



2019 JAN -1 AM 10:24
OFFICE OF THE
SECRETARY

MURIEL BOWSER
MAYOR

JAN 4 2019

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
1350 Pennsylvania Avenue, NW
Suite 504
Washington, D.C. 20004

Dear Chairman Mendelson:

Enclosed for the consideration of the Council of the District of Columbia is legislation entitled “Closing of a Portion of South Dakota Avenue, N.E., Adjacent to Squares 3760 and 3766 Emergency Declaration Resolution of 2019;” “Closing of a Portion of South Dakota Avenue, N.E., Adjacent to Squares 3760 and 3766 Emergency Act of 2019;” “Closing of a Portion of South Dakota Avenue, N.E., Adjacent to Squares 3760 and 3766 Temporary Act of 2019;” and the “Closing of a Portion of South Dakota Avenue, N.E., Adjacent to Squares 3760 and 3766 Act of 2019.”

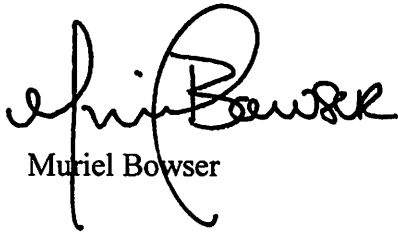
This legislation proposes the closing of a portion of a public street adjacent to Squares 3760 and 3766, bounded by Riggs Road, Chillum Place, and Kennedy Street in Northeast Washington D.C. in Ward 4. The applicant is the Deputy Mayor for Planning and Economic Development. Pursuant to the South Dakota Avenue Riggs Road Excess Property Disposition Approval Resolution of 2016 (R21-0717), the purpose of this road closure is to allow for the disposition of a portion of the property to a developer for imminent development.

Pursuant to D.C. Official Code §9-202-02(5), the application was referred to Advisory Neighborhood Commission (ANC) 4B on August 2, 2018. In a letter dated August 30, 2018, the Single Member District Commissioner for ANC 4B09 indicated her ANC’s support for this application. The application was referred to the National Capital Planning Commission (NCPC) on August 2, 2018. In a letter dated August 27, 2018, NCPC has determined that the application falls under an exception listed in Chapter 8 (Exceptions and Project Changes) of NCPC’s guidelines. Accordingly, it has been determined that this project is exempt from NCPC review. The application was referred to the abutting property owners on August 2, 2018. No comments from the abutting property owners have been received.

On October 1, 2018, the Executive introduced B22-0990 the “Closing of a Portion of South Dakota Avenue, N.E., adjacent to Squares 3760 and 3766 Act of 2018.” The Committee of the Whole held a public hearing on the bill on December 20, 2018 where the Office of the Deputy Mayor for Planning and Economic Development provided testimony.

Enclosed with this legislation is a copy of the plat for recording this road closure along with a copy of the application. I urge prompt consideration of this legislation to allow the associated development project to move forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline that extends across the name.

Muriel Bowser


Chairman Phil Mendelson

at the request of the Mayor

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A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To order the closing of a portion of South Dakota Avenue, N.E., adjacent to Squares 3760 and 3766, in Ward 4.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, that this act may be cited as the “Closing of a Portion of South Dakota Avenue, N.E., Adjacent to Squares 3760 and 3766 Act of 2019”.

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 §9-201.01 *et seq.*) (“the Act”), the Council finds that the portion of South Dakota Avenue, N.E., as shown by the hatch-marks on the Surveyor’s plat filed under S.O. 18-40261 (“Plat”), are unnecessary for street purposes and orders it closed.

(b) Having determined that title to the portion of the street to be closed is held by the District of Columbia (“District Land”), the Council further orders, pursuant to section 208 of the Act (D.C. Official Code § 9-202.08), that:

32 (1) Upon closing, title to a portion of the District Land shall vest with the owner
33 of Lot 11 in Square 3760 as shown on the Plat;

34 (2) Upon closing, title to a portion of the District Land shall vest with the owner
35 of Lot 21 in Square 3760 as shown on the Plat;

36 (3) Upon closing, title to a portion of the District Land shall vest with the owner
37 of Lot 802 in Square 3760 as shown on the Plat;

38 (4) Title to the remaining portion of the District Land on Square 3760 shall vest
39 with the owner of Lot 816 in Square 3760 as shown on the Plat; and

40 (5) Upon closing, title to the District Land on Square 3766 shall remain with the
41 District of Columbia as shown on the Plat.

42 (6) Prior to closing, an easement to Washington Gas for the utility's facilities
43 located in a portion of the street to be closed shall be executed by the District of Columbia and
44 recorded among the land records of the Recorder of Deeds after the recordation of the Plat by the
45 Surveyor and the creation of an assessment and taxation lot for the portion of the District Land
46 on which the easement is located.

47 Sec. 3. The Secretary of the Council shall transmit a copy of this act, upon its effective
48 date, to the Office of the Surveyor of the District of Columbia.

49 Sec. 4. Fiscal impact Statement

50 The Council adopts the fiscal impact statement prepared by the Chief Financial Officer as
51 the fiscal impact statement required by section 4a of the General Legislative Procedures Act of
52 1975, approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

53 Sec. 5. Effective date.

54 This act shall take effect following approval by the Mayor (or in the event of veto by the
55 Mayor, action by the Council to override the veto), a 30-day period of congressional review as
56 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December
57 24, 1973 (87 Stat. 813; D.C. Official Code § 1-206.02(c)(1)), and publication in the District of
58 Columbia Register.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Attorney General



ATTORNEY GENERAL
KARL A. RACINE

Legal Counsel Division

MEMORANDUM

TO: Alana Intrieri
Director
Office of Policy and Legislative Affairs

FROM: Janet M. Robins
Deputy Attorney General
Legal Counsel Division

DATE: December 17, 2018

SUBJECT: Legal Sufficiency Review of Draft Legislation: the "Closing of a Portion of South Dakota Avenue, N.E., Adjacent to Squares 3760 and 3766 Emergency Act of 2019," Accompanying Emergency Declaration Resolution, and Substantively Identical Temporary and Permanent Legislation (AL-18-448-B)

This is to certify that this Office has reviewed the above-referenced proposed legislation and found it to be legally sufficient. If you have any questions in this regard, please do not hesitate to call me at 724-5524.


Janet M. Robins



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of the Mayor
Office of the Deputy Mayor for Planning and Economic Development



VIA ELECTRONIC MAIL

July 26, 2018

Mr. Roland Dreist
Office of the Surveyor
1100 4th St SW
Washington, DC 20024
E: roland.dreist@dc.gov

Re: *Expediting Road Closure Application former slip lanes at South Dakota Avenue NE and Riggs Rd NE*

Dear Mr. Dreist:

We are requesting the Office of the Surveyor expedite the road closure application referenced above and submitted by DDOT. This road closure is required prior to the District closing on the disposition of a portion of this property to a developer for imminent development. If the road closure is not completed expeditiously, then the District's disposition authority expires.

We further request all agencies and utility companies conform to Title 24, Chapter 24-14, Section 24-1401 of the DC Municipal Regulations on Road Closure's Agency Review, subsection 1401.4: "The agencies and persons listed in § 1401.2 shall forward their comments to the Director [of the Office of the Surveyor] within thirty (30) days of receipt of the application. Failure to provide written comments within the thirty-day (30) period shall result in the Director assuming that the non-responding agency or person has no comments and has no objections to the application."

Please contact me at if you have any questions or need any additional information in order to expedite the processing of the application.

Sincerely,

Patrick Pendleton Smith
Project Manager

Brian T. Kenner
Deputy Mayor



Government of the District of Columbia
Department of Transportation



d. Planning and Sustainability Division

July 25, 2018

Reference: Right-of-way closure of former right-turn slip lanes at South Dakota Avenue NE and Riggs Road NE on behalf of the Office of the Deputy Mayor for Planning and Economic Development.

Attn: Roland F. Dreist, Jr., Surveyor
Office of the Surveyor
Department of Consumer and Regulatory Affairs
1100 4th Street SW, 3rd Floor
Washington, DC 20024

Mr. Dreist:

The attached application requests the closure of District Right-of-Way at the intersection of South Dakota Avenue NE and Riggs Road NE. The extent of the requested closure covers land formerly functioning as right turn slip lanes for southeast and northbound traffic. In July 2012, the lanes were removed as part of an intersection realignment project intended to facilitate future land development.

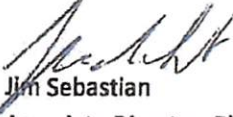
As development plans and agreements have progressed, the Office of the Deputy Mayor for Planning and Economic Development (DMPED) has requested that the District Department of Transportation (DDOT) apply for closure. Because DDOT is supporting DMPED's project, some of the closure's required application components have been or will be furnished by DMPED, as applicable:

- A written statements by abutting property owners in support of the application;
- The initial filing fee of \$2,7500.00;
- Eight (8) sets of site development plans; and
- A public hearing and recordation fee of \$1,287.00.

Enclosed, DDOT has furnished the completed Surveyor's Office application form and an associated sketch. This letter serves as documentation of the intent and purpose of the street closing. DDOT understands that DMPED may provide an additional letter containing more information about the anticipated project's context and requirements.

Please do not hesitate to contact me if you have questions regarding this application.

Sincerely,



Jim Sebastian

Associate Director, Planning and Sustainability Division
District Department of Transportation

Revised: 6/28/13

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATIONS DIVISION
OFFICE OF THE SURVEYOR
1104 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, DC 20024**

Surveyor's Office File No.

18-40261

Date

**APPLICATION TO CLOSE/DEDICATE A STREET OR ALLEY OR ELIMINATION OF
BUILDING RESTRICTION LINE**

Location

Street(s)

Name: South Dakota Avenue NE

Abutting Squares: 3766, 3710, 3748, 3760

Portion to be closed/dedicated:

Former Riggs Road NE southeast-bound slip lane & South Dakota Ave NE north-bound right turn slip lane

AS PER SKETCH ATTACHED

Alley(s)

Name: N/A

Abutting Squares: N/A

Portion to be closed/dedicated.: N/A

AS PER SKETCH ATTACHED

This application is made by:

District Department of Transportation

202.671.2331

Applicant's Name (print)

Telephone Number

55 M Street SE Washington DC 20003

Address

I certify that the above information is true to the best of my knowledge.



Signature of Applicant or Agent

**TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639**

Revised: 6/28/13

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATION DIVISION
OFFICE OF THE SURVEYOR
1100 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, DC 20024**

Retail Tenant Displacement Form

Note: The following information is required relative to provisions of DC Law 6-133 (DC Act 6-171).

Surveyor's Office File No. 18-40261

Regarding an application for the proposed closing/dedication of the following street(s) or alley(s), the undersigned, being the applicant or the agent for the applicant, hereby makes the following representations as complete and true:

1. All properties associated with the proposed closing/dedication are listed as follows:

Square	Lot Number
3766, 3760 (see sketch)	804, 816 (see sketch)

2. The proposed closing/dedication will or will not result in displacement of existing retail tenants because of the demolition, substantial rehabilitation, or discontinuance of an existing building.

Name	Address	Square/Lot
------	---------	------------

07/25/2018

Date

Jim Sebastian

Print or Type Name


Signature

Note: This form must be completed, signed and submitted with the application.

**TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1-800-521-1639**

Revised: 6/28/13

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATION DIVISION
OFFICE OF THE SURVEYOR
1100 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, DC 20024

WRITTEN SUPPORT STATEMENT FOR STREET CLOSING

Surveyor's Office File No. 18-40261

We the undersigned owners, pursuant to §9-202.10 of the D.C. Official Code, do hereby support the application by the District of Columbia for the closing of As shown on attached sketch
Applicant's Name description and limits of street or alley sought to be closed

Fen Chan, and under penalty of law we represent by our signature that we are the owner(s) of the property listed below:

Fen Chan, Managing Member
Fen Chan on behalf of JRC Limited,
LLC
Lot 0011, Square 3760

I certify that the above owners' names agree with our records

By:

Supervisor, Maps & Titles Section
Office of Real Property Taxes
Department of Finance and Revenue

Date

Revised: 6/28/13

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATION DIVISION
OFFICE OF THE SURVEYOR
1100 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, DC 20024

WRITTEN SUPPORT STATEMENT FOR STREET CLOSING

Surveyor's Office File No. 18-40261

We the undersigned owners, pursuant to §9-202.10 of the D.C. Official Code, do hereby support the application by the District of Columbia for the closing of As shown on attached sketch
Applicant's Name description and limits of street or alley sought to be closed

Anacostia Realty, LLC, and under penalty of law we represent by our signature that we are the owner(s) of the property listed below:

Anacostia SPE, Inc.,
its Managing Member
Eyob Mamo
Lot 0021, Square 3760

I certify that the above owners' names agree with our records

By:

Supervisor, Maps & Titles Section
Office of Real Property Taxes
Department of Finance and Revenue

Date

Revised: 6/28/13


**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
PERMIT OPERATION DIVISION
OFFICE OF THE SURVEYOR
1100 4TH STREET, S.W., 3RD FLOOR
WASHINGTON, DC 20024**

WRITTEN SUPPORT STATEMENT FOR STREET CLOSING

Surveyor's Office File No. 18-40261

We the undersigned owners, pursuant to §9-202.10 of the D.C. Official Code, do hereby support the application
by the District of Columbia for the closing of As shown on attached sketch
Applicant's Name description and limits of street or alley sought to be closed

_____, and under penalty of law we represent by our signature that we are
the owner(s) of the property listed below:



John Yoo on behalf of Carlau, LLC
Lot 0802, Square 3760

I certify that the above owners' names agree with our records

By:

Supervisor, Maps & Titles Section
Office of Real Property Taxes
Department of Finance and Revenue

Date

NO SHOWN THIS IS SET ASIDE FOR STREET PURPOSES

OFFICE OF THE SURVEYOR, D.C.
JULY 10, 2016

LAND SET ASIDE FOR STREET PURPOSES PARCEL 125/30

THAT THIS PLAT IS CORRECT AND IS RECORDED.
[Signature]
SURVEYOR, D.C.

