

**COUNCIL OF THE DISTRICT OF COLUMBIA
COMMITTEE OF THE WHOLE
COMMITTEE REPORT**

1350 Pennsylvania Avenue, NW, Washington, DC 20004

TO: All Councilmembers

FROM: Chairman Phil Mendelson
Committee of the Whole

DATE: February 7, 2023

SUBJECT: Report on Bill 25-20, “Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2023”

The Committee of the Whole, to which Bill 25-20, the “Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2023” was referred, reports favorably thereon with amendments, and recommends approval by the Council.

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I. BACKGROUND AND NEED

On January 11, 2023, Bill 25-20, the “Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2023” was introduced by Councilmember Allen. The bill would close an 889-square-foot portion of Half Street, S.W., adjacent to Lot 12 in Square 660, between Potomac Ave, S.W., and R Street, S.W., in Ward 6. The portion of Half Street, S.W., that will be closed pursuant to this bill is currently unimproved and was recently used as a construction staging area by the District Department of Transportation for the Frederick Douglas Memorial Bridge and South Capitol Street Corridor projects. The applicant for this closure does not yet have plans to develop the site but is in the process of master planning to determine the most appropriate use for the property.

Legal Background

The Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § 9-201 *et seq.*) (“Act”) establishes procedures for closing streets and alleys, opening new streets and alleys, naming public spaces, and other procedures related to streets and alleys. The Act authorizes the Council to close all or part of a street or alley and establishes one standard for reviewing a street or alley closing application: whether the street or alley is determined by the Council to be needed for street or alley purposes. The Act also authorizes the Council to make approval of a street or alley closing contingent upon: (1) the dedication of land for street or alley purposes if the public interest would be served by such action; (2) the granting to the District of specific easements for public purposes; and (3) any other condition that the Council considers necessary.

Pursuant to the Act, street and alley closing applications are submitted to the Surveyor of the District of Columbia, who assigns a Surveyor’s Order (S.O.) number and collects applicable fees. The Surveyor requests comments from executive branch agencies and public utilities. A plat is prepared, and the application is forwarded through the Mayor’s Office of Policy and Legislative Affairs, which also solicits comments from executive branch agencies. When these reviews are completed, the application is transmitted to the Council in the form of a bill from the Mayor. Councilmembers may also initiate an alley or street closing by introducing a bill. In such cases, the Act provides that the Council cannot consider such a bill until the required reviews have been completed. Regarding Bill 25-20, all of the reviews have been completed.

The Act establishes notice requirements for street and alley closing legislation. The Council is required to publish notice of a street or alley closing in the *District of Columbia Register*. Further, the applicant is required to give written notice to all property owners abutting the block or alley affected by the proposed street or alley closure. The applicant is also required to post signs at each end of a block or each entrance to an alley affected by the street or alley closing legislation. The applicant is required to give the Council certification of compliance with these requirements. Regarding Bill 25-20, these requirements have been met.

After the street or alley closing legislation becomes law and all conditions required by the Council and the Act have been satisfied, the Surveyor records a copy of the act and plat in the Office of the Surveyor. Thereafter, the street or alley is deemed closed, and title to the land reverts or vests in fee simple to the abutting record owners, as shown on the plat. The right of the public to use the street or alley as a right-of-way typically ceases, and any proprietary interest of the District of Columbia in the street or alley ceases. If a closing plat shows an easement or dedication of land for public purposes, the land encompassed by the easement or dedication becomes available for the specified public purposes.

Background Pertinent to Bill 25-20

The portion of Half Street S.W., to be closed abuts Lot 12 in Square 660, bounded by R Street, S.W., and Potomac Avenue, S.W., in Buzzard Point in Ward 6. The property is unimproved and was recently used as a construction staging area by the District Department of Transportation for the Frederick Douglas Memorial Bridge and South Capitol Street Corridor projects. As shown

in Figure 1, the right-of-way affected by the bill is landlocked between the inside edge of the sidewalks on Half Street, S.W., and the property in Lot 12. The applicant for this closure does not yet have plans to develop the site but is in the process of master planning to determine the most appropriate use for the property. The applicant also owns Square 662, bounded by Half Street, S.W., R Street, S.W., and S Street, S.W., which will be the site of a multi-phase mixed-use development.

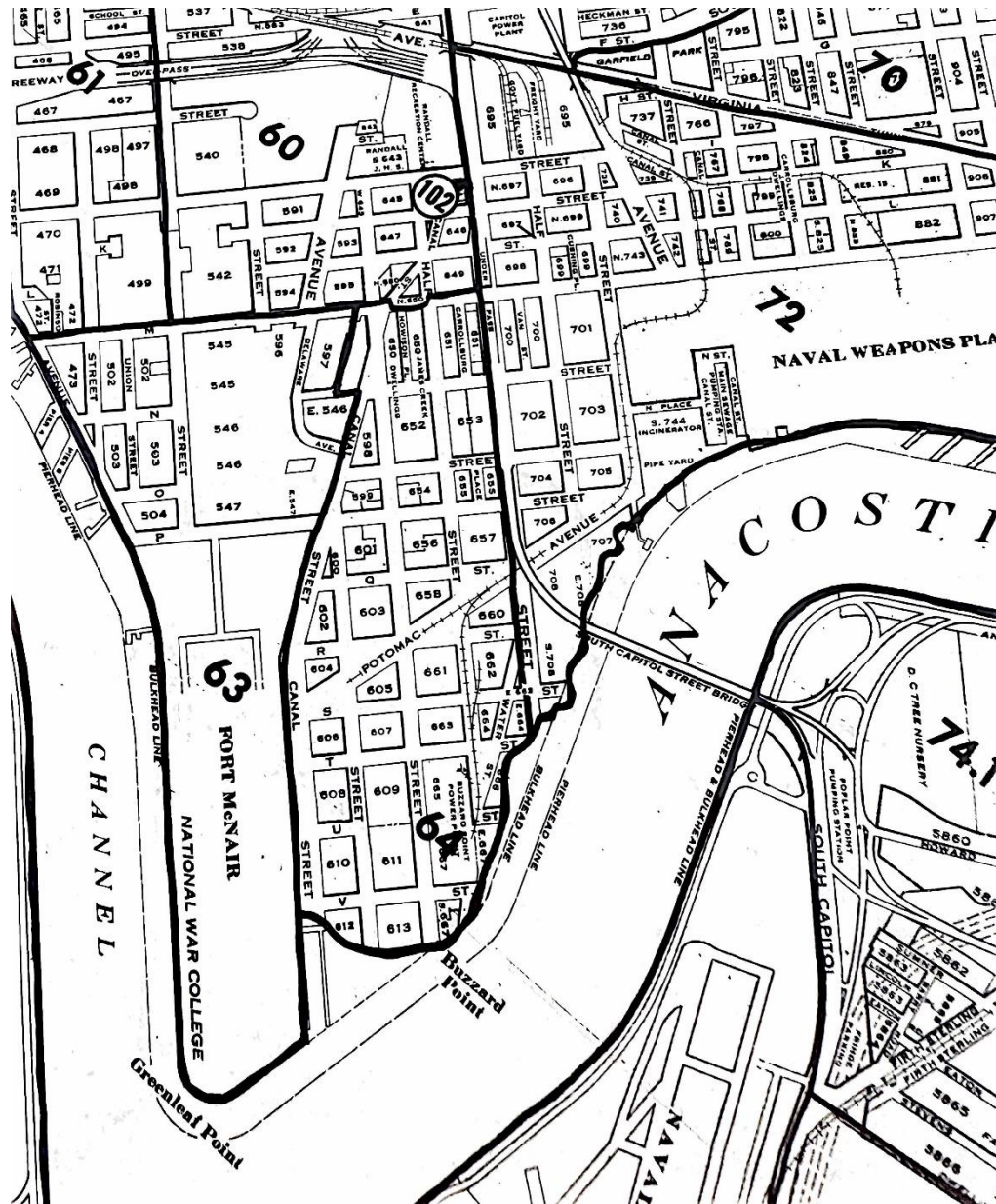
Figure 1. Half Street, S.W., Closure



Note: The portion of Half Street, S.W., that will be closed is in yellow.

