



2019 OCT 31 AM 10:27
OFFICE OF THE
SECRETARY

MURIEL BOWSER
MAYOR

OCT 31 2019

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

Dear Chairman Mendelson:

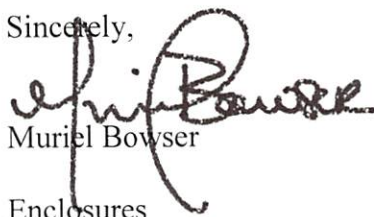
Enclosed for your consideration is legislation entitled "Closing a portion of Chesapeake Street, S.W., Magazine Road, S.W., and Keel Avenue, S.W.; the removal of building restriction lines associated with the portion of Chesapeake Street, S.W., being closed; and the transfer of jurisdiction back to the Secretary of the Navy of the portion of Keel Avenue, S.W. being closed, in Parcels 251/55, 251/56, 242/32, 252/62, 259/1, 259/11, 259/14 and 259/16 in Southwest Washington, D.C., S.O. 14-21786, Act of 2019."

This legislation proposes the closing of a portion of Chesapeake Street, S.W., Magazine Road, S.W., and Keel Avenue, S.W. The applicant is the Department of Navy. The purpose for this road closure is to transfer administrative jurisdiction to the Department of Navy, as this property lies within the fenceline of the Navy's Bellevue Housing Complex.

Pursuant to D.C. Official Code §9-202.02(5), the application was referred to Advisory Neighborhood Commission (ANC) 8D, the National Capital Planning Commission (NCPC), and the abutting property owners. In a letter dated July 17, 2017, the Single Member District Commissioner for ANC 8D04 indicated that she had no objections to the application. In a letter dated July 14, 2015, NCPC determined that the application is not inconsistent with the Comprehensive Plan. Lastly, the abutting property owners are the applicant and thus have no objections to this street closing.

Enclosed with this legislation is a copy of the plat for recording this road closure and a copy of the application. I urge prompt consideration of this legislation to complete the administrative transfer of this property.

Sincerely,



Muriel Bowser

Enclosures



Chairman Phil Mendelson
at the request of the Mayor

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To order the closing of a portion of Chesapeake Street, S.W., Magazine Road, S.W., and Keel Avenue, S.W.; the removal of building restriction lines associated with the portion of Chesapeake Street, S.W., being closed; and the transfer of jurisdiction back to the Secretary of the Navy of the portion of Keel Avenue, S.W. being closed, in Parcels 251/55, 251/56, 242/32, 252/62, 259/1, 259/11, 259/14 and 259/16 in Southwest Washington, D.C. in Ward 8.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act be cited as "Closing a portion of Chesapeake Street, S.W., Magazine Road, S.W., and Keel Avenue, S.W.; the removal of building restriction lines associated with the portion of Chesapeake Street, S.W., being closed; and the transfer of jurisdiction back to the Secretary of the Navy of the portion of Keel Avenue, S.W. being closed, in Parcels 251/55, 251/56, 242/32, 252/62, 259/1, 259/11, 259/14 and 259/16 in Southwest Washington, D.C., S.O. 14-21786, Act of 2019".

Sec. 2. 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 Council of the District of Columbia finds the portions of the streets shown by the hatch-marks on the Surveyor's plat in S.O. 14-21786 ("Surveyor's Plat") are unnecessary for street purposes and orders them closed, with title to the land to vest as shown on the Surveyor's Plat and further orders the removal of building restriction lines associated with the portion of Chesapeake Street, S.W., being closed as also shown the on Surveyor's Plat.

1 Sec. 3. Pursuant to section 1 of An Act To authorize the transfer of jurisdiction over
2 public land in the District of Columbia, approved May 20, 1932 (47 Stat. 161; D.C. Official
3 Code § 10-111), the Council approves the transfer of jurisdiction from the District back to the
4 United States (Secretary of the Navy) of the portion of Keel Avenue being closed as shown on
5 the Surveyor's Plat.

6 Sec. 4. The Secretary of the Council shall transmit a copy of this act, upon its effective
7 date, to the Office of the Surveyor of the District of Columbia.

8 Sec. 5. The Council adopts the fiscal impact statement prepared by the Chief Financial
9 Officer as the fiscal impact statement required by section 4a of the General Legislative
10 Procedures Act of 1975, approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-
11 301.47a).

12 Sec. 6. This act shall take effect upon its approval by the Mayor (or in the event of veto
13 by the Mayor, action by the Council to override the veto), and a 30-day period of congressional
14 review as provided in Section 602(c)(1) of the District of Columbia Home Rule Act, approved
15 December 24, 1973 (87 Stat. 813; D.C. Official Code §1-206-02(c)(1)) and publication in the
16 District of Columbia Register.

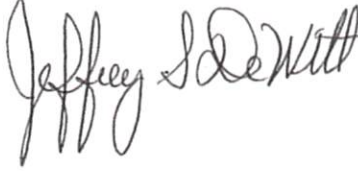
Government of the District of Columbia
Office of the Chief Financial Officer



Jeffrey S. DeWitt
Chief Financial Officer

MEMORANDUM

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

FROM: Jeffrey S. DeWitt
Chief Financial Officer 

DATE: February 19, 2019

SUBJECT: Fiscal Impact Statement – Closing a portion of Chesapeake Street, S.W., Magazine Road, S.W., and Keel Avenue, S.W.; the removal of building restriction lines associated with the portion of Chesapeake Street, S.W., being closed; and the transfer of jurisdiction back to the Secretary of the Navy of the portion of Keel Avenue, S.W. being closed, in Parcels 251/55, 251/56, 242/32, 252/62, 259/1, 259/11, 259/14 and 259/16 in Southwest Washington, D.C., S.O. 14-21786, Act of 2019

REFERENCE: Draft Bill provided to the Office of Revenue Analysis on February 8, 2019

Conclusion

Funds are sufficient in the fiscal year 2019 through fiscal year 2022 budget and financial plan to implement the bill.