DEPARTMENT OF THE DISTRICT OF COLUMBIA
BUREAU OF SURVEYS

TO: *[Handwritten: Dept. of Transportation]*
FROM: *[Handwritten: Bureau of Surveys]*
SUBJECT: *[Handwritten: Parcel 125/30]*

DEPARTMENT OF THE DISTRICT OF COLUMBIA
PROPERTY DEPARTMENT OF TRANSPORTATION

[Handwritten: d. bc]
REMARKS:
This plat was prepared by the Bureau, and will include sufficient data and other information to enable the Department of Transportation to record the same in the District of Columbia Register of Deeds. The Department of Transportation is responsible for the accuracy of the data and other information furnished to the Bureau. The Bureau is not responsible for the accuracy of the data and other information furnished to the Department of Transportation.

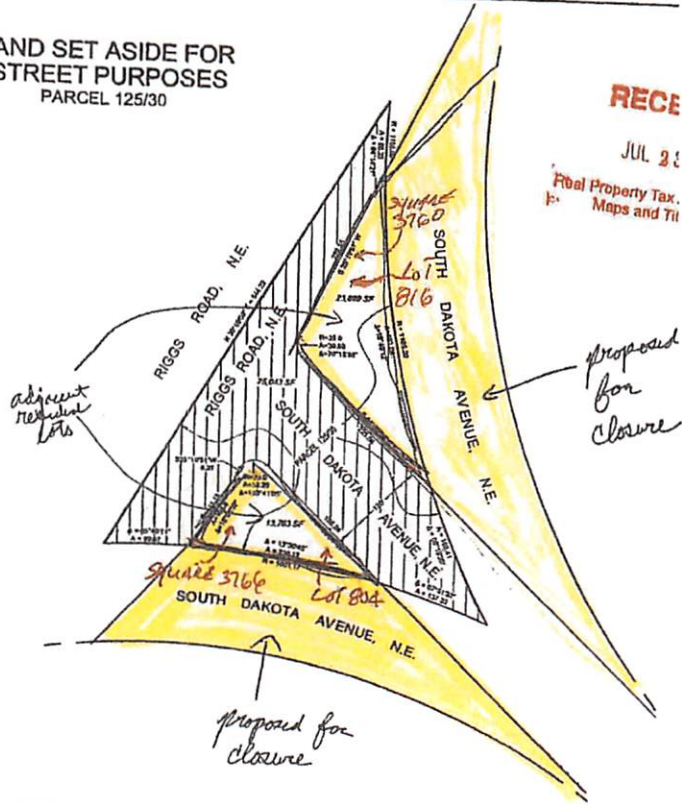
SURVEYOR'S OFFICE, D.C.
CHECKED BY: *[Signature]*
DATE: *[Handwritten: July 10, 2016]*
PAGE: *[Handwritten: 43]*
FILE NO. 16-00512

EDICAT005A: 16-00512 PARCEL-125

RECEIVED

JUL 28

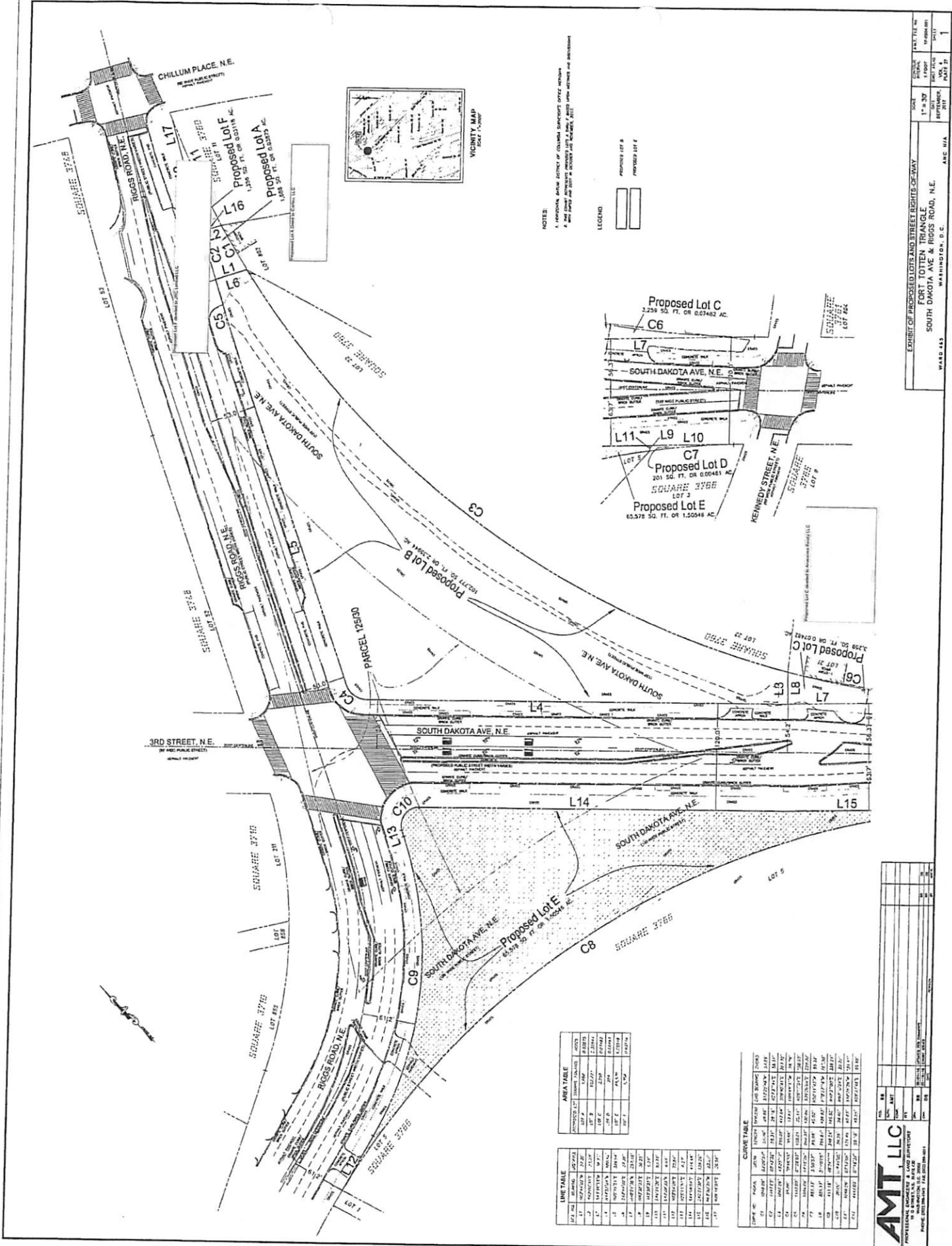
Federal Property Tax, Maps and Title



Sketch Only--to be formalized based on survey.

Closure is highlighted.

Residual Lots are outlined.



VICINITY MAP
Scale 1" = 200'

NOTES:

- 1. PROPOSED PUBLIC STREET OF COURSE, SHOWN ON OFFICE MAPS.
- 2. ALL DIMENSIONS ARE IN FEET, UNLESS OTHERWISE SPECIFIED.
- 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

LEGEND



AREA TABLE

PROPOSED LOT	AREA (SQ. FT.)	AREA (AC.)
Proposed Lot A	1,234	0.028
Proposed Lot B	5,678	0.129
Proposed Lot C	9,012	0.206
Proposed Lot D	3,456	0.079
Proposed Lot E	12,345	0.283

CURVE TABLE

STATION	CHORD BEARING	CHORD LENGTH	ARC BEARING	ARC LENGTH	PI POINT
1+00.00	S 89° 15' 00" W	100.00	101.32° 00' 00"	100.00	1+50.00
1+50.00	S 89° 15' 00" W	100.00	101.32° 00' 00"	100.00	2+00.00
2+00.00	S 89° 15' 00" W	100.00	101.32° 00' 00"	100.00	2+50.00

AMT, LLC
 PROFESSIONAL ENGINEER
 1000 15TH AVE. N.E.
 WASHINGTON, D.C. 20002
 PHONE: 202-555-1234 FAX: 202-555-5678

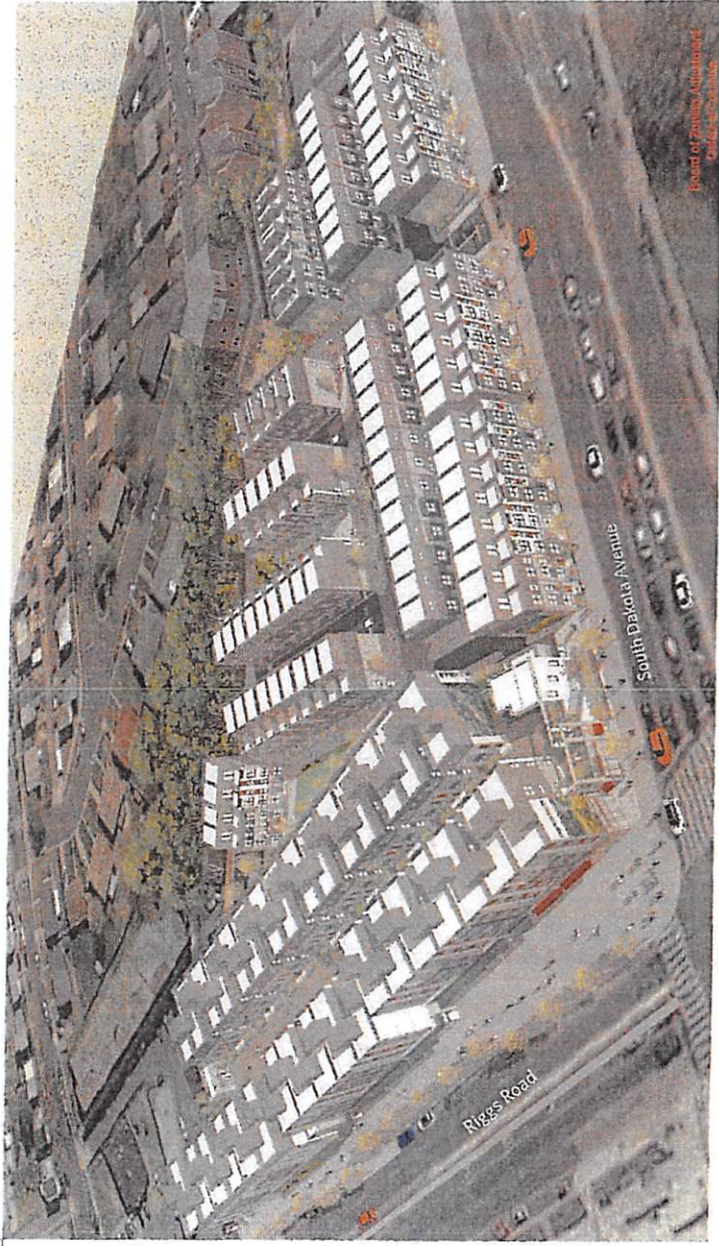
EXHIBIT OF PROPOSED LOTS AND STREET RIGHTS-OF-WAY
 FORT TOTTEN TRIANGLE
 SOUTH DAKOTA AVE. & RIGGS ROAD, N.E.
 WARD 143 WASHINGTON, D.C.

