



Delegated Action of the Executive Director

PROJECT Closing of a public alley in Square 5017 - S.O. 16-24507	NCPC FILE NUMBER 7805
3450 Eads Street, NE Washington, DC	NCPC MAP FILE NUMBER 81.00(44.40)44387
SUBMITTED BY District of Columbia Department of Consumer and Regulatory Affairs Office of the Surveyor	ACTION TAKEN Approval of comments to the Council of the District of Columbia
	REVIEW AUTHORITY Advisory Per DC Code § 9-202.02

The District of Columbia Office of the Surveyor has referred to the Commission for review and comment the closure of a portion of an alley in Square 5017. The alley proposed to be closed with this application is a 16-foot wide north/south alley abutting Lots 839 and 840 in Square 5017. The owner of the subject property is 3443 Benning, LLC.

The subject property is bounded by a public alley to the north and west, privately owned property to the east, and Eads Street to the south in Northeast Washington. The proposed alley closing allows for the consolidation of the applicant's property which is bisected by the alley and allows for the construction of a new residential development on the subject property. The project, ZC 16-20, has been reviewed as a Planned Unit Development (PUD) by the District of Columbia Zoning Commission. The Zoning Commission took a proposed action on the zoning case and referred it to the National Capital Planning Commission (NCPC) for review at its September 7, 2017 meeting.

The subject property contains 17,838 square feet of land area, or approximately 0.40 acres. The total gross floor area included in the planned project is approximately 62,000 gross square feet of building area with parking for approximately 17 vehicles. The project will have one 30-foot loading berth. All parking and loading for the project will be accessed from the existing 20-foot-wide public alleys which connect to Eads Street, 34th Street, and 36th Street. The portion of the alley to be closed will not affect the function of the alley or reduce access to any of the other properties using the alley.

The Coordinating Committee reviewed the project at its August 16, 2017 meeting and forwarded the proposed alley closing to the Commission with the statement that the project has been coordinated with all participating agencies. The participating agencies were: NCPC; the District of Columbia Office of Planning; the District of Columbia Department of Transportation; the District Department of Energy and the Environment; the National Park Service; the District of Columbia State Historic Preservation Office; the General Services Administration; and the Washington Metropolitan Area Transit Authority.



Figure 1: Alley Closing Plan, Square 5017

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per DC Code § 9-202.02, I find that the proposed closing of a portion of a public alley in Square 5017 in northeast Washington would not be inconsistent with the *Federal Elements of the Comprehensive Plan for the National Capital* nor would it adversely affect any other federal interests.

// Original Signed//

Marcel Acosta
Executive Director

August 31, 2017

Date