



**PROPOSED CLOSING OF A PUBLIC ALLEY IN SQUARE 452 BOUNDED BY 6th
AND 7th STREETS, NW, MASSACHUSETTS AVENUE, AND I STREET (SO 06-1034)**

Washington, D.C.

Delegated Action of the Executive Director

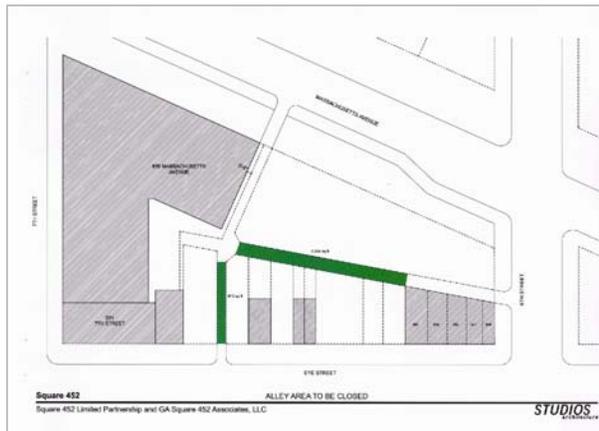
February 23, 2007

Pursuant to the Commission's delegations of authority adopted on October 3, 1996 and D.C. Code §9-202.02, I find that the proposed closing of a public alley (SO 06-1034) in Square 452, NW, as shown on NCPC Map File No. 21.00(44.40)42190, would not adversely affect any identified federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

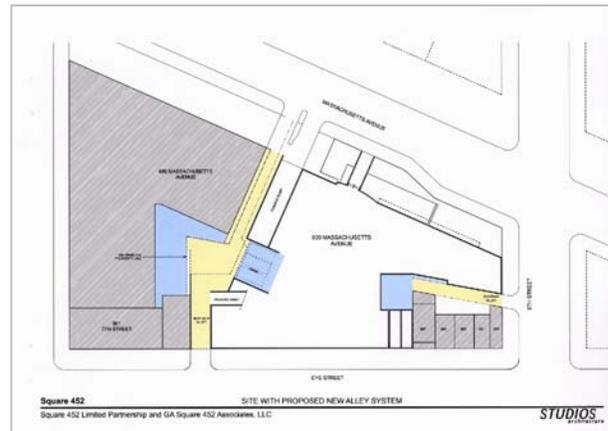
* * *

The District of Columbia Office of the Surveyor has filed, on behalf of Square 452 Limited Partnership and GA Square 452 Associates, LLC, an application for the closing of two portions of a public alley in Square 452, fronting I and 6th Streets, NW. The alley portions to be closed vary in width from ten feet to approximately fifteen feet, and connect to I Street, NW on the south and adjoining public alleys on the north and east. Closing of the alley portions will allow for commercial office and retail development with frontage on Massachusetts Avenue and I Street. All vehicle and loading access will be from the north/south alley system at the western edge of the proposed development. Accommodations in the design, including easements to adjacent property owners, are being proposed to maintain and improve alley access to/from other lots in the Square.

The proposed building includes approximately 360,000 square feet of gross floor area for office and ground floor retail uses and 370 underground parking spaces. The design calls for widening and shifting a portion of the alley westward from I Street. The alley connecting to Massachusetts Avenue would be widened (on the applicant's property) and a second vehicular lane and curb cut would be created to provide separate access to the underground parking garage ramp. The design provides an area on the applicant's property that will remain unobstructed to serve as a turning area for trucks and tractor trailers.



REQUESTED ALLEY CLOSURES



PROPOSED ALLEY SYSTEM

Although the curb cut from Massachusetts Avenue will be widened, the building design calls for the upper stories to extend over the garage entrance; this approach will maintain or eliminate gaps between buildings on these historic L'Enfant streets, and NCPC staff supports this approach to maintaining a continuous elevation at the property line.

The District of Columbia Office of Planning (DCOP) has reviewed the project and recommends approval subject to the applicant providing documentation affirming the required housing linkage. The Coordinating Committee reviewed and coordinated the proposal at its meeting on February 7, 2007.

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