Background

The bill authorizes the closure of public streets that are located within the fence line of the U. S. Department of the Navy's Bellevue Housing Complex. Specifically, the closure includes 15 feet of building restriction line on both sides of Magazine Road, S.W., also known as Chesapeake Street, S.W., and a strip of land known as Keel Avenue, S.W., which runs from north of the intersection of Magazine Road, S.W. to the intersection of Keel Avenue, S.W.¹ According to the Office of the Surveyor, it cannot be determined whether the portion of Magazine Road, S.W. is held by the District or the federal government. Keel Avenue, S.W. is determined to be held by the federal government.

The purpose of the closure is to formally transfer administrative jurisdiction of the land to the Department of the Navy. The closure is contingent upon easements provided for existing Pepco, Washington Gas, and Verizon facilities.

¹ The affected parcels are Squares 251/55, 251/56, 242/32, 252/62, 259/11, 259/14, and 259/16.

The Honorable Phil Mendelson

FIS: "Closing a portion of Chesapeake Street, S.W., Magazine Road, S.W., and Keel Avenue, S.W.; the removal of building restriction lines associated with the portion of Chesapeake Street, S.W., being closed; and the transfer of jurisdiction back to the Secretary of the Navy of the portion of Keel Avenue, S.W. being closed, in Parcels 251/55, 251/56, 242/32,252/62,259/1, 259/11, 259/14 and 259/16 in Southwest Washington, D.C. , S.O. 14-21786, Act of 2019," Draft bill provided to the Office of Revenue Analysis on February 8, 2019.

Financial Plan Impact

Funds are sufficient in the fiscal year 2019 through fiscal year 2022 budget and financial plan to implement the bill. The Office of the Surveyor is unable to determine if any of the land belongs to the District government, so the bill is not likely to affect District assets. Even if it were determined to be part of District assets, assets are not part of the District's budget. The land is located within the fence line of the Department of the Navy's property and is not being taxed, so there is no impact to District revenues.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Attorney General

Commercial Division
Land Use Section



MEMORANDUM

TO: Gianelle Rivera, Deputy Director
Office of Policy & Legislative Affairs

FROM: Maximilian L.S. Tondro, Chief
Land Use Section

SUBJECT: Transmittal of Bill 23- : Closing a portion of Chesapeake Street, S.W., Magazine Road, S.W., and Keel Avenue, S.W.; the removal of building restriction lines associated with the portion of Chesapeake Street, S.W., being closed; and the transfer of jurisdiction back to the Secretary of the Navy of the portion of Keel Avenue, S.W. being closed, in Parcels 251/55, 251/56, 242/32,252/62,259/1, 259/11, 259/14 and 259/16 in Southwest Washington, D.C. , S.O. 14-21786, Act of 2019

This Office has reviewed the attached proposed bill entitled “Closing a portion of Chesapeake Street, S.W., Magazine Road, S.W., and Keel Avenue, S.W.; the removal of building restriction lines associated with the portion of Chesapeake Street, S.W., being closed; and the transfer of jurisdiction back to the Secretary of the Navy of the portion of Keel Avenue, S.W. being closed, in Parcels 251/55, 251/56, 242/32,252/62,259/1, 259/11, 259/14 and 259/16 in Southwest Washington, D.C. , S.O. 14-21786, Act of 2019” and found it to be legally sufficient.

The Applicant submitted an application to close a portion certain public streets, to remove the building restriction lines associated with a portion of the streets to be closed, and to transfer to the U.S. Navy jurisdiction over a portion of another public street within the fence line of the U.S. Navy’s Bellevue Housing Complex (the “**Application**”) with the Office of the Surveyor of the District of Columbia (“**S.O.**”), which created a S.O. file (14-21786) for all of the relevant documents and which drew a plat depicting the proposed street closure, removal of building restriction line, and transfer of jurisdiction.

Pursuant to Section 202 of the Street and Alley Closing and Acquisition Procedures Act of 1982, as amended (D.C. Law 4-201, effective March 10, 1983; Section 9-202.02 of the D.C. Official Code), the Surveyor, on behalf of the Mayor, referred the Application to affected District agencies and public utilities, to the National Capital Planning Commission (“**NCPC**”), to the Historic Preservation Office on behalf of the Historic Preservation Review Board (“**HPRB**”), to the affected Advisory Neighborhood Commission (“**ANC**”), and to the abutting owners, in this case the Applicant.

The District Department of Transportation (“**DDOT**”) submitted a September 22, 2015 report stating that DDOT had no objections to the Application (attached)

Various other District agencies submitted reports stating that they had no objection to the Application (attached).

DC Water, Pepco, Verizon, and Washington Gas all submitted letters stating that they had no objection to the Application (attached).

Pursuant to Section 2 of (D.C. Official Code § 9-103.02), NCPC submitted a July 14, 2015 report stating that NCPC found the Application to not be inconsistent with the Comprehensive Plan (attached).

The Historic Preservation Office filed a June 11, 2015 letter stating that the Application was not subject to HPRB because the proposed street closings did not fall under the jurisdiction of the HPRB and because the proposed transfer of jurisdiction would not affect any historic property.

No report was received from ANC 8D, other than a July 17, 2017 letter from the Single Member District ("SMD") 8D04 Commissioner Monique Diop stating that the ANC SMD had no objections to the Application (attached).

Pursuant to the request of the Surveyor, I am forwarding the legislative package to you for review by the Mayor and submission to the Council. If you have any questions concerning the legal sufficiency of the legislation, please contact me at 724-6657. Questions concerning the S.O. file should be directed to the Surveyor, Roland Dreist, at 442-4699.