The sliver of Half Street, S.W., to be closed was dedicated for “highway purposes” in 1935 as part of a plan to extend the District’s rail lines into Buzzard Point. Testimony from the District Department of Transportation (DDOT) suggests that the portion of Half Street that will be closed by this bill is part of the plan for a permanent system of highways (“Highway Plan”). The Committee could not find any evidence to suggest that it is or ever has been part of the Highway Plan, however. Highway Plan maps from the late 1930s through the 1960s do not show the portion of Half Street, S.W., as being part of the highway plan. Figure 2 shows a portion of a Highway Plan Map from 1960. A proposed highway would be shown via a dashed line. All of Half Street, S.W., is shown as a solid line, indicating that it is an existing highway.

Figure 2. 1960 Highway Plan Map



Conclusion

The Committee finds that the portion of Half Street, S.W., as depicted on the attached Surveyor's Plat, is unnecessary for street purposes. The closure will allow the owner of the land in Square 660 to develop a plan for the appropriate development of the property. Accordingly, the Committee recommends approval of the Committee Print for Bill 25-20.

II. LEGISLATIVE CHRONOLOGY

- September 28, 2022 Bill 24-1026, the “Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2022” is introduced by Councilmember Charles Allen.
- October 4, 2022 Bill 24-1026 is “read” at a legislative meeting; on this date the referral of the bill to the Committee of the Whole is official.
- October 7, 2022 Notice of Intent to Act on Bill 24-1026 is published in the *District of Columbia Register*.
- November 11, 2022 Notice of a Public Hearing on Bill 24-1026 is published in the *District of Columbia Register*.
- November 18, 2022 A revised Notice of a Public Hearing on Bill 24-1026 is published in the *District of Columbia Register*.
- December 2, 2022 Another revised Notice of a Public Hearing on Bill 24-1026 is published in the *District of Columbia Register*.
- December 12, 2022 The Committee of the Whole holds a public hearing on Bill 24-1026.
- January 11, 2023 Bill 25-20, the “Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2023” is introduced by Councilmember Charles Allen.
- January 17, 2023 Notice of Intent to Act on Bill 25-20 is published in the *District of Columbia Register*.
- February 7, 2023 The Committee of the Whole marks up Bill 25-20.

III. POSITION OF THE EXECUTIVE

Dan Emerine, Manager of Policy and Legislative Affairs at the District Department of Transportation, testified at the Committee’s public hearing on December 12, 2022 on behalf of Anna Chamberlin and the Executive. Ms. Chamberlin’s testimony states that DDOT has determined that there will no longer be a transportation need for the portion of Half Street, S.W., that will be closed once DDOT construction vehicles have vacated the staging area. As such, DDOT has no objections to the closure with the following conditions:

- The plat will not be recorded until the Surveyor’s Office has been notified in writing by the Director of DDOT that construction vehicles have permanently vacated the staging area;
- The applicant must pay all costs to remove or relocate the Pepco utility vault in the portion of Half Street, S.W, to be closed; and
- Only the portion of Half Street, S.W., closed pursuant to the bill will be eliminated from the Highway Plan.

Joseph Snider, D.C. Surveyor, testified at the Committee’s public hearing on December 12, 2022. He stated that the purpose of Bill 24-1026 is to close a portion of Half Street, S.W., adjacent to Lot 12 in Square 660 in Ward 6. Mr. Snider said that the most probable estimate of value for the public street being closed as of January 1, 2021 is estimated at \$263,540 (889 S.F. X \$296.45).

IV. COMMENTS OF ADVISORY NEIGHBORHOOD COMMISSIONS

In a letter to the Surveyor dated July 18, 2022, ANC 6D noted that the Commission voted 7-0 to support the closing of a portion of Half Street, S.W.

V. NATIONAL CAPITAL PLANNING COMMISSION REVIEW

By a delegated action of the Executive Director, dated May 31, 2019, the Executive Director of the National Capital Planning Commission found that the proposed closing of a portion of Half Street, S.W., would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital nor would it adversely affect any other federal interests.

VI. SUMMARY OF TESTIMONY

The Committee of the Whole held a public hearing on several bills, including Bill 24-1026, which is identical to Bill 25-20, on Monday, December 12, 2022. The testimony summarized below pertains to Bill 24-1026. Copies of all written testimony are attached to this report.

Shane Dettman, an urban planner with Goulston and Storrs, testified on behalf of the applicant in support of Bill 24-1026.

Christine Roddy, *land use counsel at Goulston and Storrs*, testified on behalf of the applicant in support of Bill 24-1026.

Joseph Snider, Surveyor of the District of Columbia, testified to provide background on Bill 24-1026. His testimony is summarized in Section III.

Dan Emerine, Manager of Policy and Legislative Affairs at the District Department of Transportation, testified on behalf of Anna Chamberlin for the Executive. His testimony is summarized in Section III.

The Committee has received no testimony or comments in opposition to Bill 24-1026.

VII. IMPACT ON EXISTING LAW

Bill 25-20 has no impact on existing law. The Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § 9-201 *et seq.*) (“Act”) establishes procedures for closing streets and alleys, opening new streets and

alleys, naming public spaces, and other procedures related to streets and alleys. In approving Bill 25-20, the Committee finds that the requirements of the Act have been satisfied.

VIII. FISCAL IMPACT

The attached February 3, 2023 fiscal impact statement from the District's Chief Financial Officer states that funds are sufficient in the FY 2023 through FY 2026 budget and financial plan to implement the bill.

IX. SECTION-BY-SECTION ANALYSIS

<u>Section 1</u>	Short title.
<u>Section 2</u>	(a) Orders a portion of Half Street, S.W., closed. (b) Makes the closure of the portion of Half Street, S.W., contingent on the satisfaction of all conditions in the Surveyor's Order file.
<u>Section 3</u>	Standard fiscal impact statement.
<u>Section 4</u>	Standard effective date.

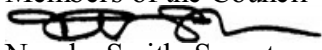
X. COMMITTEE ACTION

XI. ATTACHMENTS

1. Bill 25-20 as introduced.
2. Written Testimony.
3. NCPC Comments.
4. ANC 6D Letter.
5. Surveyor's Plat.
6. Fiscal Impact Statement for Bill 25-20.
7. Legal Sufficiency Determination for Bill 25-20.
8. Committee Print for Bill 25-20.

COUNCIL OF THE DISTRICT OF COLUMBIA
1350 Pennsylvania Avenue, N.W.
Washington D.C. 20004

Memorandum

To : Members of the Council
From :  Nyasha Smith, Secretary to the Council
Date : Monday, January 16, 2023
Subject : Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Wednesday, January 11, 2023. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2023", B25-0020

INTRODUCED BY: Councilmember Allen

The Chairman is referring this legislation to Committee of the Whole.

Attachment
cc: General Counsel
Budget Director
Legislative Services



Councilmember Charles Allen

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To order the closing of a portion of Half Street, S.W., adjacent to Lot 12 in Square 660, in Ward 6.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the “Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2023”.

Sec. 2(a) Pursuant to section 404 of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-204.04), and consistent with the Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § 9-202.01 *et seq*), the Council finds that the portion of Half Street, S.W., shown on the Surveyor’s plat filed under S.O. 19-46610, is unnecessary for street purposes and orders it closed, with title to the land to vest as shown on the Surveyor’s plat.

(b) The ordering of this street closing is contingent upon the satisfaction of all the conditions set forth in the official S.O. File 19-46610.

Sec. 3. Transmittal.

The Council shall transmit a copy of this act, upon its effective date, to the Surveyor of the District of Columbia and the District of Columbia Recorder of Deeds.

Sec. 4. Fiscal impact statement.

34 The Council adopts the fiscal impact statement in the committee report as the fiscal
35 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
36 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

37 Sec. 5. Effective date.

38 This act shall take effect following approval by the Mayor (or in the event of veto by the
39 Mayor, action by the Council to override the veto), a 30-day period of congressional review as
40 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
41 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
42 Columbia Register.

