



**PROPOSED CLOSING OF A PORTION OF A PUBLIC ALLEY IN SQUARE 3822
BOUNDED BY PERRY PLACE and 10th STREET, NE,
Washington, D.C.**

Delegated Action of the Executive Director
July 27, 2006

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I find that the proposed closing of a portion of a public alley behind the Brookland Shopping Center in Square 3822 bounded by Perry Place and 10th Street, NE, as shown on NCPC Map File No. 53.00(44.40)42069, would not have an adverse impact on any identified federal interests, but note that it may limit future efforts to redevelop adjacent properties.

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The D.C. Surveyor's office has filed, on behalf of the Anna Slamen Trust, the closing of a portion of a 21-foot-wide alley located behind the Brookland Shopping Center in Square 3822 and north of the Brookland Avenue Metrorail Station. The purpose of closing the alley would be for security and commercial use by the Brookland Shopping Center. The applicant notes that vandals have clear access to the building without being noticed by police or nearby residents. The applicant believes that closing the alley would assure the tenants that they will have safe access from the rear of the building for loading docks and deliveries and to store trash containers, rather than in front of the shopping center. Existing zoning of C-M-1 permits low bulk commercial and light manufacturing uses, and is reflected on the DC Comprehensive Plan Generalized Land Use Map as mixed use. Staff has found that the alley closing would not adversely affect any federal interests. However, due to its proximity to the Brookland Metrorail station, designated as a development opportunity area on the DC Generalized Land Use Map, any potential for redevelopment could be limited by the alley closure, which would limit public access. The Coordinating Committee reviewed the proposal at its July 12, 2006 meeting. The proposal was coordinated by all agencies except the representatives for the District of Columbia Office of Planning and the D.C. Fire Department. These representatives expressed concern about the purpose of the closing and requested additional time to review the proposal.

Patricia E. Gallagher, AICP
Executive Director