



Office of Construction and Building Standards

Office of the Surveyor

March 20, 2025

Marcel C. Acosta, AICP, Executive Director
National Capital Planning Commission
401 9th Street, N.W., Suite 500
Washington, D.C. 20576

Re: S.O. 25-01939

Enclosed is the application and a print of the plat for the proposed closing of a public alley in Square 571.

This is being forwarded to the Council of the District of Columbia for legislative action. The proposed alley closing is being processed based on Section 9-202.01 of the D.C. Official Code. Pursuant to Section 9-202.02 of the D.C. Official Code, the application is hereby referred to you for the recommendation of the National Capital Planning Commission.

Please provide your comments within 30 days from the date of this letter. If you wish to contact the Office of the Surveyor, please email Diana Dorsey, Program Specialist, at diana.dorsey@dc.gov.

If the Commission wishes to comment on the proposal, please send comments via email to diana.dorsey@dc.gov.

When you have furnished your recommendation to the Council, I would appreciate your also sending a copy to the Office of the Surveyor.

Sincerely,

A handwritten signature in black ink that reads 'Ramón O. Labrador'.

Ramón O. Labrador
Deputy Surveyor, D.C.

Enclosure

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Christopher S. Cohen
(202) 469-5127
christopher.cohen@hklaw.com

January 23, 2025

VIA DOB ONLINE SUBMISSION AND E-MAIL

Department of Buildings
Office of the Surveyor of the District of Columbia
c/o Ramon Labrador, Deputy Surveyor
1100 4th Street SW
Room E320
Washington, DC 20024
ramon.labrador@dc.gov

**Re: Application for Alley Closing
Portions of Existing Alley System in Square 571**

Dear Mr. Labrador:

On behalf of the Community for Creative Non-Violence (“CCNV”), the owner of property known as Lots 8, 29, 30, 806, 807, 812, and 813 in Square 571 (collectively, the “**Property**”), we hereby submit this application requesting partial closures of the existing alley system in Square 571 (the “**Application**”).¹ In accordance with 24 DCMR § 1400.1 *et seq.*, enclosed please find the following documents submitted for the Application:

Exhibit A: Completed alley closing application form
Exhibit B: Retail Tenant Displacement Form;
Exhibit C: Letter authorizing Holland & Knight to file and process the Application;
Exhibit D: Listing of all properties associated with the requested alley closing;
Exhibit E: Sketch depicting proposed alley closures; and
Exhibit F: CCNV’s proposed plans for redevelopment;
Exhibit G: Subdivision plats showing history and configuration of existing alley system in Square 571.

We are also transmitting contemporaneously the required filing fee of \$2,750.00.

As background, CCNV seeks to close approximately 1,467 square feet of land area within the square’s alley system to accommodate the redevelopment of the Property with

¹ CCNV is also the owner of Lots 33, 34, 35, 808 and 809 in Square 571, however those lots are not associated with the Application.

permanent supportive housing and a congregate shelter. The renovated facility will also include spaces for a health care clinic and a central kitchen area. The proposed alley closures will specifically allow for coordinated entrances between the shelter's main services and its administrative spaces. *See* Ex. E and Ex. F.

The northern alley portion to be closed consists of 1,092 square feet of land area and has a width of 14 feet, 9 inches. The southern alley portion to be closed consists of approximately 375 square feet of land area and has a width of 15 feet. Both alley portions were originally created pursuant to that certain subdivision titled "Kibbey's Subdivision of 571", in the records of the Office of the Surveyor at Book B, page 160 on February 10, 1859. *See* Ex. G. The present-day configuration of the alley system in Square 571 was established pursuant to an alley closing/dedication plat recorded on January 23, 1945. *Id.* The closed alley portions will revert to CCNV as the owner of the Property.

Importantly, CCNV owns 12 of the 15 lots that are located within the square. Although the proposed closures will interrupt the existing cut-through access between E Street NW and 1st Street NW, the other, non-CCNV owners within the square do not rely upon such cut-through access for any transportation purpose. Moreover, the remaining configuration of the alley system in Square 571 will continue to facilitate ingress and egress for all non-CCNV property owners—i.e., the owner of Lot 820 (425 2nd Street NW), the owner of Lot 55 (440 1st Street NW), and the owner of Lot 821 (311 1st Street NW). Thus, the alley portions that CCNV proposes to close are unnecessary for alley purposes and can be closed pursuant to DC Code § 9-202.01.

We would appreciate your processing of the Application at your earliest convenience. If you have any questions or requests for additional information, please do not hesitate to contact me at (202) 469-5128 or christopher.cohen@hklaw.com.