Maximilian L.S. Tondro, Section Chief

10/10/19
Date

Attachments:

- Surveyor's Plat Depicting Proposed Street Closing
- Public Notice Mailed to ANC 8D
- DC Water June 27, 2017 letter removing its prior objections
- Pepco May 25, 2016 letter stating no objection based on U.S. Navy's agreement to provide an easement for Pepco to access its facilities
- Verizon September 26, 2016 letter stating no objection based on U.S. Navy's agreement to provide an easement for Verizon to access its facilities
- Washington Gas June 23, 2016 letter stating no objection based on U.S. Navy's agreement to provide an easement for Washington Gas to access its facilities
- NCPC July 14, 2015 Report
- DDOT September 22, 2015 Report
- Office of Planning June 29, 2015 Report stating no objection
- Historic Preservation Office June 11, 2015 letter stating no objection
- Department of Housing and Community Development June 8, 2015 letter stating no objection
- Fire and Emergency Medical Services Department June 4, 2015 letter stating no objection
- ANC SMD 8D04 July 17, 2017 letter stating no objection
- Department of Public Works November 25, 2015 letter stating no objection
- Office of the Chief Financial Officer February 19, 2019 Fiscal Impact Statement reporting no impact

cc: Brian Flowers, Deputy
Legal Counsel Division



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND WASHINGTON
1314 HARWOOD STREET SE
WASHINGTON NAVY YARD DC 20374-5018

IN REPLY REFER TO:
11011

PI-10161 Ser/AM1 (HH) - 3633

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

DEC 08 2014

Dear Office of the Surveyor,

The Department of the Navy requests the District of Columbia transfer administrative jurisdiction of Chesapeake Street and Magazine Road SW, west of Overlook Avenue SW, and a public street, now known as Keel Road, parallel and west of Overlook Avenue SW to the Department of the Navy pursuant to D. C. Code 10-111, and record the covenant. This property lies within the fenceline of the Navy's Bellevue Housing Complex.

In 1941, the Navy acquired the property by Declaration of Taking. Soon after, the Navy transferred jurisdiction over a portion of the parcel to the District of Columbia. The plat showing the transfer was recorded on July 10, 1941 in Record Book 117, page 1, Surveyor's Office Map #2511.

On December 21, 1989, the Chairman of the National Capital Planning Commission approved the Transfer of Jurisdiction of the property. The National Capital Planning Commission approval from 1989 is still valid and does not have to be re-submitted for review and approval since the Navy is seeking to achieve what is shown on the original plat and nothing has changed since the original National Capital Planning Commission approval. This approval is discussed in the enclosed email.

On June 12, 1990, the Council of the District of Columbia approved Resolution 8-232 transferring jurisdiction of this property back to the Navy. The transfer was conditioned on the Navy filing a covenant for a sewer and water main easement within two years of the effective date of the resolution. The Navy executed the required covenant but failed to record it in the required time frame. Consequently, Resolution 8-232 lapsed.

Pursuant to discussions between the Navy and the District of Columbia Office of the Attorney General Section Chief, Real Estate Transactions Section, the requested transfer would require the closure of the public streets that are included in the transfer: Magazine Road, Chesapeake Street, and Keel Road. The email discussion is enclosed.

Enclosed is a completed Office of the Surveyor "Instruction for Filing an Application to close/dedicate a street/alley or elimination of a building restriction line" form officially requesting the closure of Magazine Road, Chesapeake Street, and Keel Avenue. A check for the initial filing fee, and a check for the Public Hearing and Recordation fee are included with this application.

We have included a map entitled "Transfer of Jurisdiction Sewer and Watermain Easement Established Map SOC #10,105", and a Declaration of Covenant for the Transfer of Jurisdiction. Both the Transfer of Jurisdiction Map and the Declaration of Covenant require signatures for approval by the appropriate DC Government officials to record the covenant.

Should there be any questions or concerns, my point of contact for this matter is Mr. Holland Hargrove, who can be reached at (202) 685-0550 or holland.hargrove@navy.mil.

Sincerely,



DEBORAH A. MOOMEY
Asset Management Real Estate Branch
Real Estate Contracting Officer

Enclosures:

- ✓ (1) November 25, 2014 Email from the National Capital Planning Commission's Michael Weil
- ✓ (2) May 16, 2014 Email from Office of Attorney General Real Estate Transactions Section Chief
- ✓ (3) Office of the Surveyor Instruction for Filing an Application to Close/Dedicate a Street/Alley or Elimination of a Building Restriction Line
- (4) Transfer of Jurisdiction Sewer and Watermain Easement Established Map S. O. # 10,105
- ✓ (5) Declaration of Covenant


Government of the District of Columbia

Department of Transportation



MEMORANDUM

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

FROM: Sam Zimbabwe 
Associate Director, PPSA

DATE: September 22, 2015

SUBJECT: S.O. No. 14-21786 Proposed Closing of Magazine Road, Chesapeake Street and Keel Avenue, S.W. Adjacent to Parcels 251/55, 251/56, 252/32, 252/36, 252/62, 252/54, 259/1, 252/5, 259/11, 259/14, 259, 16

OVERVIEW

The United States Department of the Navy (Navy) (the "Applicant") seeks approval to close and acquire jurisdiction of portions of Chesapeake Street, Magazine Road and Keel Road, S.W. from the District of Columbia (District). The Applicant first acquired the land in early 1941. A plat was recorded on July 10, 1941 with a portion of the land dedicated back to the District, however the transfer was not completed.

The Applicant subsequently submitted an updated closing request in 1989 approved by the National Capitol Planning Commission on December 21, 1989. The Council of the District of Columbia approved Resolution No. 08-0232 (Resolution) on June 12, 1990 authorizing the transfer of jurisdiction of the subject land from the District to the Navy. The action was contingent on the Applicant filing a covenant for a sewer and water main easement within two years upon the date of approval. The Applicant failed to record the easements within the required time-frame and the Resolution lapsed. The Navy is resubmitting the closing documentation with sewer and water easements to finalize the transfer.

ROADWAY NETWORK

The subject streets are located wholly within the campus of the Navy Bellevue Housing Complex (Bellevue). Keel Avenue is a north-south street that runs parallel to Overlook Avenue, a public roadway, and serves as the eastern perimeter road for the complex with an existing security fence located east of the roadway.

Magazine Road is a southwest/northeast running roadway that bisects the campus and serves as the main entrance gate to at its intersection with Overlook Avenue at its northeast terminus. Chesapeake Street is a small stub segment of a roadway that serves as an extension of Magazine Drive near the Bellevue entrance gate.

