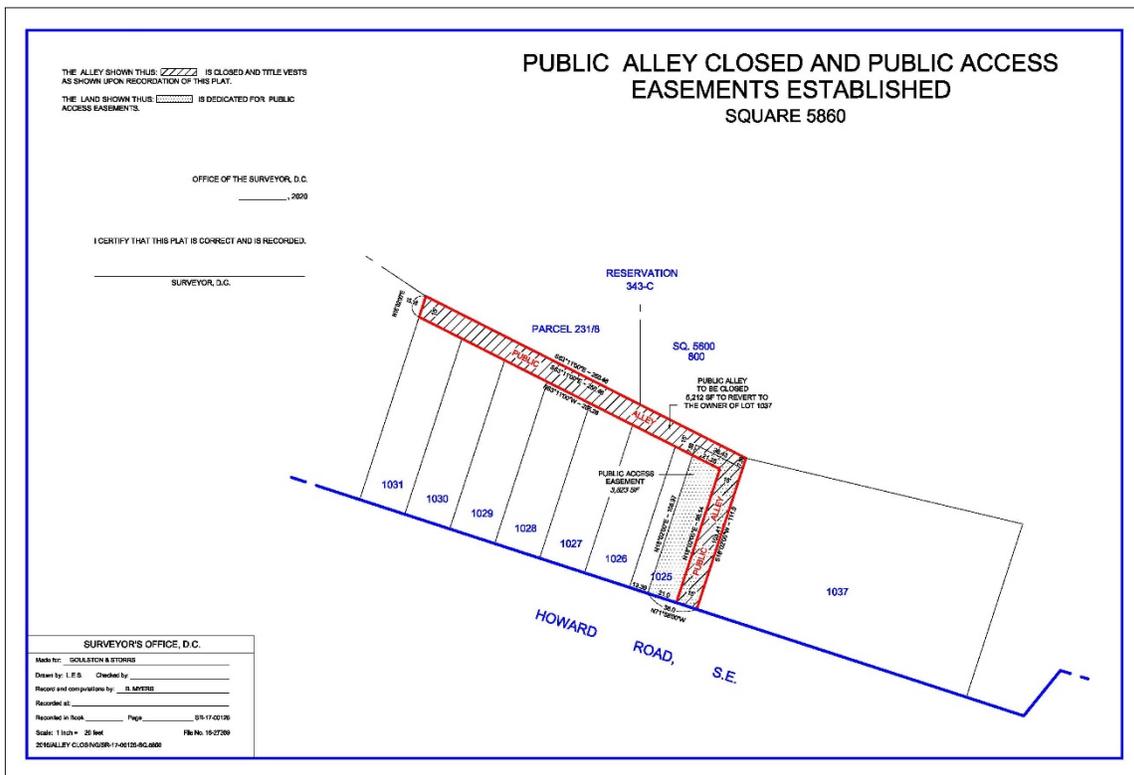


Figure 1 Plat of Alley Closure and Public Access Easement Establishment at Square 5860

* * *

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 alley closing within Square 5860 (S.O. 16 – 27269) located at 740 – 744 Howard Road, SE in Washington, DC would not be inconsistent with the

Federal Elements of the Comprehensive Plan for the National Capital nor would adversely impact any other identified federal interests.



Marcel Acosta
Executive Director



Date