Thank you for your considerate attention to this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Christopher S. Cohen

Attachments

cc: Diana Dorsey Hill
Office of the Surveyor, Program Specialist (via e-mail; w/ attachments)

EXHIBIT A



**Office of Construction and Building Standards
Office of the Surveyor**

**APPLICATION TO CLOSE/DEDICATE A STREET OR ALLEY OR
ELIMINATION OF A BUILDING RESTRICTION LINE**

Street: **Alley:** X

Name: Closing Portions of Existing Alley System in Square 571

Abutting Squares: 571

Portion to be closed/dedicated: Northern portion: abutting Lots 29, 30, 806, 807, and 813
Southern portion: abutting Lots 8 and 812

Per Sketch Attached, This Application is Made By:

Applicant's Name: The Community for Creative Non-Violence ("CCNV")

Phone Number: (202) 469-5127 / (301) 775-5559

Email Address: christopher.cohen@hkllaw.com

**I certify that the above information is true to the best of my
knowledge.**

Signature of Applicant or Agent:

A handwritten signature in blue ink, appearing to read "C. Cohen", is written over the signature line.

*authorized agent

**TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICE OR
OFFICIAL, CALL THE INSPECTOR GENERAL AT 1-800-521-1639**

EXHIBIT B



Office of Construction and Building Standards
Office of the Surveyor
Retail Tenant Displacement Form

Note: The following information is required relative to provisions of DC Law 6-133 (DC Act 6-171).

An application for the proposed closing/dedication of the following street(s) or alley(s), the undersigned, being the applicant or the agent for the applicant, hereby makes the following representations as complete and true:

All properties associated with the proposed closing/dedication are listed as follows:

Square No.: 571

Lot Number: Lots 8, 29, 30, 806, 807, and 812, and 813

The proposed closing/dedication will or will not result in displacement of existing retail tenants because of the demolition, substantial rehabilitation, or discontinuance of an existing building.


Name of Displaced: N/A

Address: N/A

Square/Lot: N/A

Date: 1/23/2025

Signer's Name: Christopher S. Cohen

Signature of Applicant: 

Note: This form must be completed, signed, and submitted with the application.

EXHIBIT C



Community for Creative Non-Violence

January 16, 2025

Department of Buildings
Office of the Surveyor of the District of Columbia
c/o Mr. Joseph E. Snider
1100 4th Street SW
Room E320
Washington, DC 20024
Joseph.Snider2@dc.gov

**Re: Authorization Letter from the Applicant (CCNV)
Application for Alley Closing in Square 571**

Dear Mr. Snider:

This letter serves as authorization for the law firm of Holland & Knight LLP to represent the Community for Creative Non-Violence (“CCNV”) in the filing and processing of the above-referenced alley closing application to the Office of the Surveyor of the District of Columbia. CCNV is the owner of all properties associated with the requesting alley closing.

Very truly yours,

Community for Creative Non-Violence,
a District of Columbia non-profit corporation


By: 
Name: Rico Harris
Its: Executive Director

EXHIBIT D

**Application for Alley Closing
Portions of Square 571**

Exhibit D

Listing of Associated Properties

submitted in accordance with 24 DCMR § 1400.4(d)

Northern Portion (1,092 sq. ft. of land area)

- Square 571, Lot 29
- Square 571, Lot 30
- Square 571, Lot 806
- Square 571, Lot 807
- Square 571, Lot 813

Southern Portion (375 sq. ft. of land area)