BEFORE THE DISTRICT OF COLUMBIA CITY COUNCIL
B24-1026 — CLOSING A PORTION OF HALF STREET SW, ABUTTING LOT 12 IN
SQUARE 660

TESTIMONY OF SHANE DETTMAN, GOULSTON & STORRS

Slide 1

Good afternoon, Mr. Chairman and members of the Committee. Again, for the record my name is Shane Dettman, an urban planner with Goulston & Storrs assisting Steuart Investment Company with the proposed street closing application.

Slide 2

Steuart Investment Company is a longtime property owner and developer in the District of Columbia, including in the burgeoning Buzzard Point neighborhood. As shown in the slide before, for decades Steuart has owned a substantial amount of property in Buzzard Point that is immediately adjacent to the new South Capitol Street oval, Frederick Douglass Memorial Bridge, and the Anacostia River. In barely a decade, the neighborhood around Steuart's properties has seen significant redevelopment including a new major league soccer stadium, several new, mixed-use projects, and numerous waterfront improvements. As such, over the last five years Steuart has been working through an internal master planning process that looks at future highest and best use for its substantial holdings in Buzzard point given everything that is happening in the surroundings.

Slide 3

The proposed street closing is an important part of Steuart's master planning efforts, and in fact is a result of early discussions with DDOT, who had suggested closure of this sliver of right-of-way to reestablish the original geometry of the intersection. Of note, while Steuart is still master planning its property in Square 660, it recently obtained Zoning Commission design review approval

for the first phase of a multi-phased mixed-use project to the south in Square 662, which will contain approximately 400 new dwelling units, including approximately 35 IZ units, and approximately 18,000 square feet of ground floor retail use.

Slide 4

Turning attention to the proposed street closing, the image here shows the street closing plat prepared by the Surveyor. The portion of Half Street proposed to be closed is a triangular sliver of right-of-way located right at the corner of Half Street and Potomac Avenue and measuring 889 square feet in area. The only abutting property owner is Steuart, who owns Lot 12 in Square 660

Slide 5

The area proposed to be closed was dedicated by plat in 1935 by the owners at that time. While the plat indicates a dedication for highway purposes, the dedication was done to accommodate the extension of the Navy Yard streetcar line into Buzzard Point.

Slide 6

Looking at the Surveyor's plat, it appears like the area proposed to be closed is part of the vehicular travel lane along Half Street. In fact, it is located inside of the sidewalk, stranded between the sidewalk and Steuart's property. You can see in this image how the triangular sliver of right-of-way is surrounded by Steuart's property in blue on the right and the new sidewalks along Half Street and Potomac Avenue.

Slide 7

These images show the existing condition of the area proposed to be closed, which is inside the fencing you see in these pictures. As you can see, the area was left unimproved when the new streetscape was built out, and in fact the area was used for construction staging for the new bridge as

was Stuart's property. Thus, we believe the small sliver of Half Street proposed to be closed in this application is no longer needed for transportation purposes given:

- The area has not been used for rail or streetcar purposes for several decades, which is what it was dedicated for back in 1935,
- It cannot be used for vehicular circulation given its separation from the vehicular lanes along Half Street and Potomac Avenue, and
- It was left completely unimproved after the new pedestrian facilities and other streetscape improvements were constructed for Audi Field.

Slide 8

As set forth in our prehearing statement, the proposed street closing will advance several Comprehensive Plan policies related to transportation, housing, urban design, historic preservation, and the implementation of Buzzard Point Vision Framework + Design Review Guide. The Framework was prepared in 2017 by the Office of Planning, and includes recommendations on connectivity, public space, and urban design within the Buzzard Point neighborhood. The Framework envisions Half Street as the primary retail street and Potomac Avenue as the main gateway into the neighborhood, with both having consistent, well-defined profiles that respect the historic plan of the city.

As related to the proposed street closing, you can see on the slide before you that the Framework specifically envisions restoring the intersection of Half Street and Potomac Avenue to its original L'Enfant configuration, with development built up to the edge of the right-of-way. The proposed street closing will allow this to happen.

Slide 9

Finally, I want to conclude by restating that the proposed street closing has the support or no objection from the ANC, Office of Planning, DDOT, and all other applicable review agencies.

BEFORE THE DISTRICT OF COLUMBIA CITY COUNCIL

B24-1026 — CLOSING A PORTION OF HALF STREET SW, ABUTTING LOT 12 IN

SQUARE 660

TESTIMONY OF CHRISTINE RODDY, GOULSTON & STORRS
COUNSEL TO STEUART INVESTMENT COMPANY

Good afternoon Mr. Chairman and members of the Committee. My name is Christine Roddy with Goulston & Storrs, and I serve as land use counsel for Steuart Investment Company, the Applicant in this case. Steuart is the land owner of the property adjacent to the proposed closure. We have one witness here this afternoon to present testimony in support of Bill 24-1026: Shane Dettman, an urban planner with our office. We also have Scott Moseley, Vice President of Investments and Real Estate with Steuart Investment Company, present with our team and available to answer any questions.

We submitted our written statement and materials in support of the proposed street closing to the Committee of the Whole on December 8th. As we noted in the statement, this application satisfies all applicable requirements of the D.C. Code, will further the goals and policies of the Comprehensive Plan and the Buzzard Point Vision Framework Plan, and will enable the future development of otherwise underutilized and vacant land. Steuart is proposing to close approximately 890 square feet of Half Street in Southwest DC that is no longer necessary and, in fact, is no longer used for, transportation purposes and can be closed without disrupting vehicular access for any surrounding properties. This land area was previously private property that was dedicated to the District by plat in 1935 for highway purposes. Given that the property no longer supports transportation purposes, Steuart is seeking to close that portion of

the street so that it can be utilized in the future development of its own property. In that way, returning the modest sliver of land to private ownership will help restore the original L'Enfant street plan, provide an opportunity to create affordable housing, and further the streetscape profile anticipated in the Buzzard Point Vision Framework Plan. Importantly, each affected agency and utility has approved or has stated no objection to the partial street closure.

I will now turn it over to Mr. Dettman, who will walk through the application and discuss in more detail how this request meets the D.C. Code requirements and is consistent with the District's planning objectives for this area.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF BUILDINGS**



Public Hearing

Bill 24-578, “Dedication of a Portion of W Street, S.E., S.O. 16-24322, Act of 2021”

PR 24-733, “Removal of a Portion of 26th Street, N.W., from the Plan of the Permanent System of Highways of the District of Columbia, S.O. 21-02601, Approval Resolution of 2022”

PR 24-994, “Closing of a Portion of Moreland Street, N.W., and Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022”

PR 24-995, “Closing of a Portion of a Public Alley in Square 4053, S.O. 22-00410, Approval Resolution of 2022”

Bill 24-1022, “Reed Street Realignment, S.O. 22-01115, Act of 2022”

Bill 24-1026, “Closing of a Portion of Half Street, S.W., Adjacent to Square 660, S.O. 19-4660, Act of 2022”

Testimony of
Joseph Snider

Surveyor of the District of Columbia
Department of Buildings

Before the Committee of the Whole
Council of the District of Columbia
The Honorable Phil Mendelson, Chairman

December 12, 2022
12:30 p.m.

Via Virtual Platform

Introduction

Good afternoon, Chairman Mendelson, councilmembers, and staff. I am Joseph Snider, Surveyor of the District of Columbia Department of Buildings (DOB). I appear before you today to testify regarding Bill 24-578, “Dedication of a Portion of W Street, S.E., S.O. 16-24322, Act of 2021”; PR 24-733, “Removal of a Portion of 26th Street, N.E., from the Plan of the Permanent System of Highways of the District of Columbia, S.O. 21-02601, Approval Resolution of 2022”; PR 24-994, “Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022”; PR 24-995, “Closing of a Portion of a Public Alley in Square in 4053, S.O. 22-00410, Approval Resolution of 2022”; Bill 24-1022, “Reed Street Realignment, S.O. 22-01115, Act of 2022”; and Bill 24-1026, “Closing of a Portion of Half Street, S.W., Adjacent to Square 660, S.O. 19-4660, Act of 2022”.

