



PROPOSED CLOSING OF A PORTION OF A PUBLIC ALLEY

SQUARE 2892

Georgia Avenue & Lamont Street, NW

Washington, D.C.

(S.O. 05-0588)

Delegated Action of the Executive Director

July 28, 2005

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I find that the proposed closing of a of the public alley in Square 2892 as shown on NCPC Map File No 32.00(44.40)41661, would not be inconsistent with the Comprehensive Plan for the National Capital, nor have an adverse affect on any federal interests.

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The D.C. Surveyor's office has filed, on behalf of the Neighborhood Development Corporation, the owner of lots 903 and 908, the closure of the northern portion of a public alley in Square 2892.

The alley abuts Lots 98, 114, 875, 903, 904, 908, and 911 in the northeastern portion of the Square. The Neighborhood Development Corporation, which owns lots 903 and 908, proposes closing the portion of the alley that divides the lots in order to construct a mixed use residential and retail building. The proposed building will have a floor area of about 21,220 square feet, with 5,200 square feet of retail space. The project will also have about 15 parking spaces. Access to the parking and loading areas will be from the remaining public alleys in the Square. The applicant proposes that the portion of the alley not between lots 903 and 908 should revert to the owners of the respective lots.

Although the proposed alley closing will not adversely affect any federal interests, it should be noted that the abutting property owners have not yet agreed to support it. The proposal was coordinated by all participating members of the Coordinating Committee except the District of Columbia Office of Planning. DCOP has withheld coordination pending their review of the applicant's development plan for Lots 903 and 908.

Patricia E. Gallagher, AICP
Executive Director