Magazine Road continues through the subject site to the Naval Research Laboratory (NRL) bordering the campus to the west and south. NRL is an active research facility with more restrictive security requirements and no access is allowed between the facilities. A security gate and fence provides a physical barrier between the two parcels. The Navy developed a 2014 Master Plan Update for NRL for the 2035 design year includes a possible operable gate between the two facilities.

SOUTH CAPITOL STREET TRAIL

DDOT has future plans to establish the South Capitol Street Trail (Trail), a 4.25 mile combined bicycle and pedestrian trail providing a non-motorized link between Anacostia Park to the north and Oxon Cove and DC Village to the south. The southern boundary of the Trail commences at an existing combined bicycle and pedestrian trail in Oxon Hill Farm/Oxon Cove Park and continues north along the western edge of South Capitol Street and Overlook Avenue to the northern limits connecting to existing trails crossing the Frederick Douglass Bridge and accessing Anacostia Park.

The Trail will provide access to the surrounding communities, Blue Plain Water Treatment facility and three military facilities consisting of Bellevue, the Naval Research Laboratory and Joint Base Anacostia – Boiling. Trail alignment is primarily along the eastern edge of the perimeter fencing for the military bases. The preferred DDOT design includes a 10 ft. wide shared-use trail, 5 ft. setback from the adjacent roadway and a 2 ft. buffer from the military fence lines with an optional 8 ft. wide trail design with reduced roadway setback and buffer areas in locations with reduced public ROW.

The draft Trail concept plan identified a total of eight pinch-point locations where existing perimeter fencing for the military bases does not provide adequate setback from the public ROW for the preferred or optional design. In these locations, DDOT is coordinating with the adjacent military facilities to relocate a portion of the existing fences onto private property to accommodate the Trail.

Pinch Point No. 2 is located approximately 200 ft. north of the Bellevue entrance gate. DDOT determined the portions of Overlook Avenue adjacent to the subject streets to be closed provide adequate R-O-W for installation of the Trail using the preferred DDOT design option. There is no need for the Applicant to modify the existing perimeter fence-line as part of the closure action.

DDOT ASSETS

No DDOT assets were identified in the areas to be closed.

RECOMMENDATION

The proposed action is not projected to negatively impact the transportation network, traffic circulation, planned DDOT improvements or public space. DDOT has no objections to the action.

SZ:lb

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. _____

_____ Date

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

Location

Street(s)

Name: Magazine Road, Chesapeake Street, Keel Avenue

Abutting Squares: 251/55, 251/56, 252/32, 252/36, 252/62, 252/64, 259/1, 259/5, 259/11, 259/14, 259/16

Portion to be closed/dedicated: Magazine Road from 259/14 to 259/16; Chesapeake Street surrounded by 251/56, 251/55 & 252/36, and Keel Avenue from 251/56 to 252/62

AS PER SKETCH ATTACHED

Alley(s)

Name: _____

Abutting Squares: _____

Portion to be closed/dedicated.: _____

AS PER SKETCH ATTACHED

This application is made by:

Deborah A. Moomey
Asset Management Real Estate Branch
Real Estate Contracting Officer
United States of America

202-685-3069

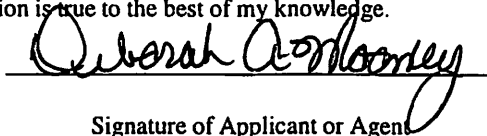
Applicant's Name (print)

Telephone Number

1314 Harwood Street Southeast Washington Navy Yard, DC. 20374

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. _____

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

251 252 259

55,56; 32,36,62,64; 1,5,11,14,16

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

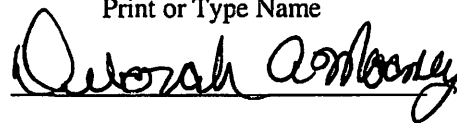
Square/Lot

12/8/2014

Date

Deborah A. Moomey
Asset Management Real Estate Branch
Real Estate Contracting Officer
United States of America, Department of the Navy

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**

THE STREETS SHOWN THIS: XXXXXX ARE CLOSED, AND
TITLE VESTS AS SHOWN UPON THIS PLAT.

PUBLIC STREETS CLOSED

PARCELS 251/55, 251/56, 252/32, 252/36, 252/62, 252/64, 259/1, 259/5, 259/11, 259/14 AND 259/16

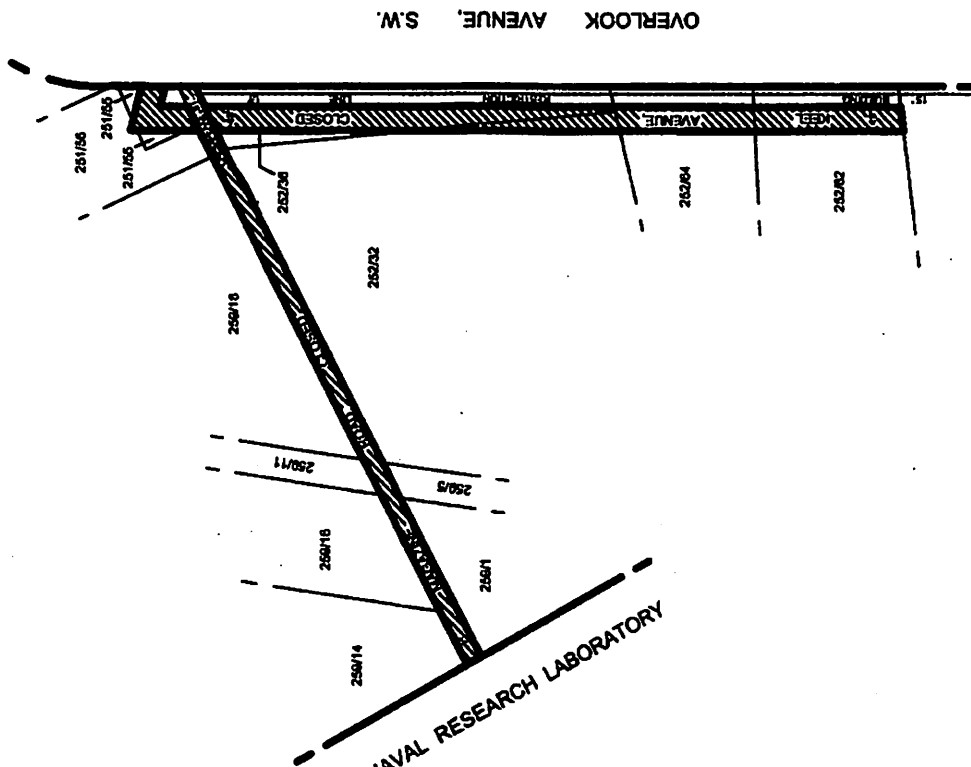
OFFICE OF THE SURVEYOR, D.C.