Bill 24-578, “Dedication of a Portion of W Street, S.E., S.O. 16-24322, Act of 2021”

Bill 24-578, “Dedication of a Portion of W Street, S.E., S.O. 16-24322, Act of 2021”, was introduced by Councilmember Trayon White. The purpose of this bill is to widen a portion of W Street, S.E., between Railroad Avenue, S.E. and Shannon Place, S.E., by establishing a non-restrictive easement to the District of Columbia for the rights to that portion of the private property located adjacent to W Street, S.E. in Square 5784.

The applicant for this application is Four Points, LLC, who is represented by Holland and Knight. Pursuant to D.C. Official Code § 9-202.02(2), the Office of the Surveyor notified the relevant Executive Branch agencies of this application on September 25, 2018, and received no objections.

Pursuant to D.C. Official Code § 9-202.02(3), the Surveyor’s Office notified the National Capital Planning Commission, (NCPC) of this application on September 25, 2018. In a letter dated

October 22, 2018, NCPC staff determined that the proposed project falls under an exception listed in Chapter 8 (Exceptions and Project Changes) of NCPC's submission guidelines. In particular, the project meets the requirements of Exception 8, which includes street and alley closings located outside of the boundary of the L'Enfant City. NCPC determined the proposal met the following conditions: 1) the street or alley is not adjacent to federal property; 2) the street or alley does not provide access to a federal property or affect other federal interests. The project was made available for public review on the NCPC website, and no comments were received.

Lastly, and in accordance with D.C. Official Code § 9-202.02(5), Advisory Neighborhood Commission (ANC) 8A was notified of this application on September 25, 2018. The Office of the Surveyor did not receive any comments from ANC 8A.

PR 24-733, "Removal of a Portion of 26th Street, N.E., from the Plan of the Permanent System of Highways of the District of Columbia, S.O. 21-02601, Approval Resolution of 2022"

PR 24-733, "Removal of a Portion of 26th Street, N.E., from the Plan of the Permanent System of Highways of the District of Columbia, S.O. 21-02601, Approval Resolution of 2022," was introduced by Chairman Mendelson at the request of the Mayor. The purpose of this bill is to approve the removal of a 45-foot-wide portion of 26th Street, N.E., along the east line of Lot 805 in Square 4396 and Lot 812 in Square 4408 from the Plan of the Permanent System of Highways for the District of Columbia.

The applicant for this application is the D.C. Department of General Services who is represented by Cozen O'Connor. The Office of the Surveyor notified the relevant Executive Branch agencies on March 17, 2021. They did not object to the application. Notification of the utility companies is not required.

Pursuant to D.C. Official Code § 9-202.02(3), the Surveyor's Office notified NCPC of this application on March 17, 2021. In a letter dated May 10, 2021, NCPC approved the highway plan amendment for this application.

Finally, and pursuant to D.C. Official Code § 9-202.02(5), the Office of the Surveyor notified ANC 5C of the application on March 17, 2021. In a letter dated June 16, 2021, ANC 5C expressed support for this application.

PR 24-994, "Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022".

PR 24-994, "Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022" was introduced by Chairman Mendelson at the request of the Mayor. The purpose of this bill is to approve the closing of Moreland Street, N.W., and the removal of the associated building restriction line. The bill will also vest title in the closed portion of Moreland Street, N.W., in the adjacent landowners as shown on the Surveyor's Office's plat.

The portion of Moreland Street, N.W., abutting Squares 2307, 2308 and 2314, was created by subdivisions shown in the records of the Office of the Surveyor in Subdivision Book 107 on page 187, recorded December 13, 1937; Book 114 on page 30, recorded April 3, 1940; and Book 141 on page 40, recorded May 18, 1961. Title to the closed street could not be determined to be held by the District of Columbia or the United States. The most probable estimate of value as January 1, 2021, which represents tax year 2022, for the portion of Moreland Street, N.W. to be closed, in Squares 2307, 2308 and 2314 is \$1,610,810.00 (28.821 S.F. x \$55.89 estimated square foot).

The applicant for this application is John Hurvitz of the Moreland Street Closure Project. The Office of the Surveyor notified the relevant Executive Branch agencies and utility companies of this application on July 27, 2021. Neither the Executive Branch agencies nor the utility companies objected to this application.

Pursuant to D.C. Official Code § 9-202-02(3), the Office of the Surveyor notified the NCPC of the application on July 27, 2021. In a letter dated August 12, 2021, NCPC staff determined that the proposed project falls under an exception listed in Chapter 8 (Exceptions and Project Changes) for NCPC's submission guidelines. Specifically, the project meets the requirements of Exception 8, which includes street and alley closings located outside of the boundary of the L'Enfant City under the following conditions: 1) the street or alley is not adjacent to federal property; 2) the street or alley does not provide access to a federal property or affect other federal interests. The project was made available for public review on the NCPC website, and no comments were received.

Finally, and in accordance with D.C. Official Code § 9-202-02(5), the Office of the Surveyor notified ANC 3/4G of the application on July 27, 2021. In a letter dated November 1, 2021, ANC 3/4G expressed support for this application.

PR 24-995, "Closing of a Portion of a Public Alley in Square 4053, S.O. 22-00410, Approval Resolution of 2022"

PR 24-995, "Closing of a Portion of a Public Alley in Square 4053, S.O. 22-00410, Approval Resolution of 2022" was introduced by Chairman Mendelson at the request of the Mayor. The purpose of this resolution is to approve the closure of a portion of a public alley in Square 4053 in Northeast Washington, D.C. in Ward 5.

The portion of the public alley was created by a subdivision shown in the records of the Office of the Surveyor in Subdivision Book County 11, on page 96, recorded August 13, 1897. Title to the closed alley could not be determined to be held by the District of Columbia or the United States. The most probable estimate of value as of January 1, 2021, which represents tax year 2022, for the public alley closed in Squares 4053 is \$72,510 (322 S.F. x \$255.18634 estimated square foot).

The applicant for this closing is Catherine Stewart Wills. The Office of the Surveyor notified the relevant Executive Branch agencies and utility companies of this application on December 1, 2021. They had no objections to the application.

Pursuant to D.C. Official Code § 9-202.02(3), the Office of the Surveyor notified NCPC of the application on December 1, 2021. In a letter dated December 12, 2021, NCPC staff determined that the proposed project falls under an exception listed in Chapter 8 (Exceptions and Project Changes) for NCPC's submission guidelines. In particular, the project meets the requirements of Exception 8, which includes street and alley closing located outside of the boundary of the L'Enfant City under the following conditions: 1) the street or alley is not adjacent to federal property; 2) the street or alley does not provide access to a federal property or affect other federal interests. The project was made available for public review on the NCPC website, and no comments were received.

Pursuant to D.C. Official Code § 9-202.02(5), the Office of Surveyor also notified ANC 5D of the application on December 1, 2021. In a letter dated January 13, 2022, ANC 5D expressed support for this application.

Bill 24-1022, "Reed Street Realignment, S.O. 22-01115, Act of 2022"

Bill 24-1022, “Reed Street Realignment, S.O. 22-01115, Act of 2022” was introduced by Councilmember McDuffie. The purpose of the bill is to close a portion of an existing public alley system in Squares 3841 and 3846, to order the closing of a 10-foot wide portion along the south side of Franklin Street, N.E., between Reed Street, N.E., and 10th Street, N.E., and to accept the dedication of property in Squares 3841 and 3846 along the west and east sides of Reed Street, N.E., between Channing Place, N.E., and Franklin Street, N.E., for public street purposes.

The portions of public alley in Square 3841 were created by subdivisions shown in the records of the Office of the Surveyor in Subdivision Book 76, on page 25, recorded November 14, 1924; Book 123, on page 62, recorded February 21, 1947; Book 126 on page 100 (abuts Square 3846), recorded June 15, 1948; and Book 130 on page 190, recorded June 5, 1950. Title to the closed street and alleys could not be determined to be held by the District of Columbia or the United States.

The most probable estimate of value as of January 1, 2022, which represents tax year 2023 for the land dedication of Squares 3846 and 3841 and the closings of portions of Franklin Street, N.E. and Reed Street, N.E. and Square 3841 Alley is \$1,990,870. The estimate is explained as follows.

- \$1,024,070 (17,632 S.F. X \$58.08 estimated square foot) for the portion to be closed.