SCALE	1" = 30'
DATE	1/15/2024
PROJECT	AMT, LLC
CLIENT	AMT, LLC
DATE	1/15/2024

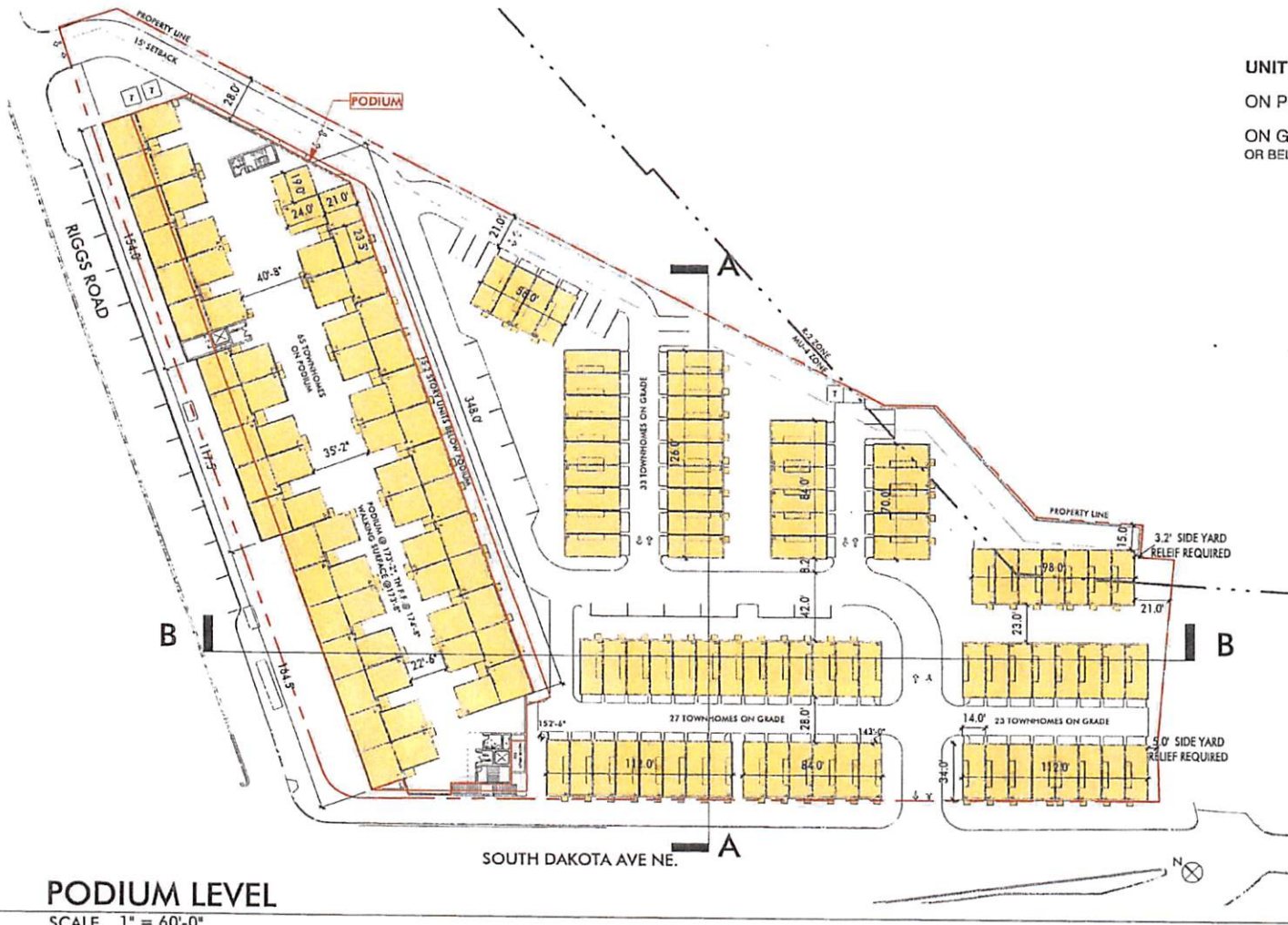
PREPARED BY
MVA PROPERTY CONSULTANTS



FORT TOTTEN SOUTH
5543 SOUTH DAKOTA AVE. N.E.
WASHINGTON, D.C. 20011
MARCH 8, 2018



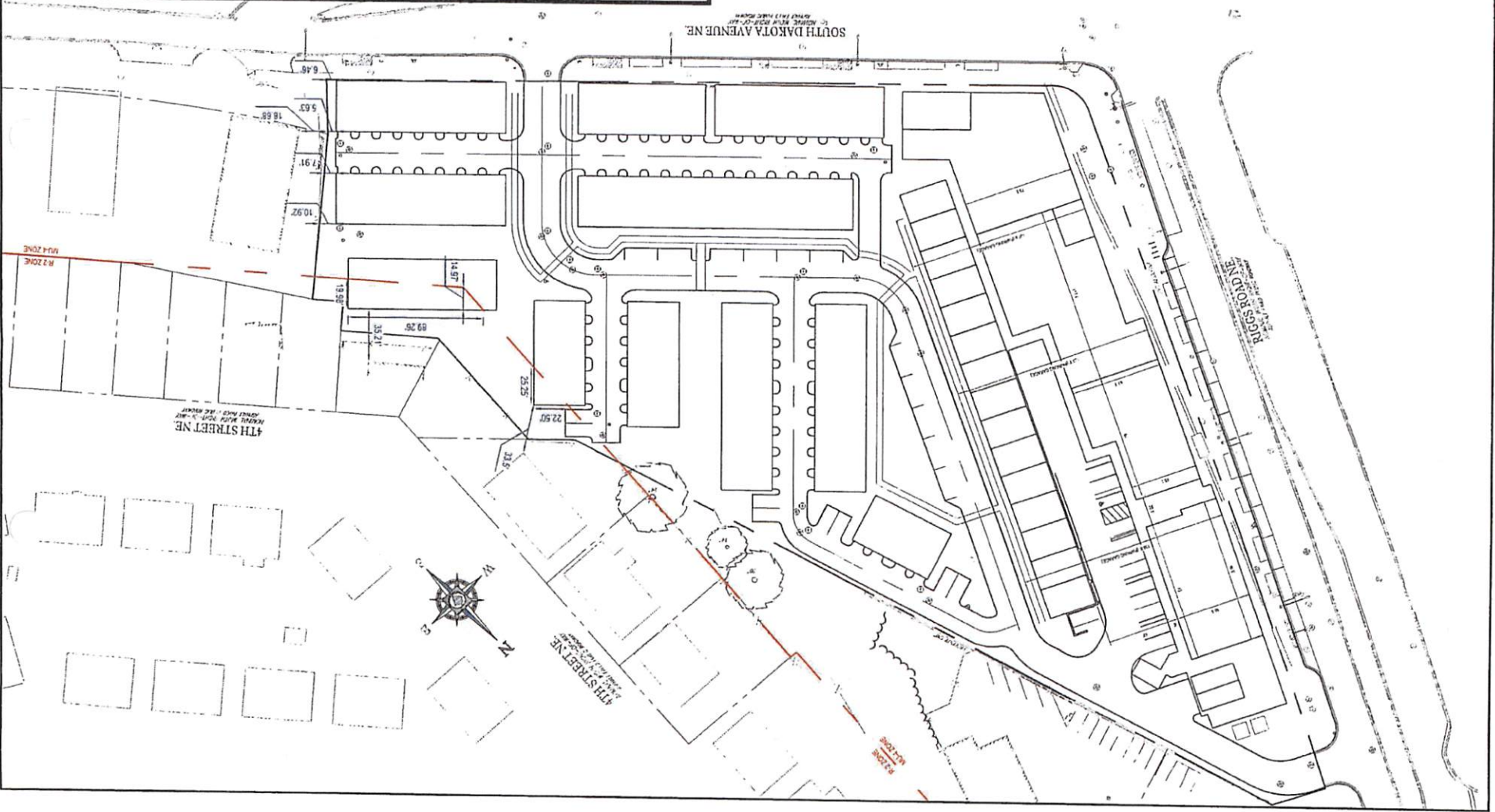
Board of Zoning Adjustment
Case No. 18/45
EXHIBIT NO. 7

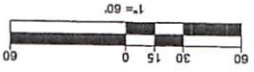


UNIT SUMMARY: 160-185 TOWNHOMES
ON PODIUM: Approximately 65 TOWNHOMES
ON GRADE: Approximately 98 TOWNHOMES
OR BELOW PODIUM

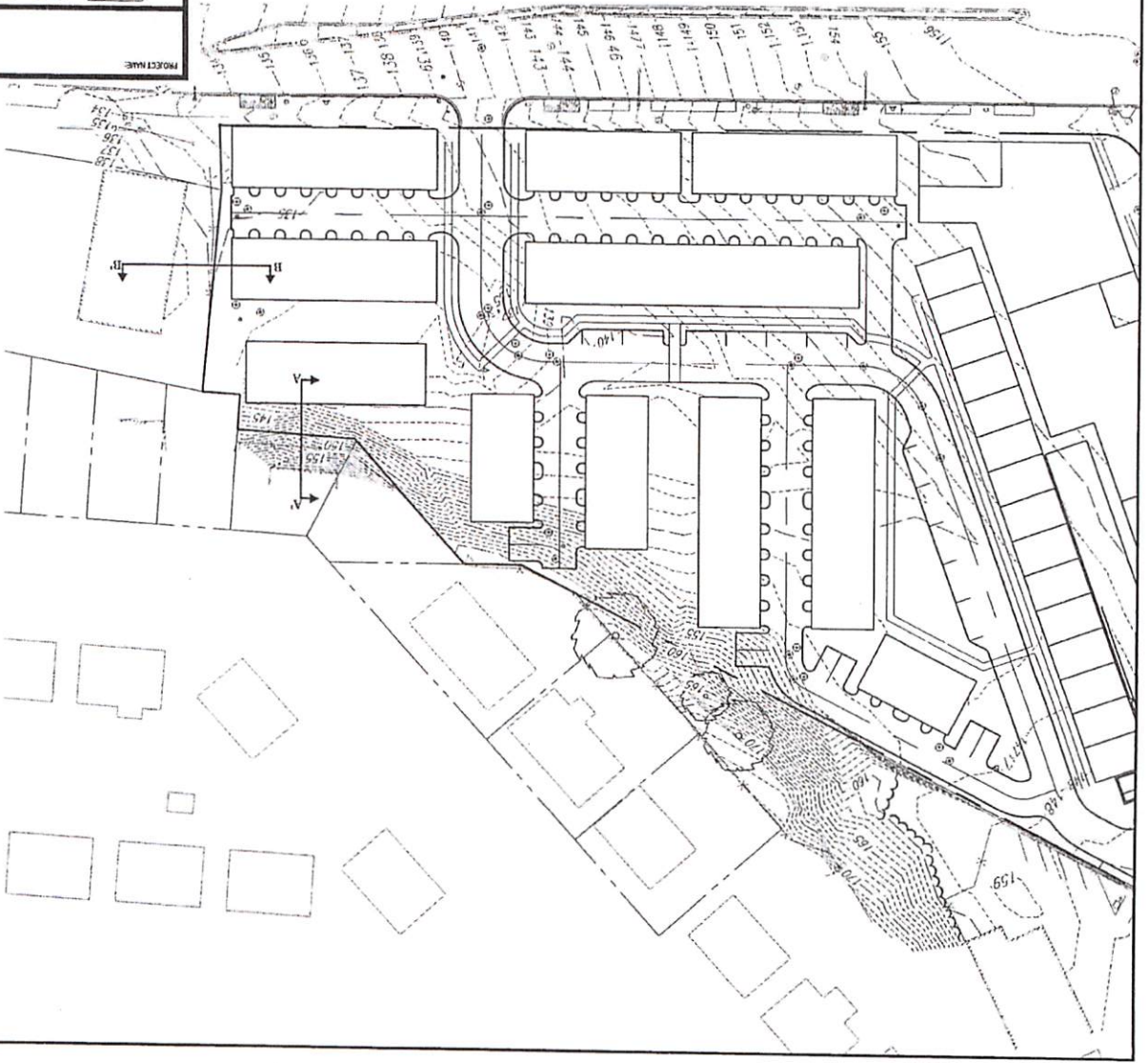
1 **PODIUM LEVEL**
 L1 SCALE 1" = 60'-0"

PROJECT NUMBER: DC152046		DATE: 02/12/18		SCALE: 1"=60'	
EXHIBIT 1: ZONING LINE		SHEET TITLE: FORT TOTTEN WASHINGTON, DC		PROJECT NAME: FORT TOTTEN WASHINGTON, DC	
BOHLER DC		1311 PENNSYLVANIA AVE., NW STE 1250 NORTH WASHINGTON, DC 20004 PHONE: (202) 514-5700			





PLAN VIEW
SCALE: 1"=50'



BOHLER
DC

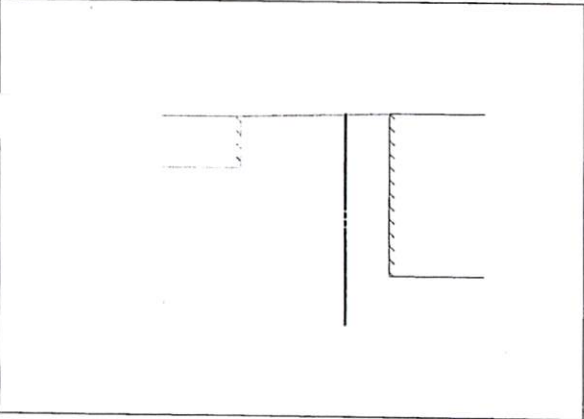


1311 PENNSYLVANIA AVE., NW, STE. 1250 NORTH WASHINGTON, DC 20004
PHONE: (202) 524-5100

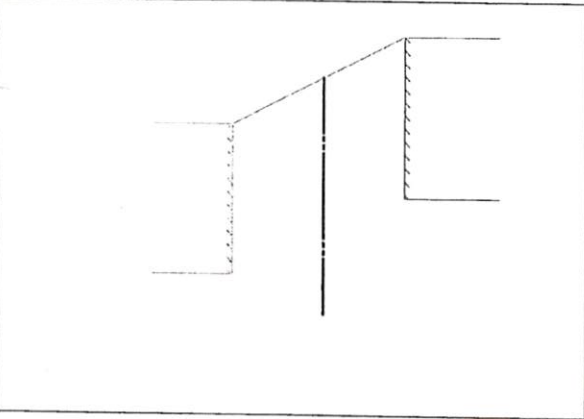
PROJECT NAME:
FORT TOTTEN
WASHINGTON, DC

SHEET TITLE:
EXHIBIT 2: SECTION VIEW
2 OF 2

SECTION B-B
N.T.S.