_____, 2015

I CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED.

SURVEYOR, D.C.

U.S. NAVAL RESEARCH LABORATORY



SURVEYOR'S OFFICE, D.C.

Made for: DEBORAH A. MOOREY

Drawn by: L.E.S. Checked by: _____

Revised and interpretations by: _____

Recorded at: _____

Recorded in Book: _____ Page: _____

Scale: 1 inch = 150 feet

File No. 14-37786

2014 STREET CLOSURE, DENICA TOWNSHIP, 251_252_259

ANC 8D Commisisoner
Monique Diop
4660 Martin Luther King Jr Ave SW
C-815
Washington DC 20032

C/O Diana Dorsey Hill, Program Specialist
Office of the Surveyor
Department of Consumer & Regulatory Affairs
Washington DC 20024

July 17, 2017

To Mr. Roland Dreist:

I have no objections to the closing of public streets adjacent to Parcels 251/55, 251/56, 252/32, 252/36, 252/62, 252/64, 259/1, 252/5, 259/11, 259/14, and 259/16; which are all located within the fence line of the Joint Base Anacostia Bolling AFB's Bellevue Housing Complex.

If you need further assistance or have any questions or concerns, please feel free to contact me at the information provided below.

Best Regards,

Monique Diop

Commissioner Monique Diop





A.O. 1
14-21786

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



MEMORANDUM

TO: Roland F. Dreist, Jr.
Surveyor of the District of Columbia
Attention: Diana Dorsey Hill

FROM: Paul Walker
Architect (Construction Inspector)

DATE: June 8, 2015

SUBJECT: Department of Housing and Community Development Review comments on Public Street Closing application Squares 2541/55, 251/56, 252/32, 252/36, 252/62, 259/1, 252/5, 259/14 and 259/16.

The Department of Housing and Community Development (DHCD) has reviewed the above referenced street closing application, Parcels 2541/55, 251/56, 252/32, 252/36, 252/62, 259/1, 252/5, 259/14 and 259/16. The application request the transfer of administrative jurisdiction of Chesapeake Street and Magazine Road SW, west of Overlook Avenue SW, and a public street now known as Keel Road, west of Overlook Avenue SW to the Department of the Navy. Based on the information provided, DHCD will have no facilities in conflict with the area shown and have no objection to the proposed street closing.

Sincerely

Paul Walker
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: Tony L. Falwell *TF*
Asst. Chief Fire Marshal
DCFEMS Office of the Fire Marshal

DATE: June 4, 2015

SUBJECT: Surveyor's Office File No. S.O. 14-21786

This written correspondence is being forwarded to your office to address **SO File No. 14-21786** that was submitted to FEMS Office of the Fire Marshal (Fire Prevention Division) for review. The request involves the transfer of administrative jurisdiction of Chesapeake Street SW and Magazine Road SW, west of Overlook Avenue SW, and Keel Road, west of Overlook Avenue SW to the Department of the United States Navy. The named roadways currently within the fence line of the Navy's Bellevue Housing Complex.

Based on FEMS 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: 1.) No Existing FD connections and fire hydrants can be obstructed/ blocked in a way that will prevent emergency access. 2.) Fire access to the listed lot and squares and adjacent properties, lots, and squares is not compromised and is maintained in accordance with Chapter 5, Fire Service Features, and Section 503 "Fire Apparatus Access Roads" in the 2012 International Fire Code.



401 9th Street, NW North Lobby, Suite 500 Washington, DC 20004 Tel 202.482.7200 Fax 202.482.7272 www.ncpc.gov

S.U. 14-21786

Commission Members

Presidential Appointees

L. Preston Bryant, Jr., Chairman

Elizabeth A. White

Mayoral Appointees

Arrington Dixon
Geoffrey Griffin

Ex Officio Members

Secretary of Defense
The Honorable Ashton Carter

Secretary of the Interior
The Honorable Sarah Jewell

Acting Administrator
General Services Administration
The Honorable Denise Roth

Chairman
Committee on Homeland Security
and Governmental Affairs
United States Senate
The Honorable Ron Johnson

Chairman
Committee on Oversight
and Government Reform
U.S. House of Representatives
The Honorable Jason Chaffetz

Mayor
District of Columbia
The Honorable Muriel Bowser

Chairman
Council of the District of Columbia
The Honorable Phil Mendelson

Executive Director
Marcel C. Acosta

IN REPLY REFER TO:
NCPC FILE No. 7688

JUL 14 2015

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW, Suite 402
Washington, DC 20004

Dear Chairman Mendelson:

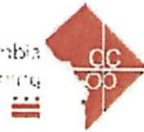
Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I found that the proposed street closing of Chesapeake Street and Magazine Road, SW and Keel Road SW, would not be inconsistent with the Comprehensive Plan for the National Capital. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta
Executive Director

Enclosure

cc: Councilmember Vincent Orange, Chairman, Committee on Business,
Consumer, and Regulatory Affairs
Eric Shaw, Director, DC Office of Planning
Frederick Lindstrom, Commission of Fine Arts
Roland Dreist, DC Surveyor



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: June 29, 2015

SUBJECT: S.O.14-21786
Proposed Closing of Public Streets adjacent to Parcels 251/55, 251/56, 252/32, 252/36, 252/62, 252/64, 259/1, 259/5, 259/11, 259/14, and 259/16

I. RECOMMENDATION

The Office of Planning (OP) has completed its review of the application for the requested street closing within the Navy's Bellevue Housing Complex and **has no objection** to this request.

