



Delegated Action of the Executive Director

PROJECT Closing of a Partial Public Alley in Square 5196 - S.O. 17-26544 Nannie Helen Burroughs Avenue, NE at Division Avenue, NE Washington, DC	NCPC FILE NUMBER 7897
SUBMITTED BY District of Columbia Department of Consumer and Regulatory Affairs Office of the Surveyor	NCPC MAP FILE NUMBER 81.00(44.40)44585
	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 Department of Consumer and Regulatory Affairs, Office of the Surveyor, has requested comments to the Council of the District of Columbia regarding the closure of a partial alley at Square 5196 in northeast Washington, DC. The 2,042-square-foot alley is accessed from Division Avenue, NE, and sits between Nannie Helen Burroughs and Deane Avenues, NE. It currently provides public access from Division Avenue, NE to the parking lot for Lot 40, and runs adjacent to Lots 19, 37, 801, 805, and 814. Upon closure, ownership of the alley will revert to these adjacent property owners.

The alley is proposed for closure to accommodate a future mixed use development that would be constructed at the site. The lots that currently require access through this alley would be demolished, and Lots 801 (Strand Theater) and 40 would be retained. The new six-story building would include ground floor retail and community space, and approximately 86 residential one- and two-bedroom units on the upper floors. The site development proposal includes construction of a 1,555-square-foot public alley easement to the south, which would provide needed service access for the Strand Theater and any new uses on the ground floor. The parking lot for Lot 40 would be accessed via an existing curb cut along Nannie Helen Burroughs Avenue, NE.

There are no federal properties near Square 5196 with the potential to be affected by the proposed alley closure, and the alley is not part of the L'Enfant Plan for the city of Washington. Further, NCPC staff has reviewed the materials and finds that the closure is not inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*, and will not adversely affect any other federal interests. Since the Commission is advisory in its review of this closure, compliance with the National Environmental Policy Act and National Historic Preservation Act is not required. The Government of the District of Columbia serves as the lead agency in local environmental and historic preservation compliance.

The Coordinating Committee reviewed the proposed alley closure at its August 16, 2017 meeting. The Committee forwarded the proposal to the Commission with the statement that it has been coordinated with all participating agencies. The District Department of Transportation (DDOT) coordinated with the understanding that the new alley at the south end of the site would have a

public access easement, which is indicated by the applicant in the application materials submitted to the Office of the Surveyor. The Coordinating Committee agencies included NCPC, the US General Services Administration; the Washington Metropolitan Area Transit Authority; the National Park Service; the District of Columbia Office of Planning; DDOT; the State Historic Preservation Office; and the District Department of Energy and Environment.

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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 alley closing in Square 5196 would not be inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*, nor would it adversely affect any other identified federal interest.

// Original Signed//	August 31, 2017
_____ Marcel Acosta Executive Director	_____ Date