Street closing \$669,140 (11,521 S.F. X \$58.08) Alley closings \$354,930 (6,111 S.F. X \$58.08)

- \$ 966,800 (16,646 S.F. X \$58.08 estimated square foot) for the portion to be dedicated.

The estimate is rounded and based on the prevailing adjusted rate of adjacent Lots 38, 825, 829, 832 and 833 of Squares 3841 and Lots 82, 846, 856 and 859 of Square 3846.

The applicant is Hanover R.S. Limited Partnership who is represented by Holland and Knight. The Office of the Surveyor notified the relevant Executive Branch agencies and the utility companies of this application on March 15, 2022. In a letter dated March 28, 2022, DC Water objected to this application indicating that they have facilities located within the proposed street/alley closing area. In a letter dated March 28, 2022, the District of Columbia Fire and Emergency Medical Services Department (FEMS) indicated that they have no objection to the realignment of Reed Street, however, the clearance of 20 feet must be maintained. FEMS does not, however, support the closing of the public alley as the closing of the alley would prohibit vital access of their emergency apparatuses. To date, we have not received comments from the District Department of Transportation (DDOT). Any comments will be forwarded upon receipt. The remaining Executive Branch agencies and utility companies have no objection.

Pursuant to D.C. Official Code § 9-202-02(3), the Office of the Surveyor notified the NCPC of the application on March 25, 2022. In a letter dated April 27, 2022, NCPC staff determined that the proposed project falls under an exception listed in Chapter 8 (Exceptions and Project Changes) for NCPC's submission guidelines. In particular, the project meets the requirements of Exception 8, which includes street and alley closings located outside of the boundary of the L'Enfant City under the following conditions: 1) the street or alley is not adjacent to federal property; 2) the street or alley does not provide access to a federal property or affect other federal interests. The project was made available for public review on the NCPC website, and no comments were received.

Lastly, pursuant to D.C. Official Code § 9-202-02(5), the Office of the Surveyor notified ANC 5B of the application on March 25, 2022. In a letter dated May 26, 2022, ANC 5B expressed support for this application.

Bill 24-1026, “Closing of a Portion of Half Street, S.W., Adjacent to Square 660, S.O. 19-4660, Act of 2022”

Bill 24-1026, “Closing of a Portion of Half Street, S.W., Adjacent to Square 660, S.O. 19-4660, Act of 2022” was introduced by Councilmember Allen. The purpose of this bill is to order the closing of a portion of Half Street, S.W., adjacent to Lot 12 in Square 660 in Ward 6.

The portion of Half Street, S.W. was dedicated by a subdivision shown in the records of the D.C. Surveyor in Subdivision Book 100 on page 78, recorded February 4, 1935. Title to the portion of Half Street, S.W. could not be determined to be held by the District of Columbia or the United States.

The most probable estimate of value as of January 1, 2021, which represents tax year 2022, for the public street closed in Square 660 is \$263,540 (889 S.F. x \$296.45 estimated square feet rate). The estimate is round and based on neighboring lot 12 in Square 660.

The applicant for this application is Stewart Investment Company who is represented by Goulston & Storrs. The Office of the Surveyor notified the relevant Executive Branch agencies and utility companies for this application were sent on April 3, 2019 and again on December 1, 2021, to request updated comments. In a letter dated February 8, 2022, DDOT had no objections to the right-of-way closure and elimination from the DC Highway Plan with the following conditions:

- The closure plat will not be recorded until the Office of the Surveyor has been notified in writing by the DDOT Director that construction vehicles have permanently vacated the staging area;

- The applicant will be responsible for all costs to remove or relocate the Pepco utility vault from the portion of right-of-way to be closed; and
- The elimination from the DC Highway Plan will apply to the 889 square foot segment to be closed and not the entirety of Half Street, S.W. or any other adjacent street.

The remaining Executive Branch agencies and utility companies did not object to the application.

Pursuant to D.C. Official Code § 9-202.02(3), the Office of the Surveyor notified NCPC of the application on December 1, 2021. In a letter dated December 13, 2021, NCPC found that the proposed closing of a portion of a right-of-way in Square 660, located in Southwest Washington, D.C., would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital nor would it adversely affect any other federal interests.

Lastly, and in accordance with D.C. Official Code § 9-202-02(5), the Office of the Surveyor notified ANC 6D of the application on December 1, 2021. In a letter dated July 18, 2022, ANC 6D expressed support for this application.

Conclusion

This concludes my testimony. I appreciate the opportunity to appear before you today and welcome any questions you may have regarding this matter. Thank you.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
District Department of Transportation



Public Hearing on

Bill 24-578, the “Dedication of a Portion of W Street, SE, S.O. 16-24322 Act of 2021”

PR 24-733, the “Removal of a Portion of 26th Street, N.E., from the Plan of the Permanent System of Highways of the District of Columbia Approval Resolution of 2022”

PR 24-994, the “Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022”

PR 24-995, the “Closing of a Portion of a Public Alley in Square 4053, S.O. 22-00410, Approval Resolution of 2022”

Bill 24-1022, the “Reed Street Realignment Act of 2022”

Bill 24-1026, the “Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2022”

Bill 24-1102, the “Howard East Towers Alley Closing and Street Dedication Act of 2022”

Bill 24-1103, the “Union Court Alley Closing and Public Safety Improvement Act of 2022”

Bill 24-892, the “Bishop Groover Way Designation Act of 2022”

Bill 24-1025, the “Allen Y. Lew Place Designation Act of 2022”

Bill 24-1032, the “Benjamin Secundy, Sr. Way Designation Act of 2022”

Bill 24-1057, the “Woodson Way Designation Act of 2022”

Bill 24-1058, the “Davon T. McNeal, III Way Designation Act of 2022”

Bill 24-1061, the “Wooten Court Designation Act of 2022”

Bill 24-1062, the “Cassandra S. Pinkney Way Designation Act of 2022”

Bill 24-1087, the “Makiyah Wilson Way Designation Act of 2022”

Bill 24-1090, the “William Dorsey Swann Way Designation Act of 2022”



Bill 24-1093, the “Sam ‘The Man’ Burns Way Designation Act of 2022”
B24-1101, the “Xi Omega Way Designation Act of 2022”

Testimony of
Anna Chamberlin
Associate Director
Planning and Sustainability Division
District Department of Transportation

Before the
Committee of the Whole
Council of the District of Columbia

Monday, December 12, 2022
11:00 a.m.

Live via Zoom Video Conference Broadcast
John A. Wilson Building
1350 Pennsylvania Avenue, NW
Washington, D.C. 20004

Good morning, Chairman Mendelson, members of the Council, staff, and District residents. My name is Anna Chamberlin, Associate Director of the Planning and Sustainability Division at the District Department of Transportation, commonly referred to as DDOT. I am here today to present testimony on behalf of Mayor Muriel Bowser and DDOT Director Everett Lott regarding the following sixteen bills and three proposed resolutions:

- Bill 24-578, the “Dedication of a Portion of W Street, SE, S.O. 16-24322 Act of 2021”;
- Proposed Resolution 24-733, the “Removal of a Portion of 26th Street, N.E., from the Plan of the Permanent System of Highways of the District of Columbia Approval Resolution of 2022”;
- Proposed Resolution 24-994, the “Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022”;
- Proposed Resolution 24-995, the “Closing of a Portion of a Public Alley in Square 4053, S.O. 22-00410, Approval Resolution of 2022”;
- Bill 24-1022, the “Reed Street Realignment Act of 2022”;
- Bill 24-1026, the “Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2022”;

- Bill 24-1102, the “Howard East Towers Alley Closing and Street Dedication Act of 2022”;
- Bill 24-1103, the “Union Court Alley Closing and Public Safety Improvement Act of 2022”;
- Bill 24-892, the “Bishop Groover Way Designation Act of 2022”;
- Bill 24-1025, the “Allen Y. Lew Place Designation Act of 2022”;
- Bill 24-1032, the “Benjamin Secundy, Sr. Way Designation Act of 2022”;
- Bill 24-1057, the “Woodson Way Designation Act of 2022”;
- Bill 24-1058, the “Davon T. McNeal, III Way Designation Act of 2022”;
- Bill 24-1061, the “Wooten Court Designation Act of 2022”;
- Bill 24-1062, the “Cassandra S. Pinkney Way Designation Act of 2022”;
- Bill 24-1087, the “Makiyah Wilson Way Designation Act of 2022”;
- Bill 24-1090, the “William Dorsey Swann Way Designation Act of 2022”;
- Bill 24-1093, the “Sam ‘The Man’ Burns Way Designation Act of 2022; and
- Bill 24-1101, the “Xi Omega Way Designation Act of 2022”.

