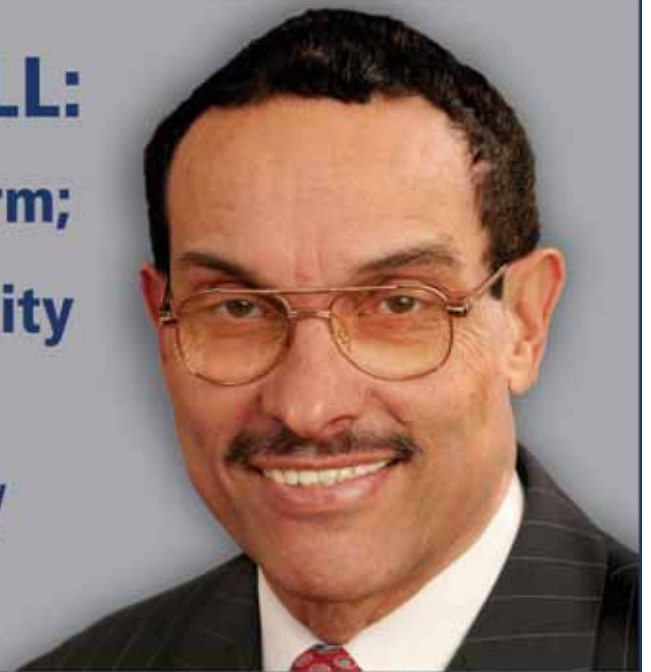


Ward 6 
— for —
Gray
FOR MAYOR

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Vote Vince Gray
September 14th**

AS MAYOR, VINCE GRAY WILL:

- Continue the fight for **real school reform**;
- Return **fiscal discipline & responsibility** for our tax dollars; and
- Work closely with residents and community leaders to strengthen our neighborhoods.



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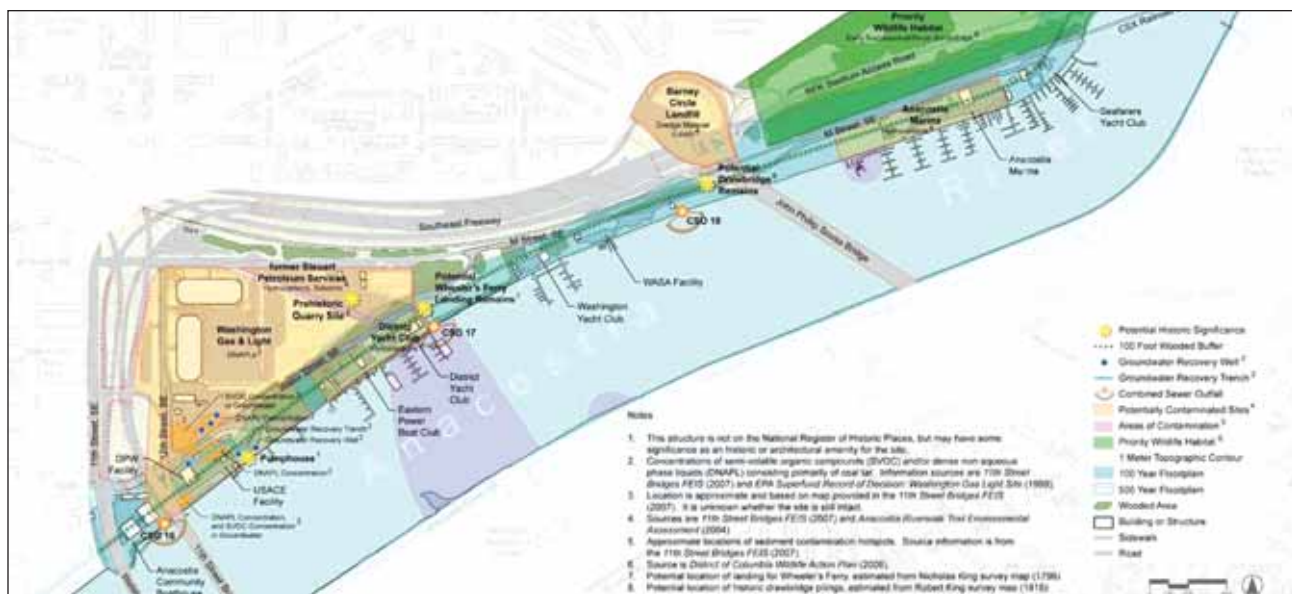
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Character. Integrity. Leadership.