II. SITE DESCRIPTION

Applicant:	Department of the Navy
Address:	1314 Harwood St. S.E., Washington Navy Yard, DC 20374
Legal Description:	Public Streets – Magazine Road, Chesapeake St, and Keel Road - adjacent to Parcels 251/55, 251/56, 252/32, 252/36, 252/62, 252/64, 259/1, 259/5, 259/11, 259/14, and 259/16
Ward:	8/ANC 8D
Zoning:	Unzoned
Historic District:	The property is not within a historic district.
Comprehensive Plan Generalized Future Land Use and Policy Map Designation:	Federal, consistent with the current use.

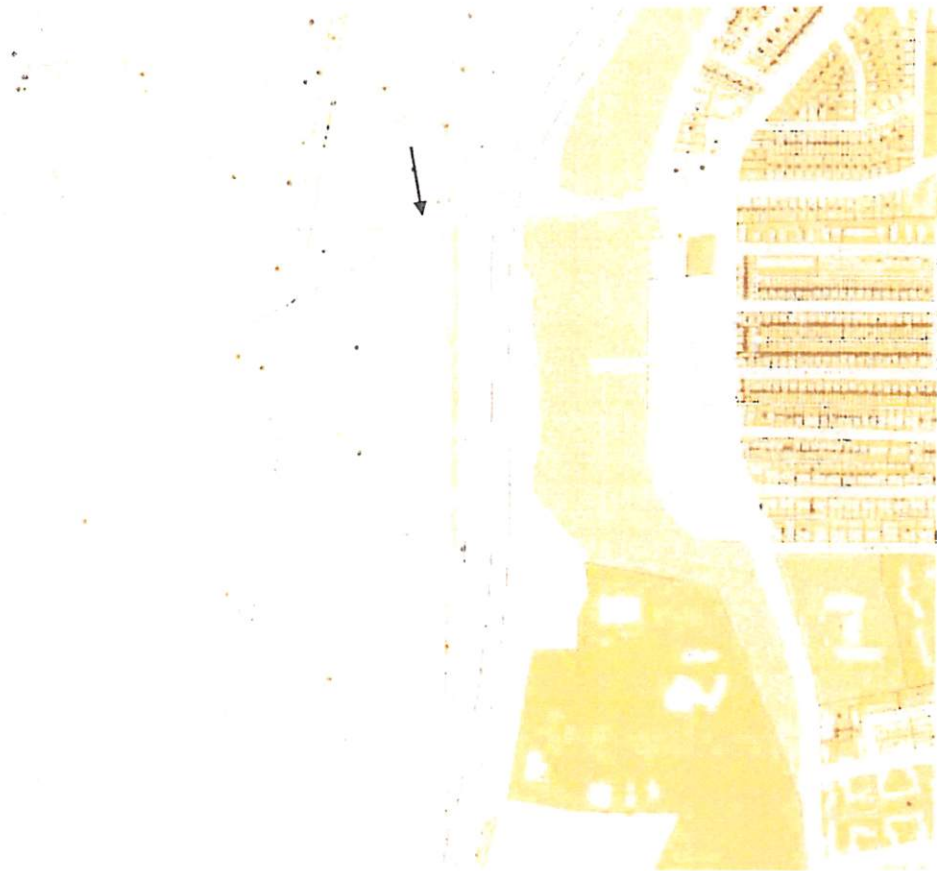
III. PROPOSAL

The subject streets fall within the boundaries of the Navy's Bellevue Housing Complex. The street closure is the result of the pending transfer of administrative jurisdiction from the District of Columbia to the Department of the Navy.

In 1941 the Navy acquired the property and soon thereafter transferred a portion of the parcel to the District. In 1989 National Capital Planning Commission approved the transfer of jurisdiction of this property from the District back to the Navy. In 1990 the District approved the transfer of jurisdiction with a condition but the resolution lapsed before the Navy met the condition. The condition has since been met and the Navy is currently pursuing finalization of the transfer of jurisdiction.

IV. VICINITY MAP

Naval Support Facility Anacostia at Joint Base Anacostia- Bolling



V. ANALYSIS

Because the streets are located entirely within the fenced federal military complex, the public street closure would not have an adverse impact on the area. The request public street closure is merely a technicality as part of the transfer of jurisdiction of these portions of parcels back to the Navy.

The Office of Planning has no objection to this request. .

JL/af

GOVERNMENT OF THE DISTRICT OF COLUMBIA
HISTORIC PRESERVATION OFFICE
OFFICE OF PLANNING



S.O. 14-21786

MEMORANDUM

TO: Roland Dreist, Office of the Surveyor

SUBJECT: Proposed Closure of Chesapeake Street SW, Magazine Road SW, and Keel Road SW, west of Overlook Street, SW; adjacent to Parcels 251/55, 251/56, 252/32, 252/36, 252/62, 252/64, 259/1, 252/5, 259/11, 259/14, and 259/16; and Transfer of Administrative Jurisdiction back to the Department of the Navy (S.O. 14-2178)

DATE: June 11, 2015

Thank you for contacting the DC Historic Preservation Office regarding the above-referenced closures. We appreciate the opportunity to review this action and offer the following comments.

Section 9-202.02(4) of the D.C. Code requires the Mayor to refer applications "to close any street located on the L'Enfant Street Plan" to the Historic Preservation Review Board. However, none of the above-referenced streets are included in the L'Enfant Street Plan, so we have no concerns from that standpoint.

And while portions of the referenced streets may extend into the Bellevue Annex/Naval Research Laboratory Historic District, closure and/or transfer of administrative jurisdiction of the streets back to the Department of the Navy will not have any effect on historic properties. Therefore, we have no objection to the closure of the referenced streets.