The stated purpose of **Bill 24-578**, the “Dedication of a Portion of W Street, S.E., S.O. 16-24322 Act of 2021,” is to order the widening of a portion of W Street, S.E., between Railroad Avenue, S.E. to the northwest and Shannon Place, S.E. to the southeast, and to provide for the establishment of a non-exclusive easement to the District of Columbia for the surface rights to that portion of private

property located adjacent to W Street, S.E. in Square 5784. DDOT filed a report with the Office of the Surveyor on December 27, 2018, related to S.O. No. 16-24322. DDOT has no objection to the public access easement identified in the proposed easement area under the condition that the Office of Surveyor update the official plat to remove the term “surface” from both the title and block of text in the upper left corner. The easement should be non-restrictive rather than a surface easement.

The stated purpose of **Proposed Resolution 24-733**, the “Removal of a Portion of 26th Street, N.E., from the Plan of the Permanent System of Highways of the District of Columbia Approval Resolution of 2022,” is to approve the removal of a 45-foot wide portion of 26th Street, N.E., along the east lot line of Lot 812 in Square 4408 and Lot 805 in Square 4396 from the Plan of the Permanent System of Highways of the District of Columbia. DDOT filed a report with the Office of the Surveyor on April 19, 2021, related to S.O. No. 21-02601. DDOT has no objection to the elimination of the segment of Rand Place, N.E. from the DC Highway Plan as identified. This segment does not have a future transportation need.

The stated purpose of **Proposed Resolution 24-994**, the “Closing of a Portion of Moreland Street, N.W., and the Removal of the Associated Building Restriction Line, S.O. 21-05063, Approval Resolution of 2022,” is to approve the

closing of a portion of Moreland Street, N.W., and the removal of the associated building restriction line, as shown on the Surveyor’s plat in S.O, 21-05063, and to vest title in the closed portion of Moreland Street, N.W., in the adjacent landowners. DDOT filed a report with the Office of the Surveyor on October 7, 2021, related to S.O. No. 21-05063. DDOT has no objection to the proposed closure of unbuilt Moreland Street, N.W. and removal of the Building Restriction Line (BRL) on Square 2307, Lot 31. DDOT requests that the BRL removal only occurs in conjunction with right-of-way closure. If the closure is not approved by Council, the BRL should remain in effect to allow for future sidewalks.

The stated purpose of **Proposed Resolution 24-995**, the “Closing of a Portion of a Public Alley in Square 4053, S.O. 22-00410, Approval Resolution of 2022,” is to approve the closure of a portion of a public alley in Square 4053 in Northeast Washington, D.C., in Ward 5, as shown on the Surveyor’s plat filed under S.O. 22-00410. DDOT filed a report with the Office of the Surveyor on January 7, 2022, related to S.O. No. 22-00410. DDOT has no objection to the proposed closure of the 10-foot strip of alleyway behind Lots 16 and 17 in Square 4053, as proposed. The proposed closure will have no impact on the overall transportation network or remaining alley network.

The stated purpose of **Bill 24-1022**, the “Reed Street Realignment Act of 2022” is to order the closing of portions of an existing public alley system in

Squares 3841 and 3846; to order the closing of a 10-foot wide portion along the south side of Franklin Street, N.E., between Reed Street, N.E. and 10th Street, N.E., and to accept the dedication of property in Squares 3841 and 3846 along the west and east sides of Reed Street, N.E., between Channing Place, N.E. and Franklin Street, N.E., for public street purposes. DDOT filed a report with the Office of the Surveyor on December 1, 2022, related to S.O. No. 22-01115. The agency has no objection as long as the following conditions are satisfied:

- The Applicant must enter into a Horizontal Public Use Agreement (HPUA) with DDOT and record it with the Recorder of Deeds to provide:
 - the forgoing conditions have been satisfied; and
 - that the public space improvements in the public right-of-way and subject to a Transportation Online Permitting System (TOPS) permit have been constructed to DDOT standards and specifications; and
 - that all statutory warranties have been provided; and
 - DDOT has agreed to accept the public space improvements.
- The Applicant must reach an agreement with the Urban Forestry Division's (UFD) Ward Arborist regarding the disposition of the large tree at the western fence line of 900 Evarts Street, N.E. and, specifically, whether the tree should be removed;

- Prior to issuance of the building permit for the first building within the Planned Unit Development (PUD), the Applicant shall prepare and submit a traffic signal warrant analysis for the intersection of Franklin Street and Reed Street, N.E. to DDOT’s Transportation Engineering and Safety Division (TESD) for review and approval;
 - If approved by TESSD, the Applicant shall complete an Memorandum of Agreement with DDOT and then design, fund, and install the traffic signal prior to issuance of the first Certificate of Occupancy for the first building within the PUD; and
- The Applicant must compensate DDOT in the amount of \$3,387.20 for the streetlights in the existing alley network.

The stated purpose of **Bill 24-1026**, the “Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2022,” is to order the closing of a portion of Half Street, S.W., adjacent to Lot 12 in Square 660, in 19 Ward 6. DDOT filed a report with the Office of the Surveyor on February 8, 2022, related to S.O. No. 19-46610. DDOT has determined that there will no longer be a transportation need for the 889 SF of Half Street, S.W. right-of-way once DDOT construction vehicles have vacated the staging area. As such, DDOT has no objection to the right-of-way closure and elimination from the DC Highway Plan with the following conditions:

- The closure plat will not be recorded until the Office of Surveyor has been notified in writing by the DDOT Director that construction vehicles have permanently vacated the staging area;
- The Applicant will be responsible for all costs to remove or relocate the Pepco utility vault from the portion of right-of-way to be closed; and
- The elimination from the DC Highway Plan will apply only to the 889 square foot segment to be closed, not the entirety of Half Street, S.W. or any other adjacent street.

The stated purpose of **Bill 24-1102**, the “Howard East Towers Alley Closing and Street Dedication Act of 2022,” is to order the closing of a portion of an alley in Square 2873 abutting Lots 1106 and 1112 in Ward 1, to establish a 25-foot wide building restriction line on the closed alley area, and to dedicate a portion of Lot 1112 for public street purposes. DDOT filed an initial report with the Office of the Surveyor on September 22, 2022, related to S.O. No. 22-03181. While DDOT objected to the dedication and alley closure as then-proposed, DDOT filed a supplemental report on December 1, 2022, indicating that it was supportive of the now-proposed closures and dedication under the condition that:

- The Applicant coordinates with the Urban Forestry Division’s (UFD) Ward Arborist and submit a Special Tree Permit (STP) for the removal of the Bradford Pear tree;

- The Applicant establishes a Building Restriction Line (BRL) on the portion of the alley fronting W Street, N.W.;
- Prior to the closure of the alley, the Applicant records in the Recorder of Deeds a public access easement approved by DDOT for the portion of the Property to be used as Bryant Street, N.W. and constructs the transportation improvements within the public access easement, including a 7-foot sidewalk, a 4-foot tree box, and two-way travel lanes consistent with DDOT standards and specifications; and
- Prior to the closure of the alley, the Applicant must record in the Recorder of Deeds an easement for the 8th and 9th Street, N.W. sidewalks in a form approved by DDOT. The easement shall encumber the portion of the Property to be improved by an 8-foot sidewalk and a 5-foot treebox subject to public space permitting. The Applicant shall be responsible for maintenance of the sidewalk and tree boxes until DDOT has accepted them.

The stated purpose of **Bill 24-1103**, the “Union Court Alley Closing and Public Safety Improvement Act of 2022,” is to order the closing of a portion of an alley in Square 358 abutting Lots 53, 54, 55, 56, 60, 61, and 803 in Ward 1.