Huge Project Planned Above Boat House Row

BY SHAUNA HOLMES



A very large project planned for the Anacostia Waterfront would construct a mixed-use development with hotel, office, retail and commercial space. The site lies between the freeway and the Anacostia River, immediately east of Maritime Plaza and right above Boat House Row. As proposed, it will contain approximately 815,000 square feet of gross floor area and will be 130 feet tall, with an overall floor/area ratio of 6.33. The buildings would tower over Boat House Row and obstruct views toward the river from the Capitol Hill Historic District.

The project as planned would involve construction within the rights-of-way for Virginia Avenue and M Street SE, and would span 14th Street with an enclosed bridge connecting two buildings. Therefore, it requires formal closing of portions of Virginia Avenue and M and 14th streets SE. Furthermore, the city is transferring ownership to the developer – 1333 M Street SE LLC – of over one-and-one-third acres from the closed streets' right-of-way plus Reservations 129, 130 and 299. The street closings and land transfers are part of a settlement

for a legal case involving the DC government and the Cohen Companies – majority owner of 1333 M Street SE LLC – to resolve a lawsuit. The settlement also includes a change in zoning and/or approval of a Planned Unit Development (PUD) that would permit mixed uses at the site. The land transfer, zoning accommodations and street closures were to be accomplished by June 1, unless the Cohen Companies agree to a later date. As of mid-June, the case had not been filed with the Office of Zoning.

Because the streets slated for closure are within the original L'Enfant city, which is listed on the National Register of Historic Places, the closure was referred to DC's Historic Preservation Review Board (HPRB). HPRB acted on the matter last January, and while it did not object to the closure, it recommended "that any encroachment on L'Enfant views and vistas be completely avoided or minimized to the maximum extent feasible through direct Historic Preservation Office involvement in the DC Office of Planning's on-going review of the project." HPRB did not consider potential effects on views from the Capitol Hill

Historic District.

The National Capital Planning Commission (NCPD) voted to support HPRB's recommendation. NCPD also advised that the proposed street closings and associated development would not have a negative impact on the federal interest provided that no development occurs within the L'Enfant streets' rights-of-way and recommended "that the development plan be modified to respect the viewsheds" of the streets. NCPD noted that "the streets in the project area are original L'Enfant Streets, of which title is held by the United States, and further notes that the federal and District governments differ in their positions regarding the authority to transfer title to such streets."

Although the US government owns the streets proposed for closure and transfer, the District government maintains it has a right, under a DC statute, to dispose of portions of streets owned by the federal government. The United States contends that Congress did not authorize the city council to dispose of federal property, including federally owned streets, and that the Home Rule Act specifically prohibited

real estate | changing hands

Changing hands is a list of most residential sales in the District of Columbia from the previous month. A feature of every issue, this list, based on the MRIS, is provided courtesy of Don Denton, manager of the Coldwell Banker office on Capitol Hill. The list includes address, sales price and number of bedrooms.

the council from disposing of federal property.

NPCPC also noted that “the project is inconsistent with the Comprehensive Plan for the National Capital, in particular the Preservation and Historic Features Element.” The report cites the following applicable policies from that Element:

- “Promote continuity in the historic design framework of the nation’s capital by protecting and enhancing the elements, views, and principles of the L’Enfant Plan. Both the federal and the District of Columbia governments should adhere to these principles in any improvements or alterations to the historic framework.
- “Protect the integrity, form, and design of the L’Enfant Plan’s system of streets and reservations from inappropriate new buildings and physical incursions.”

DC Bill B18-0572, which authorizes the mayor to transfer US Reservations 129, 130 and 299 to the developer in fee simple, became effective May 27. It designates the recipient of these three reservations as CASCO Marina Development LLC, a Cohen Companies entity that manages the James Creek Marina near the mouth of the Anacostia River.

Another DC Bill (B18-0694) addressing closure of the three public streets orders portions of the streets closed, with title to vest in the developer. It also releases the developer from paying rent for any vault it may construct that would occupy the Virginia Avenue right-of-way; exempts the developer from Section 4 of the First Source Employment Agreement Act; and excludes the developer from requirements of Section 3 of the DC Comprehensive Plan Amendment Act, which requires construction or rehabilitation of affordable housing in exchange for street closing that results in additional commercial office space. The bill is expected to become effective by July 22. ★