BY:

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

15-0312

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 closing of a Public Street adjacent to Parcels 251/55,
251/56.252/32,252/36,252/62,252/64,259/1,252/5,259/11,259/14 and 259/16-S.O. 14-21786.

Date: November 25, 2015

The following Street closing was investigated for review:

Adjacent to Parcels: 251/55, 251/56.252/32,252/36,252/62,252/64,259/1,252/5,259/11,259/14 and
259/16-S.O. 14-21786

The Department has reviewed the proposed street closing, at this time we have no objection to the
closing of the street Adjacent to Parcels: 251/55,
251/56.252/32,252/36,252/62,252/64,259/1,252/5,259/11,259/14 and 259/16-S.O. 14-21786

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

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of the Chief Financial Officer
Office of Tax and Revenue



MEMORANDUM

To: Roland F. Dreist, Jr., Surveyor, DC

From: Eugene Clindinin, Supervisory Appraiser, OTR/RPTA/RPAD

Date: May 9, 2018

Subject: Assessed Land value for S.O. 14-21786 Public Street Closings Magazine Road and Keel Avenue SW

Reference: S.O. 14-21786 Public Street Closings Magazine Road and Keel Avenue SW

Pursuant to your request we have derived the most probable estimate of value for the above referenced tracts of land.

Magazine Road SW


The most probable estimate of value as of January 1, 2018 which represents tax year 2018 for the closed section of Magazine Road SW is estimated at **\$62,200** (42,100 S.F X \$1.43 estimated square foot value).

Keel Avenue SW

The most probable estimate of value as of January 1, 2018 which represents tax year 2018 for the closed section of Keel Avenue SW is estimated at **\$110,690** (77,399 S.F X \$1.43 estimated square foot value).

If you have any questions, please contact me at 202.442.6743.

Sincerely,


Eugene Clindinin
Supervisory Appraiser
OTR/RPTA/RPAD

Network Engineering
OPPE MD/DC

verizon

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

June 12th, 2015
Mr. Roland F. Dreist, Jr.
Office of the Surveyor
1100 4th Street SW
Washington, D.C. 20024

RE: Proposed Closing of Alley in Parcels 251-259 S.O 14-21786

Dear Mr. Dreist:

In reference to your letter dated June 1st, 2015 about Proposed Closing of a Public Streets in Parcels 251-259

Location: Parcels 251-259 Magazine Road and Keel Avenue and Chesapeake Street SW

Verizon Washington D.C. Inc. objects to the proposal unless one of the two following are done:

☐ Service is no longer required in the Square.

☒ An easement will be provided, and paid for by the owners with metes and bounds description with a plat and all documentation necessary to record the easement to permit existing telephone plant to remain in its present location subject to Verizon approval.

☒ Verizon is fully reimbursed for relocating its plant and feeders. Alley/Street closing will not take place until these facilities are completely relocated and permanent services restored fully to all customers affected by the move.

☐ Telephone cables and terminals are cut off and abandoned.

Very truly yours,

Kenneth D. Young
Engineer, Outside Plant Engineering, WSAM

KDY 

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

Network Engineering
OPPE MD/DC



Floor 1
Silver Spring, MD 20904

September 26th, 2016
Mr. Roland F. Dreist, Jr.
Office of the Surveyor
1100 4th Street SW
Washington, D.C. 20024

RE: Proposed Closing of Street/Alley under S.O. 14-21786

Dear Mr. Dreist:

In reference to your letter dated June 1st, 2015 which relates to closing of public Street/alley S.O 14-21786

Location: Square 251

Verizon Washington D.C. Inc. does not object to the proposal because

☐ Service is no longer required in the Square.

☒ An easement will be provided, and paid for by the owners with metes and bounds description prepared and paid for by Verizon with a plat and all documentation necessary to record the easement to permit existing telephone plant to remain in its present location subject to Verizon approval.

☐ Verizon is fully reimbursed for relocating its plant and feeders. Alley/Street closing will not take place until these facilities are completely relocated and permanent services restored fully to all customers affected by the move.

☐ Telephone cables and terminals are cut off and abandoned.

Very truly yours,

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

Kenneth D. Young
Engineer, Outside Plant Engineering, WSAM

GIV/kdy

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



Permit Operations

DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY | 1100 4th STREET, SW | SUITE 310 | WASHINGTON, DC 20024

June 27, 2017

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

Subject: Street/Alley Closing Application **S.O. 14-21786**

Dear Mr. Dreist:

In a letter dated **June 9, 2015**, The District of Columbia Water and Sewer Authority (DC Water) objected to the Street/Alley Closing requested in **S.O. 14-21786**. Since that time, the applicant has contacted DC Water and resolved our objections. Therefore, DC Water removes our objection to the proposed street/alley closings requested in **S.O. 14-21786**.

If you have any additional needs from me, I can be reached at the contact information listed below.

Regards,

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!



Permit Operations

DISTRICT OF COLUMBIA WATER AND SEWER AUTHORITY | 1100 4th STREET, SW | SUITE 310 | WASHINGTON, DC 20024

June 9, 2015

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

Subject: Street/Alley Closing Application S.O. 14-21786 located near Square(s) 251

Dear Mr. Dreist:

The District of Columbia Water and Sewer Authority objects to the proposed street/alley closure under requested S.O. 14-21786, dated June 1, 2015. District of Columbia Water and Sewer Authority currently operates and maintains the following facilities within portions of the street in the proposed S.O. 14-21786:

1. Existing 30" Water Main in Overlook Ave, SW;
2. Two existing 12" Water Mains in Magazine Rd, SW and Keel Rd, SW;
3. Four existing 8" Water Mains in Magazine Rd, SW and Keel Rd, SW;
4. Existing 165" Combined Sewer crossing Magazine Rd, SW;
5. Existing 123" Combined Sewer crossing Magazine Rd, SW;
6. Existing 120" Combined Sewer crossing Magazine Rd, SW;
7. Two existing 18" Storm Sewers in Magazine Rd, SW;
8. Two existing 15" Sewer Mains in Magazine Rd, SW.

