

**PROPOSED CLOSING OF A PORTION OF A PUBLIC ALLEY IN SQUARE 127,  
AT H STREET AND 17<sup>TH</sup> STREET, NW (S.O. 07-1209)  
Washington, D.C.**

**Delegated Action of the Executive Director**

January 31, 2008

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 portion of an alley in Square 127 at H and 17<sup>th</sup> Streets, NW, as shown on NCPC Map File No. 20.00(44.40)42438, would not be inconsistent with the Comprehensive Plan nor adversely affect any other federal interests.

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The D.C. Surveyor's Office has filed, on behalf of PNC DC HQ, LLC and VNO H Street, LLC, an application for the closing of a portion of a public alley abutting Lots 49, 52, and 54 of Square 127. The lots are located at the southeastern corner of the square at the intersection of H and 17th Streets, NW. The alley to be closed varies in width from 6 to 13 feet, and runs both north-south and east-west through the interior of the square. It is one of four public alleys within the square.

The proposed alley closing would accommodate the construction of a 12-story commercial office building with ground floor retail. The proposed building would contain approximately 339,064 square feet of gross floor area, which includes 322,753 square feet of office space and 13,173 square feet of retail space. The maximum height of the building would be 130 feet and have a density of approximately 10.0 floor area ratio. The developer proposes closing approximately 1,500 square feet of the existing public alley while widening the northern section of the alley and creating a new 20 foot wide alley through the property, in effect shifting the current alley to the west. Alley access to the square will continue to occur from H Street.

The Coordinating Committee reviewed the proposal at its January 16, 2008 meeting and forwarded the proposal to the Commission with the statement that the proposal has been coordinated with all agencies represented except the DC Office of Planning and Department of Transportation. The representatives for DCOP and DDOT indicated that there are unresolved local issues related to the proposal.

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Marcel C. Acosta  
Acting Executive Director