Neighborhood	Address	Close Price	
FEE SIMPLE			
16TH STREET HEIGHTS			
	1409 KENNEDY ST NW	\$800,000	8
	5307 14TH ST NW	\$450,000	4
	5502 13TH ST NW	\$440,000	3
	1518 BUCHANAN ST NW	\$397,500	3
ADAMS MORGAN			
	1777 LANIER PL NW	\$1,095,000	7
AMERICAN UNIVERSITY PARK			
	4706 49TH ST NW	\$979,334	4
	4611 ALTON PL NW	\$925,000	3
	4616 46TH ST NW	\$879,113	4
	4627 49TH ST NW	\$865,000	5
	4410 HARRISON ST NW	\$735,000	3
ANACOSTIA			
	2107 FAIRLAWN AVE SE	\$225,750	3
	2103 15TH ST SE	\$150,500	3
	1522 U ST SE	\$125,000	2
	1134 CHICAGO ST SE	\$93,000	3
	1637 U ST SE	\$85,000	3
	1313 DEXTER TER SE	\$57,000	2
BERKLEY			
	4412 W ST NW	\$2,711,500	5
BRENTWOOD			
	2222 13TH ST NE	\$240,000	3
	1513 DOWNING ST NE	\$130,000	4
	1358 ADAMS ST NE	\$110,000	3
BRIGHTWOOD			
	1439 WHITTIER PL NW	\$530,000	3
	1214 TEWKESBURY PL NW	\$494,900	3
	1343 RITTENHOUSE ST NW	\$369,000	3
	613 TUCKERMAN ST NW	\$305,000	3
	6400 8TH ST NW	\$275,000	3
	608 RITTENHOUSE ST NW	\$227,000	3
	6311 8TH ST NW	\$210,000	3
	6315 7TH ST NW	\$200,000	4
	6306 7TH ST NW	\$185,000	3
	603 RITTENHOUSE NW	\$176,000	4
BROOKLAND			
	3514 15TH ST NE	\$700,000	7
	1315 VARNUM ST NE	\$570,000	5
	1311 QUINCY ST NE	\$525,000	4
	1035 NEWTON ST NE	\$467,000	4
	1410 KEARNEY ST NE	\$427,000	4
	1610 OTIS ST NE	\$420,000	3
	2716 10TH ST NE	\$369,500	3
	3004 12TH ST NE	\$355,000	4
	4748 6TH PL NE	\$315,000	4
	1217 FRANKLIN ST NE	\$306,000	5
	1262 DELAFIELD PL NE	\$300,000	3