SECTION A-A
N.T.S.



SCALE: AS SHOWN
DATE: 02/12/16
PROJECT NUMBER: DC152046

EXP: 02/12/16
DC152046

19.18-40261



Advisory Neighborhood Commission 4B

6856 Eastern Avenue, NW - Suite 314

Washington, DC 20012

202-291-6282 (Office)

*Scot Knickerbocker, ANC 4B03, Chair; Natalee Snider, ANC 4B06, Vice Chair;
Tanya Topolewski, ANC 4B02, Secretary; Andre Carley, ANC 4B01, Treasurer;
Brenda Parks, ANC 4B04; Yolanda Hughes, ANC 4B05; Judi Jones, ANC 4B07;
Barbara Rogers, ANC 4B08; Tischa Cockrell, ANC 4B09*

August 30, 2018

Roland Driest
D.C. Surveyor
Deputy Mayor for Planning and Economic Development (DMPED)
John A. Wilson Building
1350 Pennsylvania Avenue, NW, Suite 317
Washington, DC 20004

Mr. Roland Driest:

I, Tischa Cockrell as the Single Member District (SMD) Commissioner for Advisory Neighborhood Commission (ANC) 4B09, have been heavily engaged in reviewing and supporting the redevelopment of the JBG and District owned land at the southeast corner of South Dakota Avenue NE and Riggs Road NE ("Fort Totten South"). ANC 4B09 supports the vision that was approved by the City Council by an LDDA (legislation #PR21-0904) in December 2016. The LDDA would result in a redevelopment of the site to include ground floor retail along Riggs Road NE and townhomes including 29 affordable units. The community association Lamond-Riggs Citizen's Association (LRCA), has supported this vision as well and negotiated a \$325,000 community benefits agreement with the developer.

On August 3, 2018, our ANC SMD was asked by the City to comment on road closure legislation to legally abandon the old off ramp that used to allow northbound cars on South Dakota Avenue NE to turn right onto Riggs Road NE without having to stop at the traffic light. This off ramp was physically abandoned years ago and it is currently a grass field that is essentially in the middle of the proposed redevelopment site. It has been communicated to our ANC SMD, that the development cannot move forward without the proposed legislation to abandon this road. To the extent this is the case, despite the short notice, we support the request to abandon the road to allow for the developer to purchase the District land as approved in the LDDA and for the project to continue to move forward.

Thank you,


Commissioner Tischa Cockrell
ANC4B09

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



d. Planning and Sustainability Division

To: Roland F. Dreist, Jr
DC Surveyor
Office of the Surveyor

From: Jim Sebastian 
Associate Director

Date: September 5, 2018

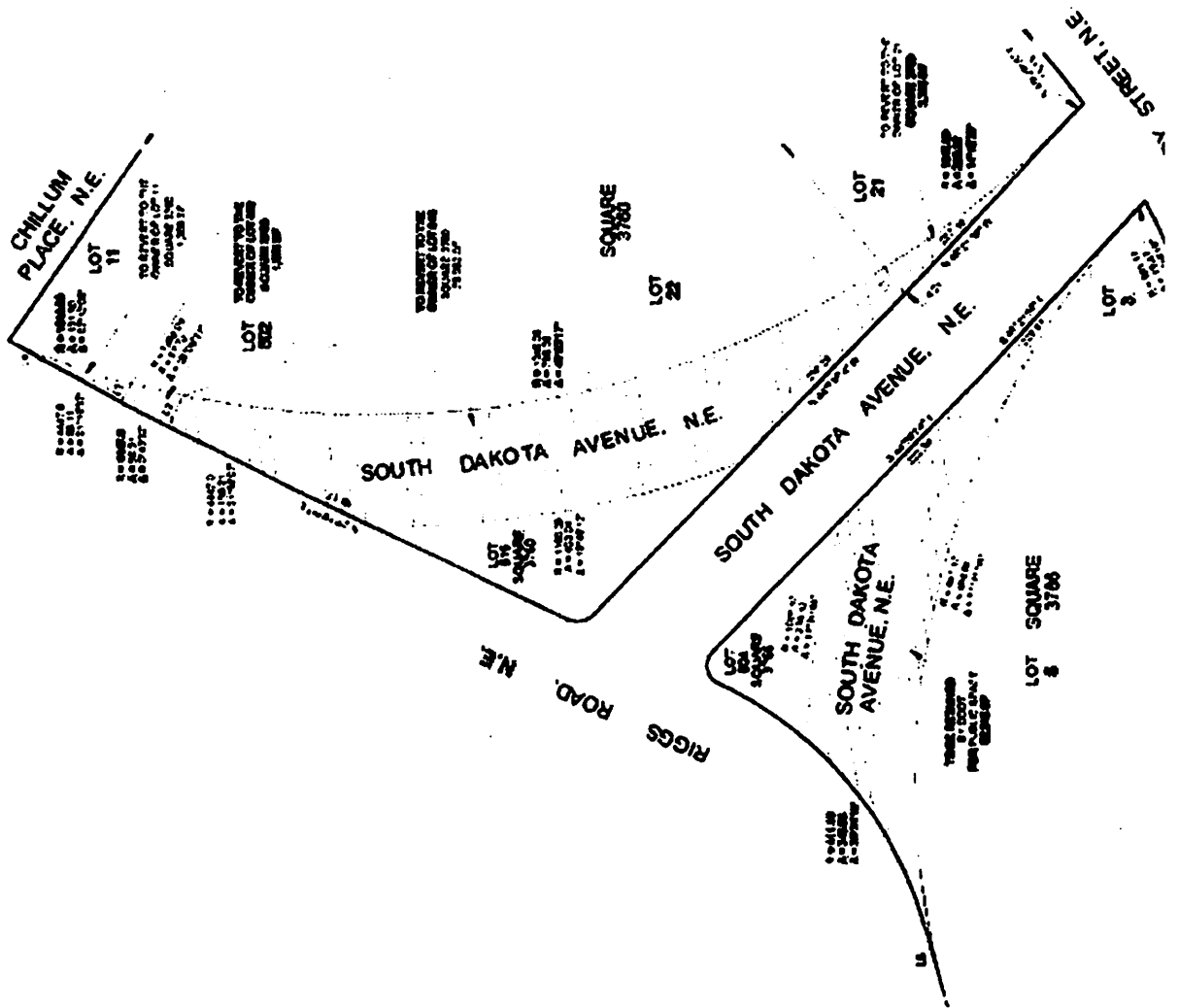
Subject: S.O. No. 18-40261 – Proposed Closing of a Portion of South Dakota Avenue NE, adjacent to Squares 3760 and 3766

Overview

The District Department of Transportation (DDOT, the Applicant) on behalf of the Office of the Deputy Mayor for Planning and Economic Development (DMPED) seeks approval to close a portion of South Dakota Avenue NE at the location of the former slip lanes facilitating access to and from Riggs Road NE. The subject request is located in Squares 3760 and 3766.

In July 2012, the slip lanes were removed as part of an intersection realignment project. In 2018, DMPED identified a developer for the northern side of South Dakota Avenue NE through the District's disposition process, and the proposed closure will move the disposition process forward.

If approved, the closure will revert to a number of different parties, as shown in the Figure 1 plat. The northernmost portion of the closure on the northern side of South Dakota Avenue NE—between lines L3 and L4 in the plat—will revert to the owner of Square 3760, Lot 11. Moving south, the portion of closure identified between L2 and L3 will revert to the owner of Square 3760, Lot 802. The largest portion on the north side of South Dakota Avenue NE—shown between L1 and L2 in the plat—will revert to the owner of Lot 816, which is the District of Columbia Government. The resulting lot will be combined with Square 3760, Lot 816 to facilitate development following DMPED's disposition process. The final portion on the northern side of South Dakota Avenue NE, south of L1, will revert to the owner of Square 3760, Lot 21. On the southern side of South Dakota Avenue NE, the entire portion of the closure will be retained by DDOT as public space.



CHILLUM PLACE, N.E.

LOT 11
SQUARE 3760
1,284.17

LOT 12
SQUARE 3760
1,284.17

SOUTH DAKOTA AVENUE, N.E.

SQUARE 3760

LOT 12

LOT 21

SOUTH DAKOTA AVENUE, N.E.

17th STREET, N.E.

LOT 21

RIGGS ROAD, N.E.

SOUTH DAKOTA AVENUE, N.E.

LOT SQUARE 3760

Development Proposed of Columbia's property and pending lot received BZA relief on May 30, 2018. The potential development presented a proposal containing roughly 160-185 townhomes and between 20,000 SF and 30,000 SF. The site plan is shown in Figure 2 below. The site will contain two (2) curb cut access locations. As discussed in DDOT's BZA, the Applicant may be required to provide DDOT with a CTR to assess whether or not the block median is necessary and any conflict points related to the site's proposed access locations.

Development is anticipated on the southern side of the closure. The closed roadway would remain as public space.

Development is anticipated on the southern side of the closure. The closed roadway would remain as public space.



Figure 2 - Anticipated Development

Public Space

In line with District policy and practice, any substantial new building development or renovation is expected to rehabilitate streetscape infrastructure between the curb and the property lines. This includes curb and gutters, street trees and landscaping, street lights, sidewalks, and other appropriate features within the public rights of way bordering the site.

The Applicant has not yet applied for public space permits from DDOT. The Applicant must work closely with DDOT and the Office of Planning (OP) to ensure that the design of the public realm meets the requirements of the DDOT and OP.

will substantially upgrade the appearance and functionality of the streetscape for public users needing to access the property or circulate around it. In conjunction with the District of Columbia Municipal Regulations, DDOT's Design and Engineering Manual and Public Realm Design Manual will serve as the main public realm references for the Applicant. DDOT staff will be available to provide additional guidance during the public space permitting process.

The proposed curb cuts and all items in public space will require DDOT permit approval as part of the public space permit process.

On the north side of South Dakota Avenue NE, DDOT's Urban Forestry Division (UFD) shows approximately eight (8) street trees between the curb and sidewalk on Riggs Road NE and approximately 13 street trees between the curb and sidewalk on South Dakota Avenue NE. On the south side of South Dakota Avenue, UFD's inventory shows approximately eight (8) street trees on Riggs and 22 street trees and one (1) open planting space on South Dakota. Any removal of DDOT's existing street tree inventory will require public space permit approval.

DDOT Assets

There are large trees on eastern slope beyond the area proposed to be closed, but within the bounds of the anticipated development. UFD recommends hiring a certified arborist to confirm if the noted trees qualify as "Special" or "Heritage" trees. The critical root zones of these trees should be identified prior to construction so that the trees may be adequately protected, if necessary.

There are 12 existing Willow Oak trees within the area of the southern closure. Of the 12, five (5) are classified as special trees and six (6) are identified as heritage trees. There also appears to be a weather station on the south side of South Dakota Avenue NE which falls within the bounds of the closure. While this area is to be maintained as public space, if future development is contemplated, any disposition should account for the assessment and protection of these trees and the relocation of the weather station.

Recommendation

DDOT has no objection to the closure identified in Figure 1.

