



**PROPOSED CLOSING OF A PORTION OF A PUBLIC ALLEY IN SQUARE 85
BOUNDED BY L AND K STREETS, NW AND 19TH AND 20TH STREETS, NW,
AND LOCATED BEHIND 1925 K STREET, NW
AND ADJACENT TO LOTS 57, 60, AND 840 (SO 06-8859)
Washington, D.C.**

Delegated Action of the Executive Director

December 28, 2006

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I find that the proposed closing of portion of a public alley in Square 85, bounded by L and K Streets, NW and 19th and 20th Streets, NW, and located behind 1925 K Street, NW and adjacent to Lots 57, 60, and 840 as shown on NCPC Map File No. 22.10(44.40)-42155, would not be inconsistent with the Comprehensive Plan for the National Capital, and would not have an adverse impact on any identified federal interests.

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The DC Surveyor's office has filed, on behalf of 1925 K Associates, LLC who owns Lot 840, an application to close a portion of a public alley in Square 85, bounded by L and K Streets, NW and 19th and 20th Streets, NW, and located behind 1925 K Street, NW adjacent to Lots 57, 60, and 840. The additional site area, acquired from the irregularly shaped alley and factored into the allowable Floor Area Ratio (FAR), will provide additional square footage and design flexibility in order to construct an efficient and regularly shaped office building addition. The proposed building massing will maintain the existing alley alignment at ground level; the upper building massing will project over portions of the proposed alley closure while maintaining minimum vertical clearance at the ground level as required by the District of Columbia. The applicant has reached agreements regarding the alley closure with the adjacent owners of Lots 57 and 60. The applicant will be granting the owner of Lot 60 a perpetual recorded easement to use all or portions of the public alley.

The project was coordinated by the Coordinating Committee on December 13, 2006.

Patricia E. Gallagher, AICP
Executive Director