



Delegated Action of the Executive Director

PROJECT Partial Closing of a Public Alley System and Establishment of an Easement (Square 858) Washington, D.C.	NCPC FILE NUMBER 7416
REFERRED BY District of Columbia Department of Consumer and Regulatory Affairs	NCPC MAP FILE NUMBER 42.00(44.40)43639
	DETERMINATION Approval of Comments to the Council of the District of Columbia
	REVIEW AUTHORITY Advisory per D.C. Code §9-202.02

The District of Columbia Department of Consumer and Regulatory Affairs has referred a proposal to close a portion of an existing public alley system and to establish a circulation easement in advance of a Planned Unit Development (PUD) to NCPC for review and comment. The proposal will allow the consolidation of three existing lots (Lots 860, 861 and 862) into a single lot of record (Lot 862), within Square 858, which is bordered by H Street, I Street, 6th Street, and 7th Street, NE. The new easement will connect with 6th Street and I Street, NE, and enable a 24-foot wide alleyway for access to two loading bays, to be located in the northwest part (interior to Square 858) of the PUD.

The future PUD will consist of an 8-story, T-shaped, residential/commercial building with approximately 350 residential units (located on all 8 levels) and retail (located only on levels 1-2), fronting along portions of H Street, I Street, and 6th Street, NE. The submitted building renderings show a rooftop swimming pool, rooftop equipment, and several rooftop veneers; however, the submission does not include any detailed information on building elevations, parking, or on-site amenities, since the final project design is not completed yet. NCPC staff notes that the developer is still in the process of consulting with the District of Columbia Office of Planning, District Department of Transportation, and local neighborhood as part of the effort to finalize their PUD design.

The Coordinating Committee reviewed the proposal at its September 12, 2012 meeting and forwarded it to the Commission with the statement that the proposal has been coordinated with all participating agencies, with the exception of the District of Columbia Office of Planning (DCOP). The DCOP representative was not familiar with the details of the project, and was unaware of any community involvement in the project. In follow-up, NCPC staff contacted the DCOP representative who is currently assigned to the project and learned that there has been fairly extensive and continuing community involvement, and had no concerns with NCPC moving forward with the program. The participating agencies were NCPC; the National Park Service; the General Services Administration; State Historic Preservation Office for the District of Columbia; and the Washington Metropolitan Area Transit Authority.

Based on the information provided, staff finds that the proposal is not inconsistent with the Comprehensive Plan for the National Capital.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and DC Code § 9-202.02, I find that the proposed partial public alley system closure and establishment of a new circulation easement in Square 858, bounded by H Street, I Street, 6th Street, and 7th Street, NE, as shown on NCPC Map File No. 42.00(44.40)43639, would not be inconsistent with the Comprehensive Plan for the National Capital.

Marcel Acosta
Executive Director

[Date]