JS:pr



10.18-40261

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**



MEMORANDUM

TO: Roland F. Dreist, Jr.
Surveyor of the District of Columbia

FROM: Paul Walker
Architect (Construction Inspector)

DATE: August 9, 2018

SUBJECT: Department of Housing and Community Development Review comments on
Closing of District Right of Way at the intersection of South Dakota Ave.

I have reviewed the request of closure of the District Right of Way at the intersection of South Dakota Avenue NE and Riggs Road NE Washington DC. On behalf of The Department of Housing and Community Development I am providing this letter to express the Departments support for the proposed closure. It will no adverse effect on the business at the Department of Housing and Community Development.

If you have any further question please feel free to contact me at (202)442-7218.

Sincerely,

Paul Walker
Architect
DFD, Department of Housing and Community Development

GOVERNMENT OF THE DISTRICT OF COLUMBIA
FIRE AND EMERGENCY MEDICAL SERVICES DEPARTMENT
WASHINGTON, D. C. 20001



MEMORANDUM

TO: Roland F. Dreist Jr.
District of Columbia Surveyor

FROM: Louis H. Carter Jr. *LHCJ*
Battalion Fire Chief
FEMS Office of the Fire Marshal

DATE: August 3, 2018

SUBJECT: Surveyor's Office File No. SO 18-40261

This written correspondence is being forwarded to your office to address File No. SO 18-40261 that was submitted to the FEMS Office of the Fire Marshal for review. The request involves Closing of a portion on South Dakota Avenue, NE and adjacent Squares 3760 and 3766. As well as Lots: 804, 816.

Based on our review, the following findings are being brought forth. FEMS Office of the Fire Marshal has no objection to this request being approved if the following requirements are adhered to:

Fire Department access to the referenced Square, its adjacent properties and squares is not compromised and is maintained and/ or developed in accordance with the requirements set forth in Chapter 5 "Fire Service Features" in particular, Section 503 and Appendix D of the Fire Code (2012 ed. IFC).

GOVERNMENT OF THE DISTRICT OF COLUMBIA
STATE HISTORIC PRESERVATION OFFICE



MEMORANDUM

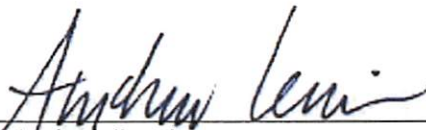
TO: Roland Dreist, Office of the Surveyor

SUBJECT: Proposed Closure of a Portion of a Public Street (South Dakota Avenue, NE) adjacent to Squares 3760 and 3766; (S.O. 18-40261)

DATE: August 6, 2018

Thank you for contacting the DC Historic Preservation Office regarding the above-referenced street closure. We appreciate the opportunity to review this action. However, § 9-202.02(4) of the D.C. Code only requires the Mayor to refer applications "to close any street located on the L'Enfant Street Plan" to the Historic Preservation Review Board. We have no comment on this proposed action since the street that will be closed is not a L'Enfant Street.

BY:


C. Andrew Lewis
Senior Historic Preservation Specialist
DC State Historic Preservation Office

18-0649



IN REPLY REFER TO:
NCPC File No. 8005

August 27, 2018

Mr. Roland Dreist
Government of the District of Columbia
Department of Consumer and Regulatory Affairs
Office of the Surveyor
1100 4th Street, SW
Washington, DC 20024

Re: S.O. 18-40261 - Closing of a Portion of South Dakota Avenue, NE, Adjacent to Squares
3760 and 3766

Dear Mr. Dreist:

The purpose of this letter is to respond to your referral of a proposed street closing for National Capital Planning Commission (NCPC) review and comments to the Council of the District of Columbia pursuant to DC Code § 9-202.02.

Upon review of the case documents, NCPC staff has 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, as the street is not located adjacent to federal property and does not provide access to federal property or affect other federal interests. In addition, the proposed closing is located outside the boundary of the L'Enfant City. The project was also made available for public review on the NCPC website and no comments were received. Accordingly, staff has determined that this project is exempt from Commission review.

This determination applies only to the project listed above. Determinations as to whether a particular project falls within one of the Commission's exceptions are done on a case-by-case basis, either during early consultation or upon request for review. Please note that the applicant cannot make this determination independently, and must submit projects to NCPC to confirm that an exception is warranted.

If you have any questions or need additional information please contact Matthew Flis at (202) 482-7236 or matthew.flis@ncpc.gov.

Sincerely,

Diane Sullivan
Director, Urban Design and Plan Review

MEMORANDUM

TO: Roland F. Dreist, Jr., L.S., D.C. Surveyor
Office of the Surveyor

FROM: *JL for* Jennifer Steingasser, Deputy Director, Development Review & Historic Preservation

DATE: August 21, 2018

SUBJECT: S.O. 18-40261
Closing of Streets adjacent to Squares 3760 and 3766

I. RECOMMENDATION

The Office of Planning (OP) has completed its review of the application for the requested street closing and **has no objection** to this request.

II. SITE DESCRIPTION

Address	5500 block of South Dakota Avenue, N.E.
Applicant	District Department of Transportation
Legal Description	Part of Squares 3760 and 3766
Ward, ANC	Ward 4, ANC 4B; Ward 5, ANC 5A
Zone	MU-4: Moderate density mixed-use development
BZA Review and Approval	The proposal is consistent with BZA approval in Case No. 19745 (05-30-2018)
Generalized Comprehensive Policy Map and Future Land Use Plan and Designations	Land Use Map: Moderate Density Commercial Policy Map: Neighborhood Conservation Areas (Square 3760) and Land Use Change Areas (Square 3766) The proposal is not inconsistent with these designations.
Comprehensive Plan	The closures would particularly further objectives of the Land Use and Urban Design elements and the Upper Northeast Area Element of the Comprehensive Plan.

III PROPOSAL



Request	To close a portion of South Dakota adjacent to Square 3760 and Square 3766, as shown in the map above.
Description	The area of the street closing consists of former roadway ramps connecting eastbound Riggs Road, N.E. to southbound South Dakota Avenue, N.E. and northbound South Dakota Avenue, N.E. to eastbound Riggs Road, N.E.
Size	3.19 acres
Adjacent Ownership	Square 3760: JRC Limited LLC; Carlau, LLC; Fort Totten South LLC; Anacostia Realty LLC; and District of Columbia Square 3766: Food & Friends Inc.; and District of Columbia Parcel 125/30: District of Columbia

Proposed Development	
<u>Uses</u>	Mixed use retail and residential within Square 3760. No development proposed for Square 3766.
<u>Height and Density</u>	Facing Riggs Road, a four and five-story mixed use building with 20,000 to 30,000 square feet of ground floor commercial space above two levels of below-grade parking. On the southeast portion of the site three and four-story townhouse units, totaling 160 to 185 residential units on a 3.9-acre site. Proposed FAR of 1.68-1.97.
<u>Site Plan</u>	Mixed-use building with ground floor retail facing Riggs Road with two rows of "townhouse-style" units on a podium above below-grade parking. Remainder of the site would be townhouse units.
<u>Parking and Loading</u>	Vehicular ingress and egress will be from either Riggs Road or South Dakota Avenue
<u>Easements</u>	None

III. ANALYSIS

A. Planning and Urban Design

The Director of the Office of Planning is required to "determine whether the proposed closing is in compliance with the District's planning and urban design objectives", as per 24 DCMR 1401.2(c). These objectives, as contained within the Comprehensive Plan (10 DCMR, Chapter 9), include:

§ 300 Land Use Element

§ 306.11 Development Around Metrorail Stations

Concentrate redevelopment efforts on those Metrorail station areas which offer the greatest opportunities for infill development and growth, particularly stations in areas with weak market demand, or with large amounts of vacant or poorly utilized land in the vicinity of the station entrance.

The site to the east of the former ramps was adversely impacted by those ramps and their closure offers the opportunity for appropriate infill development on what is otherwise vacant and unusable land within half a mile of the Fort Totten Metrorail station.

§ 900 Urban Design Element

The critical urban design issues facing the District of Columbia...include:

- *Improving the public realm, particularly street and sidewalk space*
- *Addressing infrastructure and other barriers that affect aesthetic qualities*

~~The closure of the ramps at the intersection of Riggs Road and South Dakota Avenue would improve the public realm through the creation of a traditional pedestrian-friendly intersection with improved street and sidewalk spaces.~~

C. 24 DCMR Chapter 14 Requirements

The street and alley closing regulations require submission of a plan so that reviewing agencies can determine the potential impact of the requested closing. 24 DCMR §1400.8 requires the plan to cover items including the use mix, points of ingress and egress, location and design of parking and loading areas, and building design. In this case, the site and building design were publicly reviewed as part of BZA case 19745 for development on Square 3760, and there is no development proposed for Square 3766.

JS/sjm

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Department of Public Works



Solid Waste Management Administration

MEMORANDUM

TO: Roland F. Dreist, Jr.
Surveyor, D.C.

FROM: Anthony Duckett *A.D.*
Chief Street & Alley Cleaning Division

SUBJECT: Proposed Road Closure for a former slip lane at South Dakota Ave and Riggs Rd. NE

Date: August 10th, 2018

The following Street closing was investigated for review:

The Department has reviewed the proposed closing, at this time we have no objection to the closing of the slip lane at South Dakota Ave and Riggs Rd. NE.

If you have any questions please call me at 202-727-2539.

Network Engineering
OPPE MD/DC



13101 Columbia Pike, FDC 1
Floor 1
Silver Spring, MD 20904

August 15th, 2018
Mr. Roland F. Dreist, Jr.
Office of the Surveyor
1100 4th Street SW.
Washington, D.C. 20024

RE: Proposed Closing of a Portion of South Dakota Avenue, N.E., adjacent to Squares 3760 and 3766-S.O.18-40261

Dear Mr. Dreist:

In reference to your letter dated August 2nd, 2018 which relates to S.O. File No. 18-40261

Location: Closing of a Public Street Adjacent to Squares 3760 and 3766

The telephone plant has been removed in this area..

Verizon Washington D.C. Inc. does not object to this Proposed Closing of a Public Street.

Very truly yours,

A handwritten signature in cursive script that reads "Kenny Young".

Kenneth Young
Engineer, Outside Plant Engineering, WSAM

GIV/Kdy

c.c. D.C.D.O.T. Underground Location Section
Area Engineer
File



September 13, 2018

Mr. Roland Dreist
D.C. Surveyor
Department of Consumer and Regulatory Affairs
Office of the Surveyor
1100 4th St, S.W., 3rd Floor
Washington, DC 20024

Reference: Street/Alley Closing Application **S.O. 18-40261** - Right-of-way closure of former slip lanes at South Dakota Avenue NE and Riggs Road NE Squares 3760 and 3766

Dear Mr. Dreist:

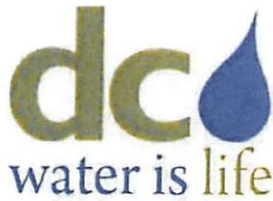
The District of Columbia Water and Sewer Authority (DC Water) is in receipt of the application and plat(s) you forwarded to us for comments on **August 2, 2018** regarding **S.O. 18-40261**.

For Square 3760, DC Water currently operates and maintains the following Facilities within portions of the slip lane to be closed:

1. Existing active 4'6"/5' storm sewer main east-west connecting to storm sewer main on South Dakota Ave NE
2. Existing active 3'9" storm sewer connecting north-south to the 4'6"/5' storm sewer main
3. Existing active 3' storm sewer pipe connecting east-west to 3'9" storm sewer main
4. Abandoned 2'4" storm sewer main connecting north-south to the 4'6"/5' storm sewer main
5. Abandoned 12" storm drain lines to the 4'6"/5' storm sewer main
6. Abandoned 12" water main east-west
7. Abandoned 16" sanitary sewer main

The attached letter from the District of Columbia Executive Office of the Mayor dated August 22, 2018 to DC Water, states,

With respect to [5540 South Dakota Ave NE, Square 3760, Washington DC BDC #DC152046], all Domestic Water Pipes, Sanitary Sewer Pipes, and Stormwater Pipes located on the parcel will be privately maintained and operated by the District while it is



under the District's ownership. Upon the transfer of the property to FT Associates LLC, the developer, the developer will maintain all Domestic Water Pipes, Sanitary Sewer Pipes, and Stormwater Pipes located on the parcel.

Based on the assurances from the District, DC Water has no objections regarding the disposition of the above list of Square 3760 Facilities on the parcel. Upon closure, DC Water shall not have responsibility for these Facilities.

For Square 3766, DC Water currently operates and maintains the following Square 3766 Facilities within portions of the slip lane to be closed:

1. Existing active 2'x3' storm sewer main west-east connecting to 5' storm sewer main South Dakota Ave NE
2. Abandoned 15" storm sewer main north-south connecting to the 2'x3' storm sewer main
3. Existing active 10" sanitary sewer main east-west
4. Abandoned 12" storm drain lines from catch basins to 2'x3' storm sewer main
5. Existing active 8" water main east-west

Based on the plans submitted to DC Water, the above existing active storm and sanitary sewers and water mains will remain within public space. Therefore, DC Water has no objections and will continue to operate and maintain the Square 3766 Facilities within this parcel.