DDOT has not yet been asked to evaluate the impacts and identify DDOT assets, as there is not an associated Surveyor's Order that has been referred to DDOT. As such, DDOT objects to the closure until this evaluation can take place and the

Surveyor's Order can be filed and referred to DDOT. The agency would also like to note that since no Surveyor's Order has been filed, utility companies have also not had the opportunity to review the proposed closure.

I will now discuss the bills related to official and symbolic street and alley namings. The stated purpose of **Bill 24-892** is to *symbolically* designate the 700 Block of Quebec Place, N.W., in Ward 1, as *Bishop Clarence Groover, Sr. Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the 700 Block of Quebec Place, N.W. In fiscal terms, the cost of each installed sign for this designation is approximately \$190 (\$65 for sign fabrication and \$125 for sign installation). Sufficient signage requires two total signs, totaling \$380.

The stated purpose of **Bill 24-1025** is to *officially* designate the 700 and 800 blocks of Mount Vernon Place, N.W., as *Allen Y. Lew Place*. For visualization purposes, I have attached to this testimony a copy of the plat of the designated blocks. Sufficient signage requires four total signs, totaling \$760.

The stated purpose of **Bill 24-1032** is to *symbolically* designate the 1500 block of Channing Street, N.E., in Ward 5, as *Benjamin Secundy, Sr. Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the 1500 block of Channing Street, N.E. Sufficient signage requires two total signs, totaling \$380.

The stated purpose of **Bill 24-1057** is to *symbolically* designate the 500 block of 55th Street, N.E., as *Woodson Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the 500 block of 55th Street, N.E. Sufficient signage requires two total signs, totaling \$380.

The stated purpose of **Bill 24-1058** is to *symbolically* designate the street known as 1400 Cedar Street, S.E., in Ward 8, as *Davon T. McNeal, III Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting 1400 Cedar Street, S.E. Sufficient signage requires one sign as there is only one entrance to the street, totaling \$190.

The stated purpose of **Bill 24-1061** is to *officially* designate the public alley system within Square 3562, bounded by 3rd Street, N.E., W Street, N.E., 4th Street N.E., and V Street, N.E., in Ward 5, as *Wooten Court*. For visualization purposes, I have attached to this testimony a copy of the plat of the designated alley system. Sufficient signage requires five total signs, totaling \$950.

The stated purpose of **Bill 24-1062** is to *symbolically* designate the portion of 10th Place, S.E. in Squares 5933, 5934, 5938, and 5939 between Mississippi Avenue, S.E. and Savannah Street, S.E., as *Cassandra S. Pinkney Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the portion of 10th Place, S.E. described in the bill. Sufficient signage requires four total signs, totaling \$760.

The stated purpose of **Bill 24-1087** is to *symbolically* designate the 300 block of 53rd Street, N.E., as *Makiyah Wilson Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the 300 block of 53rd Street, N.E. Sufficient signage requires four total signs, totaling \$760.

The stated purpose of **Bill 24-1090** is to *symbolically* designate Swann Street, N.W., between 14th Street, N.W., and 19th Street, N.W., in Ward 2, as *William Dorsey Swann Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the street described in the bill. Sufficient signage requires eleven total signs, totaling \$2,090.

The stated purpose of **Bill 24-1093** is to *symbolically* designate 18th Street, N.W., between M Street, N.W., and N Street, N.W., in Ward 2, as *Sam “The Man” Burns Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the street described in the bill. Sufficient signage requires six total signs, totaling \$1,140.

The stated purpose of **Bill 24-1101** is to *symbolically* designate 14th Street, N.W., between Allison Street, N.W. and Arkansas Avenue, N.W., in Ward 4, as *Xi Omega Way*. For visualization purposes, I have attached to this testimony a copy of a DDOT-generated map highlighting the street described in the bill. Sufficient signage requires four total signs, totaling \$760.

DDOT can absorb the costs of these signs within its current budget and does not foresee any operational impact these official and symbolic namings would have on the District's transportation network. Therefore, the Administration has no objection to these street and alley namings, and DDOT stands ready to assist the Council and all other stakeholders with any ceremonial unveiling activities that may materialize as a result of these bills being passed.

This concludes my testimony. Thank you for allowing me the opportunity to testify before you today. I am available to answer any questions that you may have.



Delegated Action of the Executive Director

PROJECT Closing of a Public Street in Square 660 Half Street and Potomac Avenue, SW Washington, DC	NCPC FILE NUMBER 8069
SUBMITTED BY District of Columbia Department of Consumer and Regulatory Affairs Office of the Surveyor	NCPC MAP FILE NUMBER 24.40(44.40)44920
	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 Office of the Surveyor has referred to the Commission for review and comment the closure of a portion of a right-of-way in Square 660, located in southeast Washington, DC. The 890 square-foot portion of right-of-way is near the intersection of Half Street, SW and Potomac Avenue, SW. It is currently undeveloped. The applicant is the owner of the adjacent parcel in the square (Lot 12).

The right-of-way does not appear to be a portion of the original L'Enfant Plan street network, but it was dedicated in 1935 for a railway extension into the Buzzard Point area. The railway no longer exists, and the right-of-way is no longer needed. The adjacent streets will continue to operate as they do today. No federal properties will be impacted by the closure of this portion of the right-of-way. As such, the closing generally would not be inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital* nor would it adversely affect any other federal interests.

The Coordinating Committee reviewed the project at their May 15, 2019 and forwarded the proposed alley closing to the Commission with the statement that the project has been coordinated with the following participating agencies: NCPC; the General Services Administration; the District State Historic Preservation Officer (SHPO); the District Department of Energy and the Environment; and the National Park Service. The District Department of Transportation (DDOT) stated the site will be used for construction staging for South Capitol Street improvement over the next two years, and compensation for disposition of the land will need to be discussed. As such, they will need to work with the applicant. The SHPO noted that the closure involves a portion of Half Street SW that is not a L'Enfant Street. Closing this portion of land will help to restore the original L'Enfant Street Plan in this area.

ANC 6D

Advisory Neighborhood Commission 6D
Navy Yard | Capitol Riverfront | Buzzard Point | Southwest



July 18, 2022

1101 Fourth Street, SW
Suite W 130
Washington, DC 20024
202.554.1795
Email: 6d@anc.dc.gov
Website: www.anc6d.org

Joseph Snider, Surveyor of the District of Columbia
D.C. Department of Consumer and Regulatory Affairs
Office of the Surveyor
1100 4th Street, SW
Washington, DC 20024

OFFICERS

Chairman
Edward Daniels
Vice Chair
Fredrica Kramer
Secretary
Jared Weiss
Treasurer
Ronald Collins

Transmitted via email: diana.dorsey@dc.gov

RE: S.O. 19-46610, Partial Street Closing at Square 660

Dear Mr. Snider,

COMMISSIONERS

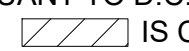
SMD 1 *Marjorie Lightman*
SMD 2 *Jared Weiss*
SMD 3 *Ronald Collins*
SMD 4 *Andy Litsky*
SMD 5 *Fredrica Kramer*
SMD 6 *Rhonda Hamilton*
SMD 7 *Edward Daniels*

At a regularly scheduled and properly noticed public meeting on July 18, 2022, with a quorum being present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D **voted 7-0-0 for the motion to support S.O. 19-46610, an application for partial street closing at Square 660.**

The applicant for the proposed partial street closing is Steuart Investment Company (the "Applicant"), the owner Lot 12 in Square 660, the property immediately abutting the area of street proposed to be closed.

The proposal seeks to close a narrow sliver of Half Street, SW, measuring approximately 890 square feet, located at the southeast corner of the intersection of Half Street, SW and Potomac Avenue, SW. The area of street proposed to be closed was made part of the District's street network in 1935 in order to accommodate railroad infrastructure. As depicted in a plat included in the subject application, the area of Half Street, SW proposed to be closed was made part of the District's street network in 1935 through dedication by the owners of the abutting property in Square 660 at the time, until such time as it was no longer necessary for railroad purposes.

It is ANC's understanding that the District did not acquire title to the area of Half Street, SW proposed to be closed at the time of the 1935 dedication, nor does the District currently hold title to the area.