The applicant must (a) abandon the facilities, (b) relocate the facilities, or (c) provide an easement for District of Columbia Water and Sewer Authority to maintain and operate the facilities.

The applicant is asked to respond with a course of action describing how the utility will be addressed.

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".

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



**Washington
Gas**

6801 Industrial Road
Springfield, Virginia 22151

June 23rd, 2016

Mr. Roland Driest
Atten. Diana Dorsey Hill
Department Of Consumer and Regulatory Affairs
Building and Land Regulations Administration
Office of The Surveyor
Washington , D.C. 20002

Dear Mr. Roland Driest

RE: Proposed Closing of Public Streets adjacent to Parcels 259/16 & 252/32.

We release all objections to the Propose Closing of Public Streets adjacent to
Parcels 259/16 & 252/32 based on the Navy promise to grant Washington Gas an
Easement to access our facilities.

Sincerely ,

Robert W. Banks

Digitizer / Draftsman



A PHI Company

Pepco Engineering – DC
3400 Benning Rd. NE Bldg. #59
Washington, D.C. 20019-1503
Telephone: 202-331-6237 Fax: 202-388-2721

May 25, 2016

Mr. Roland F. Dreist, Jr.
Government of the District of Columbia
Department of Consumer and Regulatory Affairs
1100 4th Street, SW, Third Floor
Washington, DC 20024

RE: Proposed closing of Public Streets Adjacent to parcels 251/55, 251/56, 252/32, 252/36, 252/62, 252/64, 259/1, 252/5, 259/11, 259/14, 259/16.

Dear Mr. Dreist

Your May 20, 2016 letter stated that the Department of the Navy will grant PEPCO an Easement to have access to PEPCO facilities once the property is transferred to the Navy. Please make sure to coordinate with our real estate department in order to make sure we have received proper documentation to process the Easement. Therefore, we don't object to the proposed closing of public streets adjacent to parcels 251/55, 251/56, 252/32, 252/36, 252/62, 252/64, 259/1, 252/5, 259/11, 259/14, 259/16.

If you have any questions regarding this matter, please call me at (202)388-2261 or email me at rjames@pepco.com.

Sincerely,

Rinku James

Rinku James
Engineer
Distribution Engineering – DC



DEPARTMENT OF THE NAVY
NAVAL FACILITIES ENGINEERING COMMAND WASHINGTON
1314 HARWOOD STREET SE
WASHINGTON NAVY YARD DC 20374-5018

IN REPLY REFER TO:

11011

PI-10161 Ser/AM1 (HH)-3998

MAY 20 2016

Mr. Rinku James
PEPCO Engineering - DC
3400 Benning Road. NE Bldg. #59
Washington, D.C. 20019-1503

RE: Proposed closing of Public Streets adjacent to Parcels 251/55, 251/56, 252/32, 252/36, 252/62, 252/64, 259/1, 252/5, 259/11, 259/14 and 259/16

Dear Mr. James:

Your April 8, 2016 letter to the District of Columbia Surveyor's office stated your objection to the proposed street/alley closure under S.O. 14-21786 dated June 1, 2015 (1st Request), and April 4, 2016 (2nd Request) because PEPCO has utility lines within the requested area. The Department of the Navy does not intend to restrict access to PEPCO for the maintenance and operation of these utility lines. The Navy requested a Street Closing because the area described and shown on the map is currently within the fenced area of our family housing. The Street Closing will ultimately transfer the property to the adjacent owners. Since the property is within a Navy Installation, it will transfer to the Navy.

We will grant PEPCO an Easement to access its equipment once the property is transferred to the Navy. We are unable to grant it prior to transfer because legal constraints prevent us from granting use of land we do not own. In order to process an Easement, we request a legal description and a survey signed by a Registered Land Surveyor of the specific area where your facilities reside.

We are hoping that this addresses your concerns and we can move forward with the street closing. It is requested that you respond to the DC Surveyor's office with a copy to us by June 10, 2016 to lift your objections and agree to this course of action.

If you have any questions or concerns, my point of contact is Mr. Holland Hargrove who can be reached at (202) 685-0550 or holland.hargrove@navy.mil.

Sincerely,

DEBORAH A. MOOMEY
Asset Management Real Estate Branch
Real Estate Contracting Officer

Enclosure(s): (1) Pepco Letter of April 8, 2016
(2) DC Surveyor's Office letters of June 1, 2015 and April 4, 2016



A PHI Company

Pepco Engineering – DC
3400 Benning Rd. NE Bldg. #59
Washington, D.C. 20019-1503
Telephone: 202-331-6237 Fax: 202-388-2721

April 8, 2016

Mr. Roland F. Dreist, Jr.
Government of the District of Columbia
Department of Consumer and Regulatory Affairs
1100 4th Street, SW, Third Floor
Washington, DC 20024

RE: Proposed closing of Public Streets adjacent to Parcels 251/55, 251/56, 252/32, 252/36, 252/62, 252/64, 259/1, 252/5, 259/11, 259/14 and 259/16

Dear Mr. Dreist:

In response to your memorandum dated April 4, 2016 concerning the proposed closing of public streets adjacent to Parcels 251/55, 251/56, 252/32, 252/36, 252/62, 252/64, 259/1, 252/5, 259/11, 259/14 and 259/16, we comment as follows:

We have reviewed the documents showing the proposed closure of the public streets and we have determined that Pepco has underground facilities within the proposed public streets closure. The underground facilities serve multiple adjacent customers. If this closure is to become private property, the customer shall provide an easement for facilities located in the closure or have the facilities relocated.

Therefore, Pepco objects to the proposed closure of Public Streets adjacent to Parcels 251/55, 251/56, 252/32, 252/36, 252/62, 252/64, 259/1, 252/5, 259/11, 259/14 and 259/16 Pending notification of the customer's intent to either maintain or relocate the affected Pepco facilities.

If you have any questions regarding this matter, please contact me at (202) 388-2261 or email me at rjames@pepco.com.

Sincerely,

Rinku James

Rinku James
Distribution Engineering – DC