



PROPOSED CLOSING OF A PORTION OF A PUBLIC ALLEY IN SQUARE 4488

Bounded by Maryland Ave., 19th, I and 17th Streets, NE (SO 07-7333)
Washington, D.C.

Delegated Action of the Executive Director

October 25, 2007

Pursuant to delegations of authority adopted by the Commission on October 3, 1996, I find that the proposed closing of a portion of public alley (SO 07-7333) in Square 4488, NW, as shown on NCPC Map File No. 43.00(44.40)42253 would not be inconsistent with the Comprehensive Plan for the National Capital nor have an adverse effect on any other federal interests.

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The District of Columbia Office of the Surveyor has filed, on behalf of HE/DC No. 2 LLC and HE/DC No. 3 LLC, an application for the closing of a public alley in Square 4488. The portion of the alley to be closed is approximately 7,688 square feet and will allow for the redevelopment on the west side of Square 4488 and will not disrupt the remaining properties in the Square. The planned development is expected to accommodate a one-story, 24,000 square foot gross floor area retail building and 106 parking spaces in a surface parking lot. This building will front onto Maryland Avenue. Loading for this new development will be accessed from 17th Street, NE. A 14-space employee parking lot will be located at the eastern portion of the site and the developer is proposing a 20-foot-wide dedicated easement on their property to allow access from the remaining portion of the alley to Maryland Avenue.

I find that the proposed alley closing would not be inconsistent with the Comprehensive Plan for the National Capital nor have an adverse effect on any other federal interests.

The Coordinating Committee reviewed the proposal on October 10, 2007, and forwarded the proposal to the Commission with the statement that the project has been coordinated with all participating agencies.

Marcel C. Acosta
Acting Executive Director