PURSUANT TO D.C. LAW _____, THE STREET SHOWN
THUS:  IS CLOSED, AND TITLE VESTS AS SHOWN UPON RECORDATION OF THIS PLAT.

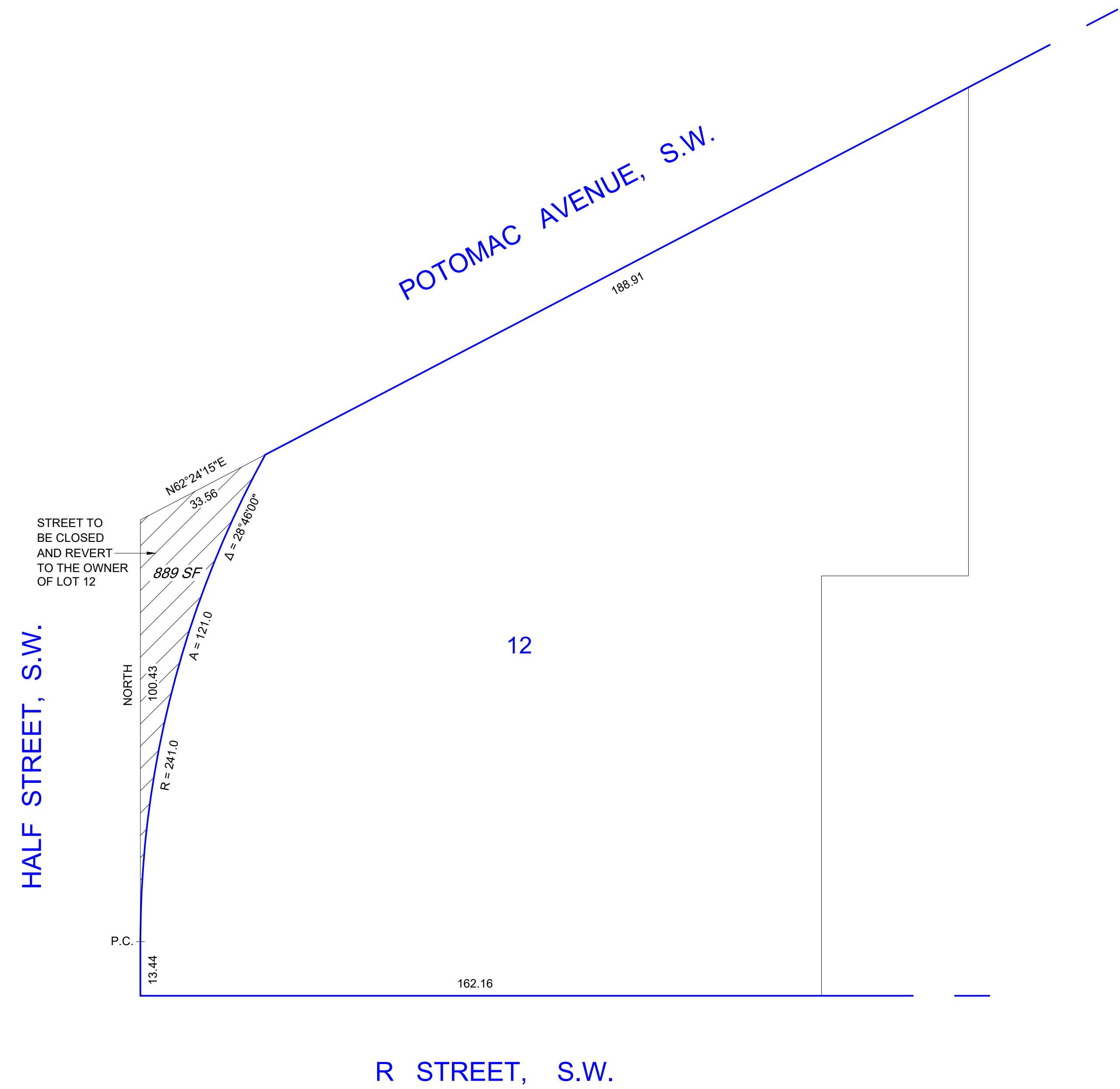
PUBLIC STREET CLOSED SQUARE 660


OFFICE OF THE SURVEYOR, D.C.

_____, 2019

I CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED.

SURVEYOR, D.C.



SURVEYOR'S OFFICE, D.C.	
Made for:	HOLLAND & KNIGHT
Drawn by:	L.E.S. Checked by: 
Record and computations by:	B. MYERS
Recorded at:	_____
Recorded in Book _____ Page _____	SR-19-03098
Scale: 1 inch = 20 feet	File No. 19-46610
2019/ST CLOSING/SR-19-03098-SQ.660	

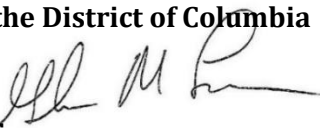
Government of the District of Columbia
Office of the Chief Financial Officer



Glen Lee
Chief Financial Officer

MEMORANDUM

TO: The Honorable Phil Mendelson
Chairman, Council of the District of Columbia

FROM: Glen Lee
Chief Financial Officer 

DATE: February 3, 2023

SUBJECT: Fiscal Impact Statement – Closing of a Portion of Half Street, S.W.,
Adjacent to Square 660 Act of 2023

REFERENCE: Bill 25-20, Draft Committee Print as provided to the Office of Revenue
Analysis on January 24, 2023

Conclusion

Funds are sufficient in the fiscal year 2023 through fiscal year 2026 budget and financial plan to implement the bill.

Background

The bill formally closes and removes from the DC Highway Plan an 889 square foot section of Half Street, S.W.¹ right-of-way that is no longer necessary for transportation purposes. The section, which was officially dedicated in 1935 for the purpose of accommodating a planned railway system in the neighborhood, was most recently used as a construction staging area for the contractors building the new Frederick Douglass Memorial Bridge and related South Capitol Street Corridor projects. The immediately adjacent land² is owned by Steuart Investment Company who is planning a development for the entire lot.

Financial Plan Impact

Funds are sufficient in the fiscal year 2023 through fiscal year 2026 budget and financial plan to implement the bill. The bill formally closes the portion of road and removes it from the DC Highway

¹ The section to be closed is located near the southeast corner of the intersection of Potomac Avenue, S.W. and Half Street, S.W. and is shown on the Surveyor's plat filed under S.O. 19-46610.

² This land is known for tax assessment purposes as Lot 12 in Square 660.

The Honorable Phil Mendelson

FIS: Bill 25-20, "Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of 2023," Draft Committee Print as provided to the Office of Revenue Analysis on January 24, 2023

Plan because it serves no transportation purpose for the District and its closure would support development of an adjacent privately-owned property. There are no objections from executive agencies or utilities to the closure.

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9 A BILL
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14 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA
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19 To order the closing of a portion of Half Street, S.W., adjacent to Lot 12 in Square 660, in Ward
20 6.
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22 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this
23 act may be cited as the “Closing of a Portion of Half Street, S.W., Adjacent to Square 660 Act of
24 2023”.

25 Sec. 2. (a) Pursuant to section 404 of the District of Columbia Home Rule Act, approved
26 December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-204.04), and consistent with the Street
27 and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law
28 4-201; D.C. Official Code § 9-202.01 *et seq.*), the Council finds that the portion of Half Street,
29 S.W., shown on the Surveyor’s plat filed under S.O. 19-46610, is unnecessary for street purposes
30 and orders it closed, with title to the land to vest as shown on the Surveyor’s plat.

31 (b) The street closing ordered in subsection (a) of this section is contingent upon the
32 satisfaction of all the conditions set forth in the official S.O. File 19-46610.

33 Sec. 3. Fiscal impact statement.

34 The Council adopts the fiscal impact statement in the committee report as the fiscal
35 impact statement required by section 4a of the General Legislative Procedures Act of 1975,
36 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

37 Sec. 4. Effective date.

38 This act shall take effect following approval by the Mayor (or in the event of veto by the
39 Mayor, action by the Council to override the veto), a 30-day period of congressional review as
40 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
41 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
42 Columbia Register.