



**PROPOSED CLOSING OF A
PUBLIC ALLEY IN SQUARE 700**

Located Between M Street, N Street and South Capitol Street, SE
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 an unimproved alley located in Square 700, between M Street, N Street and South Capitol Street, SE, (S.O.07-9626), as shown on NCPC Map File No 41.10(44.40)-42397, would not be inconsistent with the Comprehensive Plan for the National Capital, nor have an adverse impact on any other federal interests.

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The D.C. Surveyor's office has filed, on behalf of the applicant MR Ballpark 2, LLC, a closure of an unimproved alley, located between M Street, N Street and South Capitol Street, SE in Square 700. This alley closure will allow the applicant, who owns Lots 45, 46, 39, 38, and 37, to facilitate the efficient development of a multi-story residential project with retail on the ground level. The development plan conforms to the requirements of the Capitol Gateway Overlay pertaining to building wall setback from the right-of-way line and to the step back requirement above 110 feet. The proposal is not inconsistent with the Comprehensive Plan for the National Capital, nor would it have an adverse impact on any other federal interests.

The Coordinating Committee reviewed and coordinated the proposal at its October 10, 2007 meeting and forwarded it to the Commission with the statement that the project has been coordinated by all agencies represented.

Marcel C.Acosta
Acting Executive Director