722 CRITTENDEN ST NE	\$282,000	3	1231 SAVANNAH ST SE	\$125,000	3
21 V ST NE	\$260,000	3	1236 BARNABY TER SE	\$100,000	3
1207 TAYLOR ST NE	\$250,000	4	827 XENIA ST SE	\$52,250	3
1032 GIRARD ST NE	\$246,000	4	CRESTWOOD		
16 EVARTS ST NE	\$235,000	3	1723 VARNUM ST NW	\$1,100,000	5
1500 KEARNEY ST NE	\$129,186	5	DAKOTA CROSSING		
CAPITOL HILL			3242 ROBERT CLIFTON WEAVER WAY NE	\$440,000	3
208 9TH ST SE	\$1,050,000	3	DEANWOOD		
501 3RD ST SE	\$1,000,000	3	5224 DIX NE	\$225,000	5
309 MASSACHUSETTS AVE NE	\$900,000	3	1055 48TH PL NE	\$209,000	3
404 7TH ST NE	\$819,500	4	229 DIVISION AVE NE	\$207,000	4
1347 CONSTITUTION AVE NE	\$800,000	3	5205 JAY ST NE	\$205,000	2
639 MASSACHUSETTS AVE NE	\$740,000	3	4621 GAULT PL NE	\$199,900	3
447 12TH ST NE	\$739,000	3	5730 SOUTHERN AVE SE	\$195,600	2
426 10TH ST NE	\$739,000	4	5051 JAY ST NE	\$190,000	4
437 10TH ST NE	\$730,000	5	226 56TH ST NE	\$184,900	3
616 C ST NE	\$720,000	3	213 62ND ST NE	\$69,900	2
319 14TH ST NE	\$719,000	4	5320 JAY ST NE	\$57,900	3
915 MASSACHUSETTS AVE NE	\$703,000	3	507 58TH ST NE	\$55,000	3
1219 G ST NE	\$699,900	4	DUPONT		
626 6TH ST NE	\$685,000	4	1406 21ST ST NW	\$1,532,000	5
822 CONSTITUTION AVE NE	\$685,000	2	1758 CHURCH ST NW	\$1,040,000	3
412 E ST SE	\$659,000	3	1434 FLORIDA AVE NW	\$800,000	3
546 14TH ST SE	\$647,500	2	1613 V ST NW	\$799,000	4
432 KENTUCKY AVE SE	\$625,000	2	1531 S ST NW	\$1,500,000	3
122 10TH ST SE	\$621,000	2	1453 Q ST NW	\$1,048,500	4
126 NORTH CAROLINA AVE SE	\$619,900	2	1517 Q ST NW	\$1,100,000	3
406 11TH ST SE	\$615,000	2	1517 Q ST NW	\$1,100,000	3
342 14TH ST SE	\$613,500	3	ECKINGTON		
1159 4TH ST NE	\$600,000	3	134 RANDOLPH PL NW	\$594,500	4
214 TENNESSEE AVE NE	\$582,500	2	15 TODD PL NE	\$490,000	4
1530 INDEPENDENCE AVE SE	\$573,000	3	158 UHLAND TER NE	\$380,000	3
1323 CORBIN PL NE	\$572,000	3	1744 NORTH CAPITOL ST NW	\$378,000	3
1354 PENNSYLVANIA AVE SE	\$569,000	3	311 SEATON PL NE	\$358,000	4
403 4TH ST SE	\$569,000	2	FOREST HILLS		
1116 G ST NE	\$560,000	3	3060 GARRISON ST NW	\$1,300,000	5
408 K ST NE	\$558,500	2	2923 TILDEN ST NW	\$1,060,000	3
413 12TH ST SE	\$555,000	2	FORT DUPONT PARK		
1109 7TH ST NE	\$550,000	3	4268 SOUTHERN AVE SE	\$220,000	3
1367 E ST SE	\$550,000	2	4310 E ST SE	\$215,000	3
1426 C ST NE	\$529,000	4	1678 40TH ST SE	\$190,000	3
1354 NORTH CAROLINA AVE NE	\$529,000	2	4224 H ST SE	\$182,900	2
1004 13TH ST SE	\$470,000	3	1675 FORT DUPONT ST SE	\$175,000	3
708 12TH ST NE	\$462,500	2	4368 F ST SE	\$164,000	3
1837 BAY ST SE	\$450,000	3	3400 ELY PL SE	\$52,000	3
519 17TH ST SE	\$450,000	3	GEORGETOWN		
240 14TH PL NE	\$448,000	2	2903 P ST NW	\$4,000,000	6
116 16TH ST NE	\$399,000	2	1617 35TH ST NW	\$2,205,000	4
1432 DUNCAN ST NE	\$395,000	2	3102 P ST NW	\$2,190,000	4
512 GROFF CT NE	\$375,000	2	3413 DENT PL NW	\$1,800,000	3
1133 3RD ST NE	\$353,000	2	1333 30TH ST NW	\$1,225,000	3
1141 3RD ST NE	\$300,000	2	3636 RESERVOIR RD NW	\$1,224,000	4
CLEVELAND PARK			1675 WISCONSIN AVE NW	\$1,150,000	2
3324 NEWARK ST NW	\$2,100,000	7	1407 33RD ST NW	\$1,010,000	3
3624 PORTER ST NW	\$1,955,000	6	2719 O ST NW	\$925,000	2
3087 ORDWAY ST NW	\$1,475,000	4	1215 35TH ST NW	\$764,500	2
3512 PORTER ST NW	\$1,225,000	5	1241 31ST ST NW	\$680,000	2
COLONIAL VILLAGE			1342 29TH ST NW	\$582,000	2
1785 VERBENA ST NW	\$775,000	5	3 POMANDER WALK NW	\$545,000	1
1813 TULIP ST NW	\$650,000	4	GLOVER PARK		
COLUMBIA HEIGHTS			2419 39TH PL NW	\$790,000	4
1020 PARK RD NW	\$898,900	5	2222 39TH PL NW	\$759,000	3
1229 KENYON ST NW	\$699,900	4	3714 MANOR PL NW	\$751,000	3
2315 15TH ST NW	\$650,000	3	2404 TUNLAW RD NW	\$720,000	3
1433 TAYLOR ST NW	\$600,000	4	H STREET		
1452 OGDEN ST NW	\$575,000	3	1031 5TH ST NE	\$480,000	3
453 LURAY PL NW	\$520,000	3	HAWTHORNE		
1428 TAYLOR ST NW	\$499,000	4	3125 BEECH ST NW	\$975,000	4
622 QUINCY ST NW	\$490,000	4	HILL CREST		
3567 10TH ST NW	\$450,000	4	2900 32ND ST SE	\$339,900	4
744 PARK RD NW	\$420,000	3	2618 32ND ST SE	\$331,000	3
1339 SHEPHERD ST NW	\$370,000	4	3240 O ST SE	\$300,000	5
748 PRINCETON PL NW	\$324,000	4			
3547 10TH ST NW	\$287,000	3			
738 LAMONT ST NW	\$285,000	2			
905 EUCLID ST NW	\$219,000	2			
440 LAMONT ST NW	\$217,000	3			
CONGRESS HEIGHTS					
61 DANBURY ST SW	\$185,000	2			