If you have any questions, I can be reached at the contact information listed below.

Regards,

A handwritten signature in black ink, appearing to read 'Kevin Harney', written over a horizontal line.

Kevin Harney
Easement and Covenant Coordinator
District of Columbia Water and Sewer Authority
1100 4th Street, SW Suite #310
Washington, DC 20024
202-646-8627 Office
202-646-8628 Fax
kevin.harney@dcwater.com
DC Water - Water is Life!

Attachment: District of Columbia Executive Office of the Mayor letter



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of the Mayor
Office of the Deputy Mayor for Planning and Economic Development



VIA ELECTRONIC MAIL

August 22, 2018

Mr. Kevin Harney
DC Water
1100 4th Street, SW, 3rd Floor
Washington, DC 20002
E: kevin.harney@dcwater.com

**Re: 5540 South Dakota Ave NE, Square 3760, Washington DC
BDC #DC152046**

Dear Kevin:

With respect to the above-referenced project, all Domestic Water Pipes, Sanitary Sewer Pipes, and Storm Water Pipes located on the parcel will be privately maintained and operated by the District while it is under the District's ownership. Upon the transfer of the property to FT Associates LLC, the developer, the developer will maintain all Domestic Water Pipes, Sanitary Sewer Pipes, and Storm Water Pipes located on the parcel.

Sincerely,

Brian T. Kenner
Deputy Mayor

Brian T. Kenner
Deputy Mayor





6801 Industrial Road
Springfield, Virginia 22151

8/13/2018

Mr. Roland Dreist
Office of the Surveyor
110 4th St SW
Washington, DC 20024

Re: Expediting Road Closure Application former slip lanes at South Dakota Ave NE and Riggs Rd NE

Dear Mr. Dreist,

Washington Gas has reviewed the right of way closure application filed by the Office of the Deputy Mayor for Planning and Economic Development for the former slip lanes at South Dakota Ave NE and Riggs Rd NE. After reviewing the area it has been determined that Washington Gas has active natural gas facilities within the limits of the proposed right of way closure. There is an active natural gas main and service line with-in the limits of the "Proposed Lot E" shown on page 10 of the application.

Due to the existence of active natural gas facilities owned by Washington Gas with-in the limits of the proposed right of way closure, Washington Gas objects to the application for right of way closure. Should you have any questions or concerns regarding these facilities or Washington Gas' objection, please do not hesitate to contact me via the methods listed herein.

Sincerely,

A handwritten signature in cursive script that reads "Joseph Atmore".

Joseph Atmore
SP Engineer III, System Replacement
jatmore@washgas.com
Office: 703-750-4745



6801 Industrial Road
Springfield, Virginia 22151

9/21/2018

Mr. Roland Dreist
Office of the Surveyor
110 4th St SW
Washington, DC 20024

Re: Expediting Road Closure Application former slip lanes at South Dakota Ave NE and Riggs Rd NE

Dear Mr. Dreist,

Since originally filing an objection the Road Closure Application at South Dakota Ave NE and Riggs Rd NE, Washington Gas has coordinated with the Office of the Deputy Mayor for Planning and Economic Development to find a resolution. After discussing the natural gas facilities within the limits of the proposed right of way closure, Washington Gas has agreed to conditionally approve the road closure application. This approval is contingent on Washington Gas being provided an easement 5 feet in width for the entire length of the gas facilities within the limits of the road closure.

Please consider this letter a lifting of Washington Gas' objection to this road closure.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Atmore".

Joseph Atmore
SP Engineer III, System Replacement
Washington Gas Light Co.
jatmore@washgas.com
Office: 703-750-4745



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of the Mayor
Office of the Deputy Mayor for Planning and Economic Development



VIA ELECTRONIC MAIL

September 24, 2018

Mr. Roland Dreist
Office of the Surveyor
1100 4th Street, SW, 3rd Floor
Washington, DC 20002
E: roland.dreist@dc.gov

RE: 5540 South Dakota Ave NE, Square 3760, Washington DC BDC
#DC152046 – Pepco's Non-response to August 3, 2018 Road Closure Notice

Dear Mr. Dreist,

On August 3, 2018, we provided the application for the above referenced road closure to the applicable utilities and agencies as required by 24 DCMR 1401. To date, all agencies and utilities have either responded with no objection or have withdrawn their objection (Washington Gas), save Pepco.

As for Pepco, it never responded to the application despite our repeated attempts to contact it. Therefore, we would ask that you observe 24 DCMR 1401.4 as it relates to Pepco, which provides that a non-responding utility will be deemed to have no objection if it does not respond within 30 days.

On August 13th, Washington Gas made an objection on the basis that there was an active natural gas facility within the limits of the proposed road closure. By letter dated September 21st, Washington Gas subsequently withdrew this objection on the condition that an easement be provided for the length of the gas facilities located within the road closure. DMPED agrees to provide the easement to Washington Gas prior to the recording the street closure plat.

In summary, we have fulfilled our responsibilities under the 24 DCMR 1401 to provide the application for review by the utilities and agencies and have received either no objection or have resolved all comments. We ask that you now allow the application to move forward for Council approval.

Please let me know if you have any questions. Thank you.

Sincerely,


Esther Ezra
Associate Director for Real Estate
Office of Deputy Mayor for Planning & Economic Development



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of the Mayor
Office of the Deputy Mayor for Planning and Economic Development



VIA FedEx Express

December 5, 2018

Fort Totten South, LLC
4445 Willard Avenue, Suite 400
Chevy Chase, Maryland 20815-4641
Square 3760, Lot 22

Regarding Bill 22-990 (S.O. 18-40261), "Closing of a Portion of South Dakota Avenue, N.E., adjacent to Squares 3760 and 3766 Act of 2018"

The stated purpose of Bill 22-990 is to order the closing of a portion of South Dakota Avenue, N.E., adjacent to Squares 3760 and 3766 (and near Riggs Road, N.E.), in Ward 4. This closing would allow for the completion of a land disposition agreement approved by the Committee of the Whole in 2016 in Resolution 21-717, the "South Dakota Avenue Riggs Road Excess Property Disposition Approval Resolution of 2016."

This notice is sent to you pursuant to D.C. Official Code § 9-202.06. The Committee of the Whole of the District of Columbia City Council will hold a public hearing on December 20, 2018 at 11am in Room 412 of the John A. Wilson Building at 1350 Pennsylvania Avenue, N.W., to consider Bill 22-990 (S.O. 18-40261) which would order the closing and dedication of the above-referenced street.

If you have any questions concerning this matter, please do not hesitate to call Patrick Pendleton Smith at (202) 724-6634, or the Committee of the Whole of the Council of the District of Columbia at (202) 724-7002.

Sincerely,

Patrick Pendleton Smith
Project Manager

Brian T. Kenner
Deputy Mayor





GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of the Mayor
Office of the Deputy Mayor for Planning and Economic Development



VIA FedEx Express

December 5, 2018

Anacostia Realty, LLC
6822B Commercial Drive
Springfield, Virginia 22151-4201
Square(s) 3760 & 3766, Lot 21

Regarding Bill 22-990 (S.O. 18-40261), "Closing of a Portion of South Dakota Avenue, N.E., adjacent to Squares 3760 and 3766 Act of 2018"

The stated purpose of Bill 22-990 is to order the closing of a portion of South Dakota Avenue, N.E., adjacent to Squares 3760 and 3766 (and near Riggs Road, N.E.), in Ward 4. This closing would allow for the completion of a land disposition agreement approved by the Committee of the Whole in 2016 in Resolution 21-717, the "South Dakota Avenue Riggs Road Excess Property Disposition Approval Resolution of 2016."

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Sincerely,

Patrick Pendleton Smith
Project Manager

Brian T. Kenner
Deputy Mayor





GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of the Mayor
Office of the Deputy Mayor for Planning and Economic Development



VIA FedEx Express

December 5, 2018

CARLAU, LLC
5581 South Dakota Avenue NE
Washington, D.C. 20011-2674
Square 3760 & 3766, Lot 802

Regarding Bill 22-990 (S.O. 18-40261), "Closing of a Portion of South Dakota Avenue, N.E., adjacent to Squares 3760 and 3766 Act of 2018"

The stated purpose of Bill 22-990 is to order the closing of a portion of South Dakota Avenue, N.E., adjacent to Squares 3760 and 3766 (and near Riggs Road, N.E.), in Ward 4. This closing would allow for the completion of a land disposition agreement approved by the Committee of the Whole in 2016 in Resolution 21-717, the "South Dakota Avenue Riggs Road Excess Property Disposition Approval Resolution of 2016."

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Sincerely,



Patrick Pendleton Smith
Project Manager

Brian T. Kenner
Deputy Mayor





BEFORE THE COUNCIL OF THE DISTRICT OF COLUMBIA

In re: Surveyor's Office Application No. S.O. 18-40261 (proposed closing of a portion of South Dakota Avenue, N.E., adjacent to Squares 3760 and 3766, bounded by Riggs Road, Chillum Place, and Kennedy Street in Northeast Washington, D.C. in Ward 4)

Bill No. 22-990

AFFIDAVIT OF MAINTENANCE OF POSTING
FOR PROPOSED STREET CLOSING

Pursuant to D.C. Official Code § 9-202.06 and 24 DCMR § 1404, I, Patrick Pendleton Smith, Project Manager for the Office of the Deputy Mayor for Planning and Economic Development, being first duly sworn, state as follows:

- 1) that, on November 27, 2018, I posted the signs giving notice of the date, time, and location of the public hearing regarding the above-referenced street closing on the site; and
- 2) I will have inspected and maintained the signs at least once every five (5) days during the period prior to the public hearing.

Patrick Pendleton Smith

Subscribed and sworn to before me this 3rd day of December 2018.

Notary Public, District of Columbia

My commission expires:

NAKIA E. NEWTON
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires July 14, 2022

Brian T. Kenner
Deputy Mayor





BEFORE THE COUNCIL OF THE DISTRICT OF COLUMBIA

In re: Surveyor's Office Application No. S.O. 18-40261 (proposed closing of a portion of South Dakota Avenue, N.E., adjacent to Squares 3760 and 3766, bounded by Riggs Road, Chillum Place, and Kennedy Street in Northeast Washington, D.C. in Ward 4)

Bill No. 22-990

AFFIDAVIT OF MAINTENANCE OF POSTING
FOR PROPOSED STREET CLOSING

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- 1) that, on November 27, 2018, I posted the signs giving notice of the date, time, and location of the public hearing regarding the above-referenced street closing on the site; and
- 2) I will have inspected and maintained the signs at least once every five (5) days during the period prior to the public hearing.

Patrick Pendleton Smith

Subscribed and sworn to before me this 3rd day of December 2018.

Notary Public, District of Columbia

My commission expires:

NAKIA E. NEWTON
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires July 14, 2022

Brian T. Kenner
Deputy Mayor



12/7/2018

Track your package or shipment with FedEx Tracking

Delivered

TRACKING NO. OR NICKNAME	STATUS	DELIVERY DATE	SHIP DATE	SHIPPER CITY, STATE	RECIPIENT CITY, STATE	ORIGIN TERM
773887611973	DELIVERED	12/06/2018 2:48 pm	12/05/2018	Washington, DC	SPRINGFIELD, VA	WASHINGTON
773887736410	DELIVERED	12/06/2018 4:48 pm	12/05/2018	Washington, DC	FAIRFAX, VA	WASHINGTON
77388776285	DELIVERED	12/06/2018 12:44 pm	12/05/2018	Washington, DC	WASHINGTON, DC	WASHINGTON
773887806671	DELIVERED	12/06/2018 2:35 pm	12/05/2018	Washington, DC	Chevy Chase, MD	WASHINGTON
773887850987	DELIVERED	12/06/2018 1:25 pm	12/05/2018	Washington, DC	WASHINGTON, DC	WASHINGTON

OBTAIN PROOF OF DELIVERY

LAUNCH FEDEX TRACKING



ORIGIN ID:R0VA (202) 727-6365
PATRICK SMITH
DARPEE
3150 PENNSYLVANIA AVE
WASHINGTON, DC 20004
UNITED STATES US

SHIP DATE: 05DEC18
ACTV ON: 09:18
C/D: 100668031NET#040

BILL SENDER

TO ANACOSTIA REALTY CO.

