



**PROPOSED CLOSING OF A PUBLIC ALLEY IN SQUARE 776 BOUNDED BY
H, I, 3RD AND 4TH STREETS, NE (SO 06-9227)**

Washington, D.C.

Delegated Action of the Executive Director

August 31, 2006

Pursuant to the Commission's delegations of authority adopted on October 3, 1996, I find that the proposed closing of a public alley (SO 06-9227) in Square 776, NE as shown on NCPC Map File No. 42.40(44.40)-42090 would not adversely affect any identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

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The District of Columbia Office of the Surveyor has filed, on behalf of Steuart Investment Company and Steuart-H Street LLC, an application for the closing of a portion of the public alley in Square 776, fronting 3rd and H Streets, NE. The alley to be closed varies in width from eight feet to 30 feet, and connects to H Street, NE on the south and adjoining public alleys on the north and east. Closing of the alley portions totaling approximately 5,661 square feet will allow for residential and retail development on the south and west portions of Square 776, and will not interfere with access to or from any of the development in the Square.

The proposed alley closing would accommodate mixed-use development to include approximately 307,000 square feet of gross floor area for residential, grocery store, and retail uses, and 375 parking spaces. The proposed designs for development on the site include a setback from the abutting alley system that remains, increasing the available passageway.

On August 16, 2006, the Coordinating Committee forwarded the proposed alley closing to the Commission with the statement that the project has been coordinated without objection, with all agencies represented.

I find that the proposed alley closing would neither adversely affect any identified federal interests nor be inconsistent with the Comprehensive Plan for the National Capital.

Patricia E. Gallagher, AICP
Executive Director