6822B COMMERCIAL DRIVE

SPRINGFIELD VA 22151 REF S O 18-40261 A
INV
PO

5522E4AFDC4S



THU - 06 DEC 3:00P
STANDARD OVERNIGHT

7738 8761 1973

19 ZFOA

22151
VA-US IAD



Extremely Urgent

Insert shipping document here



ORIGIN: RDVA (202) 727-6365
PATRICK SMITH
1840 PENNSYLVANIA AVE
317
WASHINGTON, DC 20004
UNITED STATES US

SHIP DATE: 05DEC18
ACT WT: 1.00 LB
CAD: 10966605FNET4040
BILL SENDER

TO FORT TOTTEN SOUTH, LLC

4445 WILLARD AVENUE, SUITE 400

CHEVY CHASE MD 20815
(555) 555-5555 REF: SO 18-40261
AV
PO



TRK# 7738 8780 6671
0201

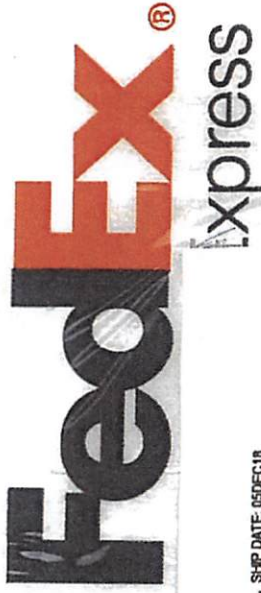
THU - 06 DEC 3:00P
STANDARD OVERNIGHT

19 OBTA

20815
MD-US IAD



Extremely Urgent



ORIGIN ID:ROVA (202) 727-4305
PATRICK SMITH
DUMPER
1350 PENNSYLVANIA AVE
WASHINGTON DC 20004
UNITED STATES US

SHIP DATE: 05DEC18
ACT WGT: 1.00 LB
CAD: 10666605ANET4040
BILL SENDER

TO CARLAW, LLC

5581 SOUTH DAKOTA AVENUE NE

WASHINGTON DC 20011
(555) 555-5555 REF S O 18-40261
INV
PO



5522EAFDC6

THU - 06 DEC 3:00P
STANDARD OVERNIGHT

TRK# 7738 8777 6285
0201

19 MXYA

20011
DC-US IAD



Extremely Urgent

FedEx®

<press

ORIGIN:RDVA (202) 727-0365
PATRICK SMITH
1350 PENNSYLVANIA AVE
317
WASHINGTON, DC 20004
UNITED STATES US

SHIP DATE: 05DEC18
ACTV: 108018
CAU: 108999953RNET4040
BILL SENDER

TO **FOOD & FRIENDS, INC.**

219 RIGGS ROAD, NE

WASHINGTON DC 20001

(555) 555-5555
REF S O 18-40261
PO

DEPT



552.D.E.A.F.D.C.45

TRKF 7738 8785 0987
0201

THU - 06 DEC 3:00P
STANDARD OVERNIGHT

19 TSGA

20001
DC-US IAD



Extremely Urgent

12/7/2018

Track your package or shipment with FedEx Tracking



773887611973



Delivered
Thursday 12/06/2018 at 2:48 pm



DELIVERED

Signed for by: D.HENOCK

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[OBTAIN PROOF OF DELIVERY](#)

FROM
Washington, DC US

TO
SPRINGFIELD, VA US

Shipment Facts

TRACKING NUMBER 773887611973	SERVICE FedEx Standard Overnight	WEIGHT 0.5 lbs / 0.23 kgs
DELIVERED TO Receptionist/Front Desk	TOTAL PIECES 1	TOTAL SHIPMENT WEIGHT 0.5 lbs / 0.23 kgs
TERMS Shipper	SHIPPER REFERENCE S.O. 18-40261 A	PACKAGING FedEx Envelope
SPECIAL HANDLING SECTION Deliver Weekday	STANDARD TRANSIT 12/06/2018 by 3:00 pm	SHIP DATE Wed 12/05/2018
ACTUAL DELIVERY Thu 12/06/2018 2:48 pm		

Travel History

Local Scan Time

Thursday, 12/06/2018		
2:48 pm	SPRINGFIELD, VA	Delivered
8:13 am	ALEXANDRIA, VA	On FedEx vehicle for delivery
7:29 am	ALEXANDRIA, VA	At local FedEx facility
Wednesday, 12/05/2018		
9:42 pm	DULLES, VA	At destination sort facility
8:55 pm	WASHINGTON, DC	Left FedEx origin facility

12/7/2018

Track your package or shipment with FedEx Tracking



773887736410



Delivered
Thursday 12/06/2018 at 4:48 pm



DELIVERED

Signature not required

[GET STATUS UPDATES](#)
[OBTAIN PROOF OF DELIVERY](#)

FROM
Washington, DC US

TO
FAIRFAX, VA US

Shipment Facts

TRACKING NUMBER 773887736410	SERVICE FedEx Standard Overnight	WEIGHT 0.5 lbs / 0.23 kgs
DELIVERED TO Residence	TOTAL PIECES 1	TOTAL SHIPMENT WEIGHT 0.5 lbs / 0.23 kgs
TERMS Shipper	SHIPPER REFERENCE S.O. 18-40261	PACKAGING FedEx Envelope
SPECIAL HANDLING SECTION Deliver Weekday, Residential Delivery	STANDARD TRANSIT 12/06/2018 by 8:00 pm	SHIP DATE Wed 12/05/2018

ACTUAL DELIVERY
Thu 12/06/2018 4:48 pm

Travel History

Thursday, 12/06/2018 4:48 pm	FAIRFAX, VA	Delivered Left at front door. Package delivered to recipient address - release authorized
8:16 am	HERNDON, VA	On FedEx vehicle for delivery
7:26 am	HERNDON, VA	At local FedEx facility
Wednesday, 12/05/2018 9:42 pm	DULLES, VA	At destination sort facility

Local Scan Time

12/7/2018

Track your package or shipment with FedEx Tracking



773887776285



Delivered
Thursday 12/06/2018 at 12:44 pm



DELIVERED
Signed for by: C.CARLA
[GET STATUS UPDATES](#)
[OBTAIN PROOF OF DELIVERY](#)

FROM
Washington, DC US

TO
WASHINGTON, DC US

Shipment Facts

TRACKING NUMBER 773887776285	SERVICE FedEx Standard Overnight	WEIGHT 0.5 lbs / 0.23 kgs
DELIVERED TO Receptionist/Front Desk	TOTAL PIECES 1	TOTAL SHIPMENT WEIGHT 0.5 lbs / 0.23 kgs
TERMS Shipper	SHIPPER REFERENCE SO. 18-40261	PACKAGING FedEx Envelope
SPECIAL HANDLING SECTION Deliver Weekday	STANDARD TRANSIT 12/06/2018 by 3:00 pm	SHIP DATE Wed 12/05/2018

ACTUAL DELIVERY
Thu 12/06/2018 12:44 pm

Travel History

Thursday, 12/06/2018 12:44 pm	WASHINGTON, DC	Delivered	Local Scan Time
8:39 am	WASHINGTON, DC	On FedEx vehicle for delivery	
7:29 am	WASHINGTON, DC	At local FedEx facility	
Wednesday, 12/05/2018 9:42 pm	DULLES, VA	At destination sort facility	
8:55 pm	WASHINGTON, DC	Left FedEx origin facility	

12/7/2018

Track your package or shipment with FedEx Tracking



773887806671



Delivered
Thursday 12/06/2018 at 2:35 pm



DELIVERED

Signed for by: V.VEDDER

[GET STATUS UPDATES](#)
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FROM
Washington, DC US

TO
Chevy Chase, MD US

Shipment Facts

TRACKING NUMBER
773887806671

SERVICE
FedEx Standard Overnight

WEIGHT
0.5 lbs / 0.23 kgs

DELIVERED TO
Receptionist/Front Desk

TOTAL PIECES
1

TOTAL SHIPMENT WEIGHT
0.5 lbs / 0.23 kgs

TERMS
Shipper

SHIPPER REFERENCE
S.O. 18-40261

PACKAGING
FedEx Envelope

SPECIAL HANDLING SECTION
Deliver Weekday

STANDARD TRANSIT
 12/06/2018 by 3:00 pm

SHIP DATE
 Wed 12/05/2018

ACTUAL DELIVERY
Thu 12/06/2018 2:35 pm

Travel History

Local Scan Time

Thursday, 12/06/2018		
2:35 pm	Chevy Chase, MD	Delivered
8:54 am	ROCKVILLE, MD	On FedEx vehicle for delivery
7:41 am	ROCKVILLE, MD	At local FedEx facility
Wednesday, 12/05/2018		
9:42 pm	DULLES, VA	At destination sort facility
8:55 pm	WASHINGTON, DC	Left FedEx origin facility

12/7/2018

Track your package or shipment with FedEx Tracking



773887850987



Delivered
Thursday 12/06/2018 at 1:25 pm



DELIVERED

Signed for by: A.CALWELL

[GET STATUS UPDATES](#)
[OBTAIN PROOF OF DELIVERY](#)

FROM
Washington, DC US

TO
WASHINGTON, DC US

Shipment Facts

TRACKING NUMBER 773887850987	SERVICE FedEx Standard Overnight	WEIGHT 0.5 lbs / 0.23 kgs
DELIVERED TO Receptionist/Front Desk	TOTAL PIECES 1	TOTAL SHIPMENT WEIGHT 0.5 lbs / 0.23 kgs
TERMS Shipper	SHIPPER REFERENCE S.O. 18-40261	PACKAGING FedEx Envelope
SPECIAL HANDLING SECTION Deliver Weekday	STANDARD TRANSIT 12/06/2018 by 3:00 pm	SHIP DATE Wed 12/05/2018

ACTUAL DELIVERY
Thu 12/06/2018 1:25 pm

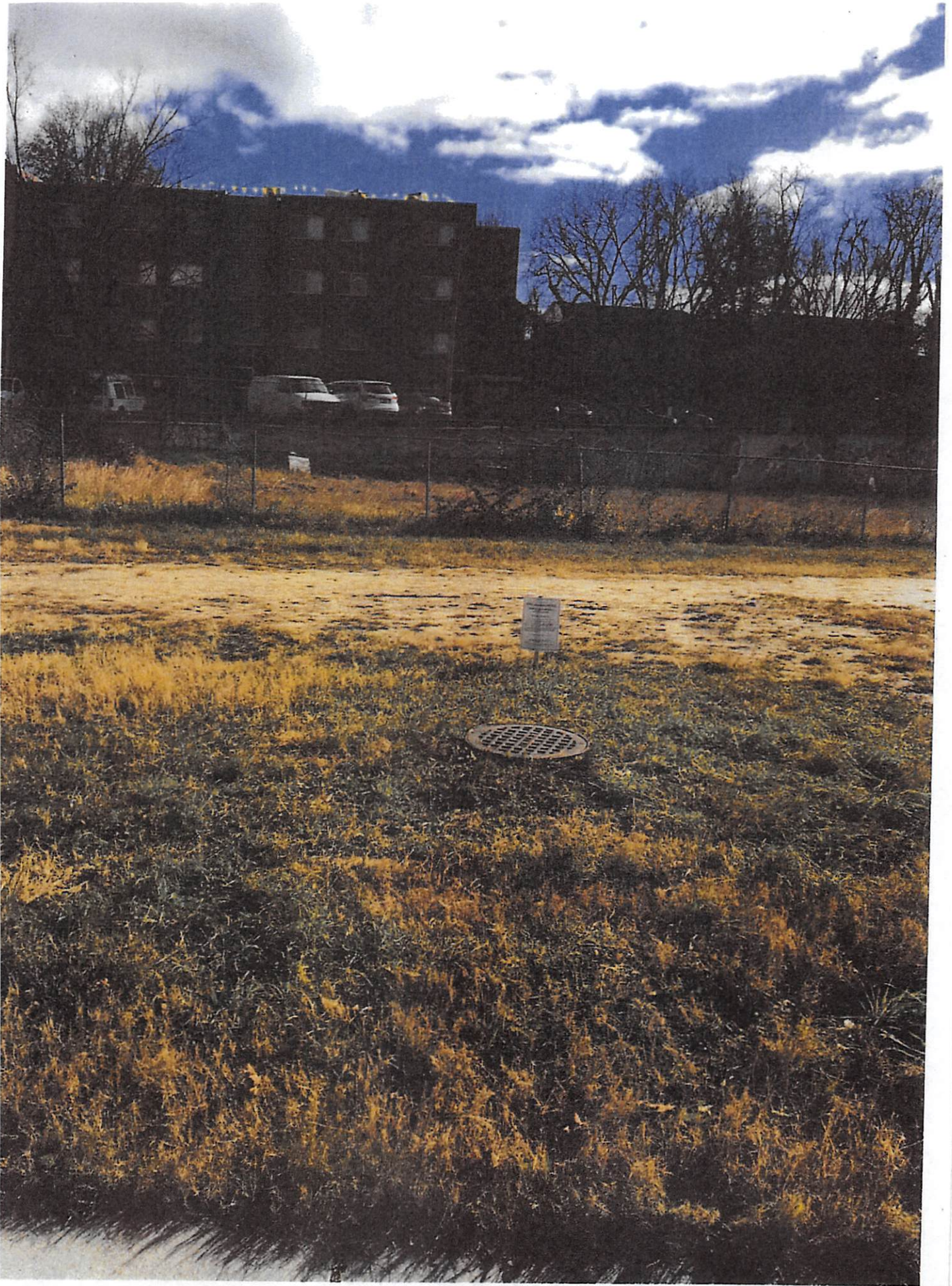
Travel History

Local Scan Time

Thursday, 12/06/2018		
1:25 pm	WASHINGTON, DC	Delivered
12:10 pm	WASHINGTON, DC	On FedEx vehicle for delivery
8:14 am	WASHINGTON, DC	Delivery exception Incorrect address
7:29 am	WASHINGTON, DC	At local FedEx facility
Wednesday, 12/05/2018		
9:42 pm	DULLES, VA	At destination sort facility

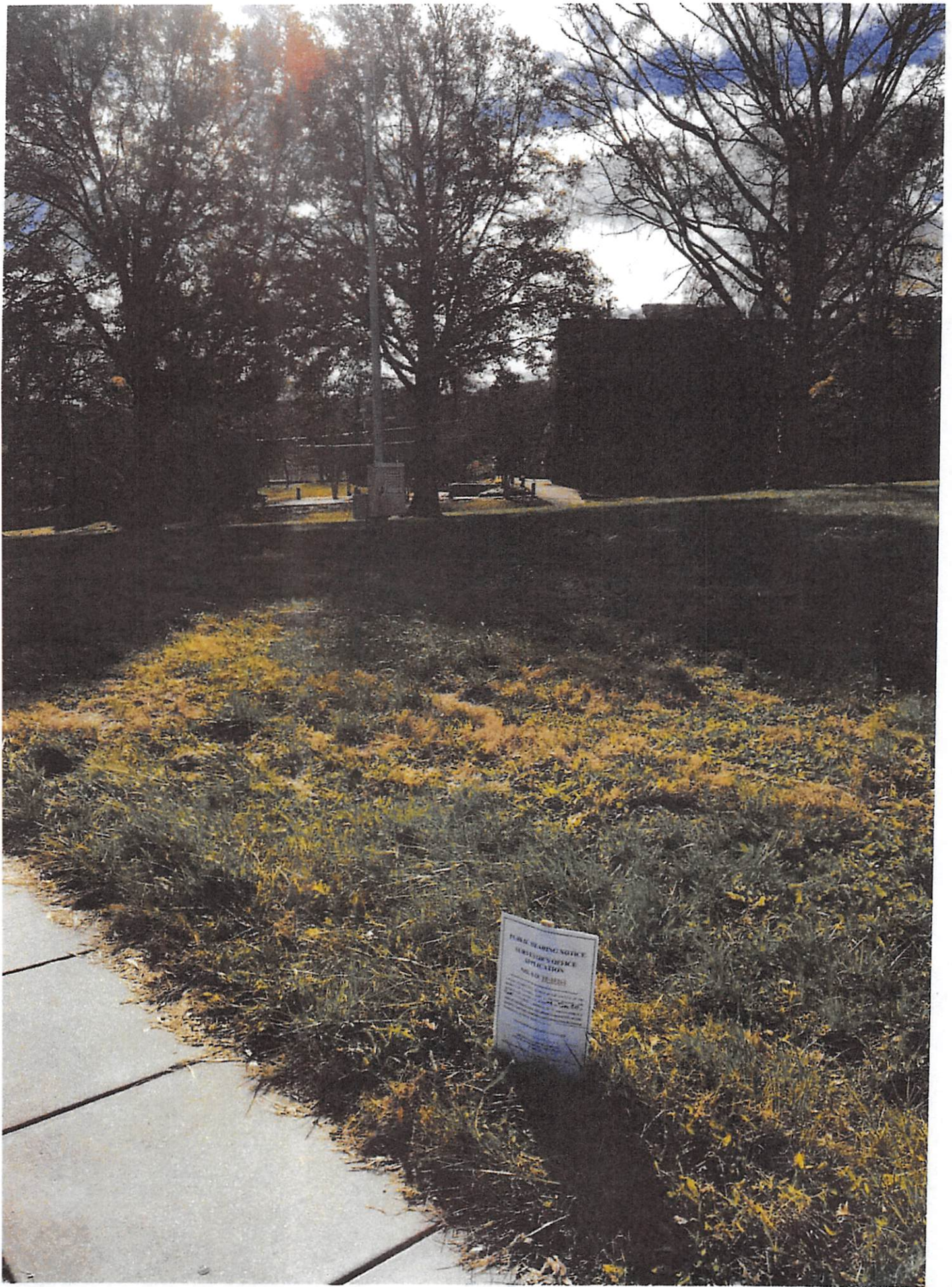




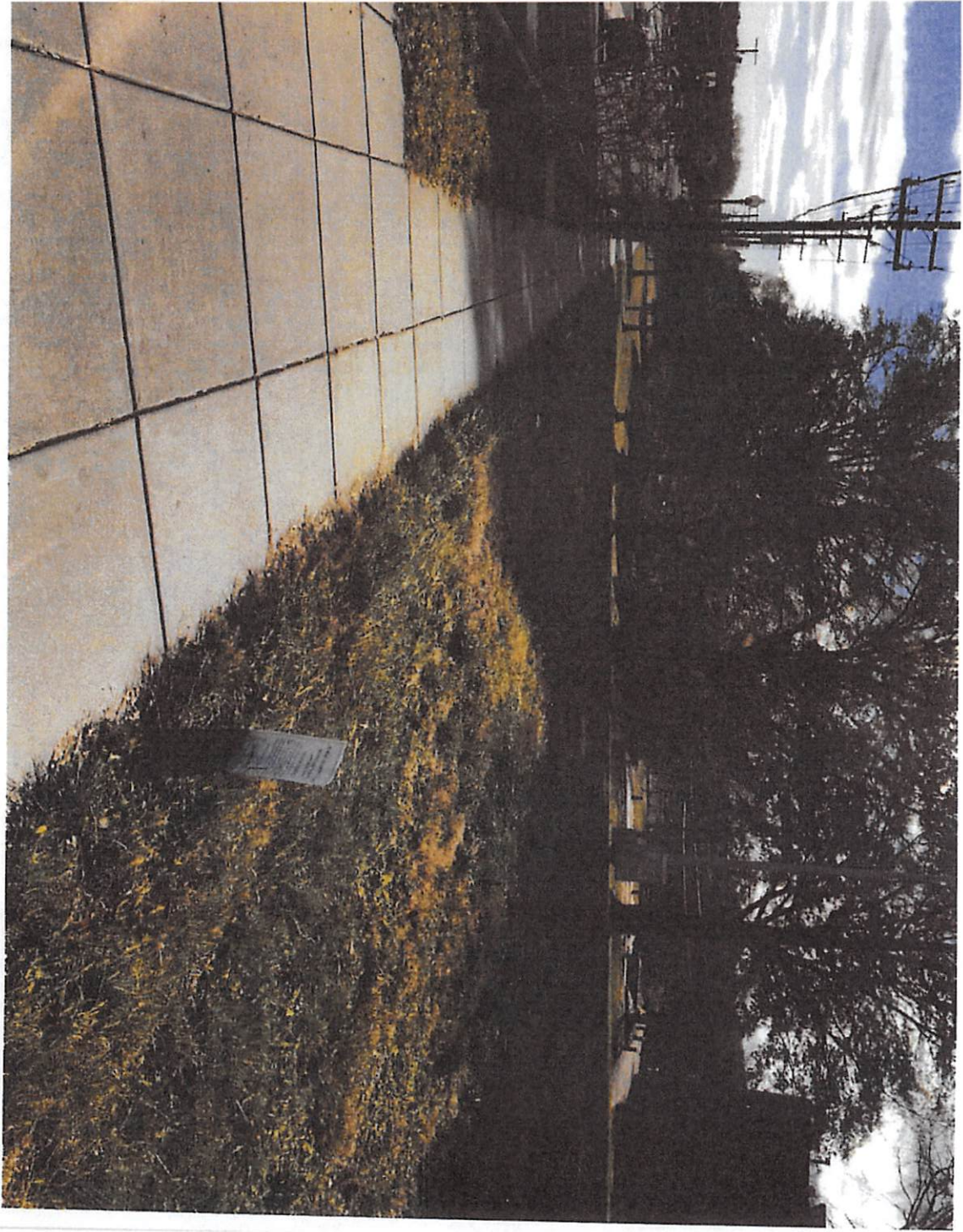




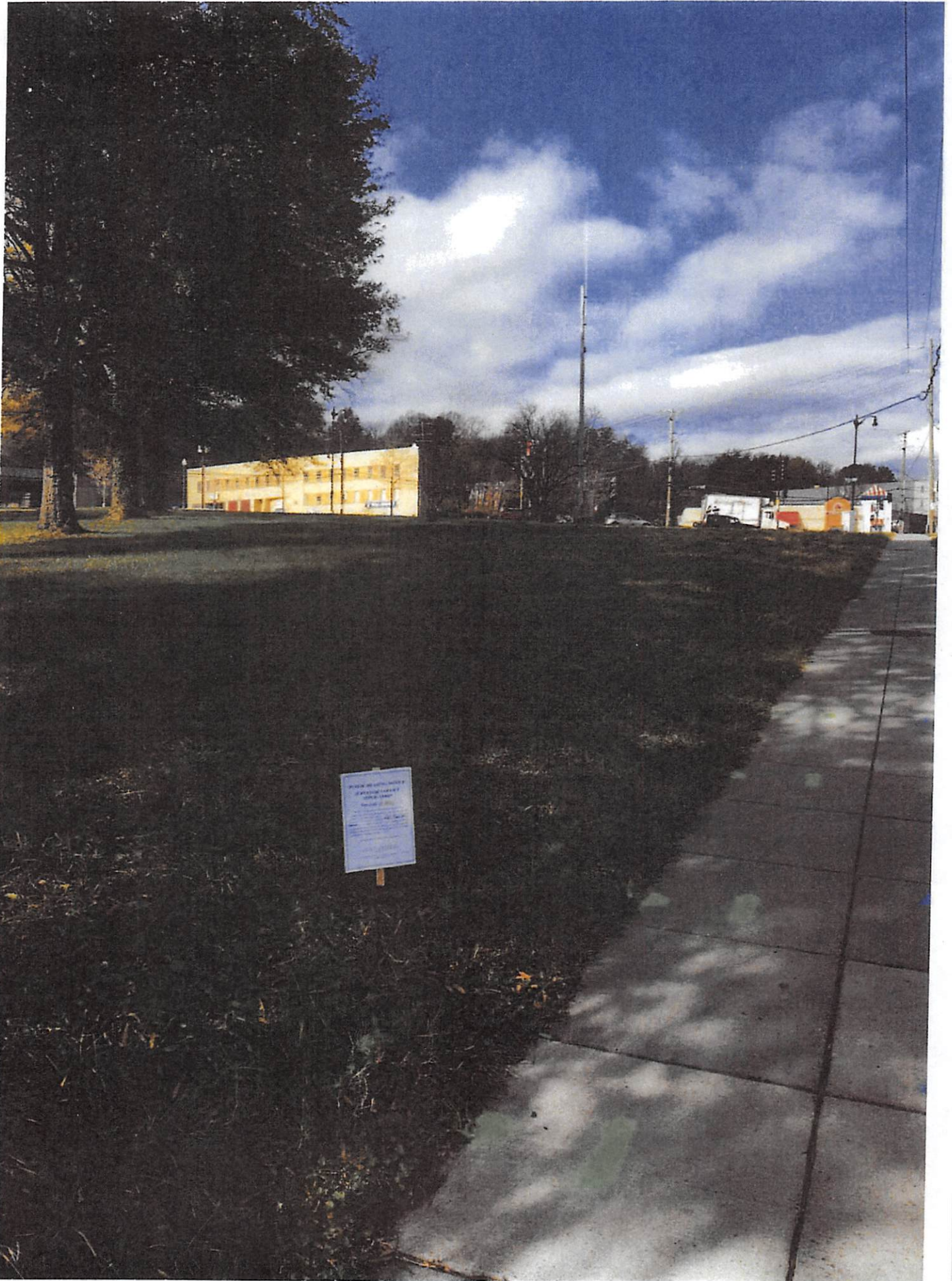




PUBLIC HEARING NOTICE
SHERIFF'S OFFICE
OPERATION
NO. 10 12-2023







PLEASE DO NOT FEED THE
BIRDS IN THE PARK
BIRDS ARE PROTECTED
BY FEDERAL LAW