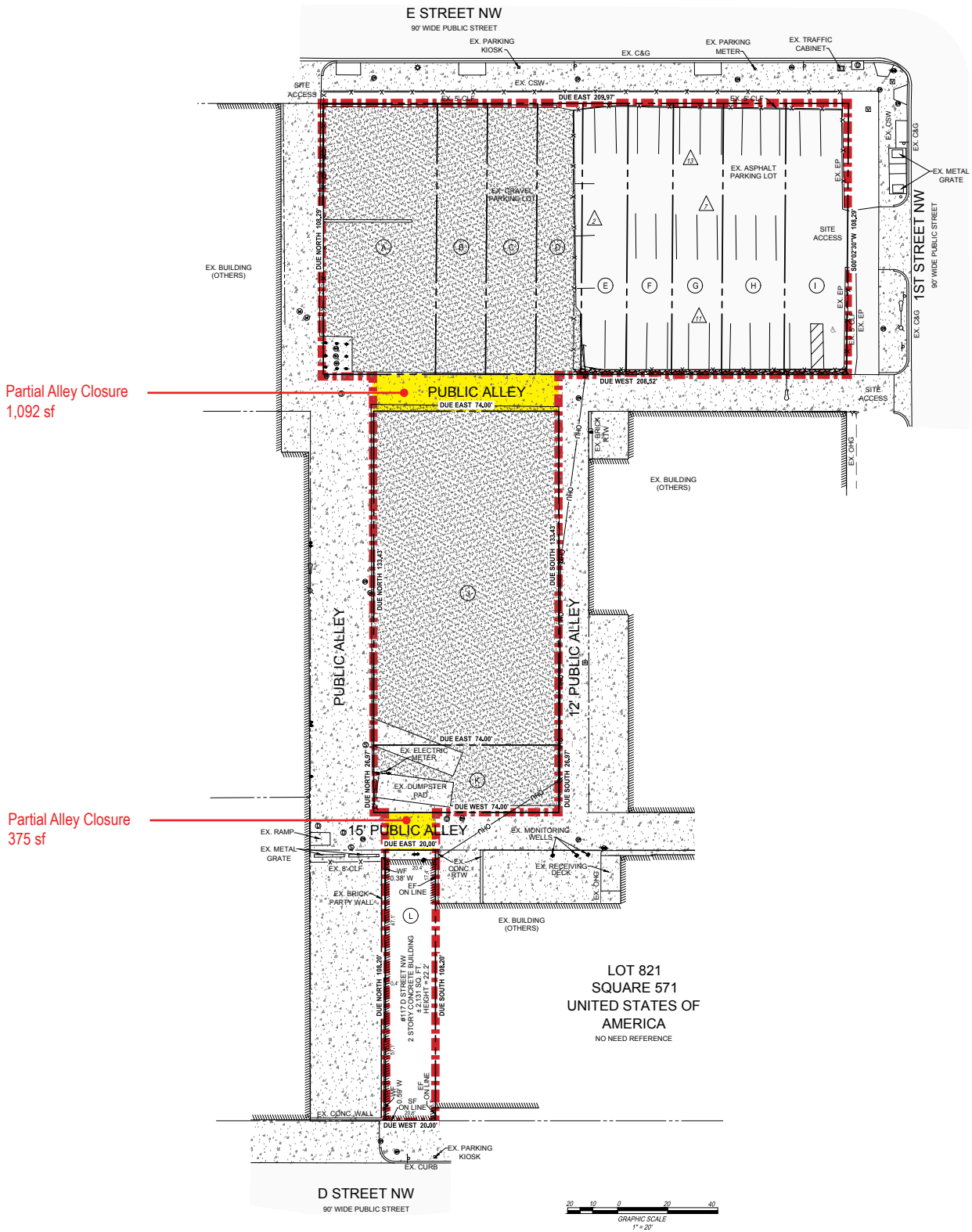
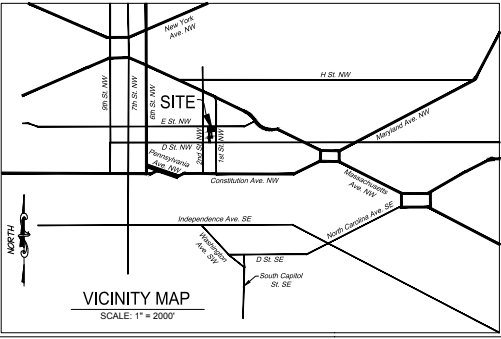
- Square 571, Lot 8
- Square 571, Lot 812

*CCNV currently owns all of the above-listed properties

EXHIBIT E

LEGEND

<ul style="list-style-type: none"> Utilities - Storm Utilities - Sanitary Utilities - Water Utilities - Gas Utilities - Electric Utilities - Communication 	<ul style="list-style-type: none"> STORM MANHOLE SANITARY MANHOLE WATER VALVE WATER MANHOLE SWANSE CONNECTION WATER METER GAS VALVE UTILITY POLE LAMP POST ELECTRIC METER GUY WIRE VAULT 	<ul style="list-style-type: none"> Misc. Symbols Abbreviations 	<ul style="list-style-type: none"> SGN BOLLARD HANDICAP PARKING UNIDENTIFIED MANHOLE BUILDING HEIGHT LOCATION NUMBERS OF PARKING SPACES EXISTING CONCRETE SIDEWALK CHAIN LINK FENCE CURB AND GUTTER EP OHG RTW CONC. 	<ul style="list-style-type: none"> Surfaces ASPHALT AREA CONCRETE AREA GRAVEL AREA LineTypes PROPERTY LINE ADJOINER LINE FENCE OVERHEAD UTILITY WIRE
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SUBJECT PARCEL LIST

- (A) LOT 806 SQUARE 571 4,829 SQUARE FEET
- (B) LOT 29 SQUARE 571 2,166 SQUARE FEET
- (C) LOT 30 SQUARE 571 2,166 SQUARE FEET
- (D) LOT 807 SQUARE 571 1,981 SQUARE FEET
- (E) LOT 808 SQUARE 571 1,981 SQUARE FEET
- (F) LOT 809 SQUARE 571 1,981 SQUARE FEET
- (G) LOT 33 SQUARE 571 2,166 SQUARE FEET
- (H) LOT 34 SQUARE 571 2,707 SQUARE FEET
- (I) LOT 35 SQUARE 571 2,707 SQUARE FEET
- (J) LOT 813 SQUARE 571 9,874 SQUARE FEET
- (K) LOT 812 SQUARE 571 1,980 SQUARE FEET
- (L) LOT 8 SQUARE 571 2,164 SQUARE FEET

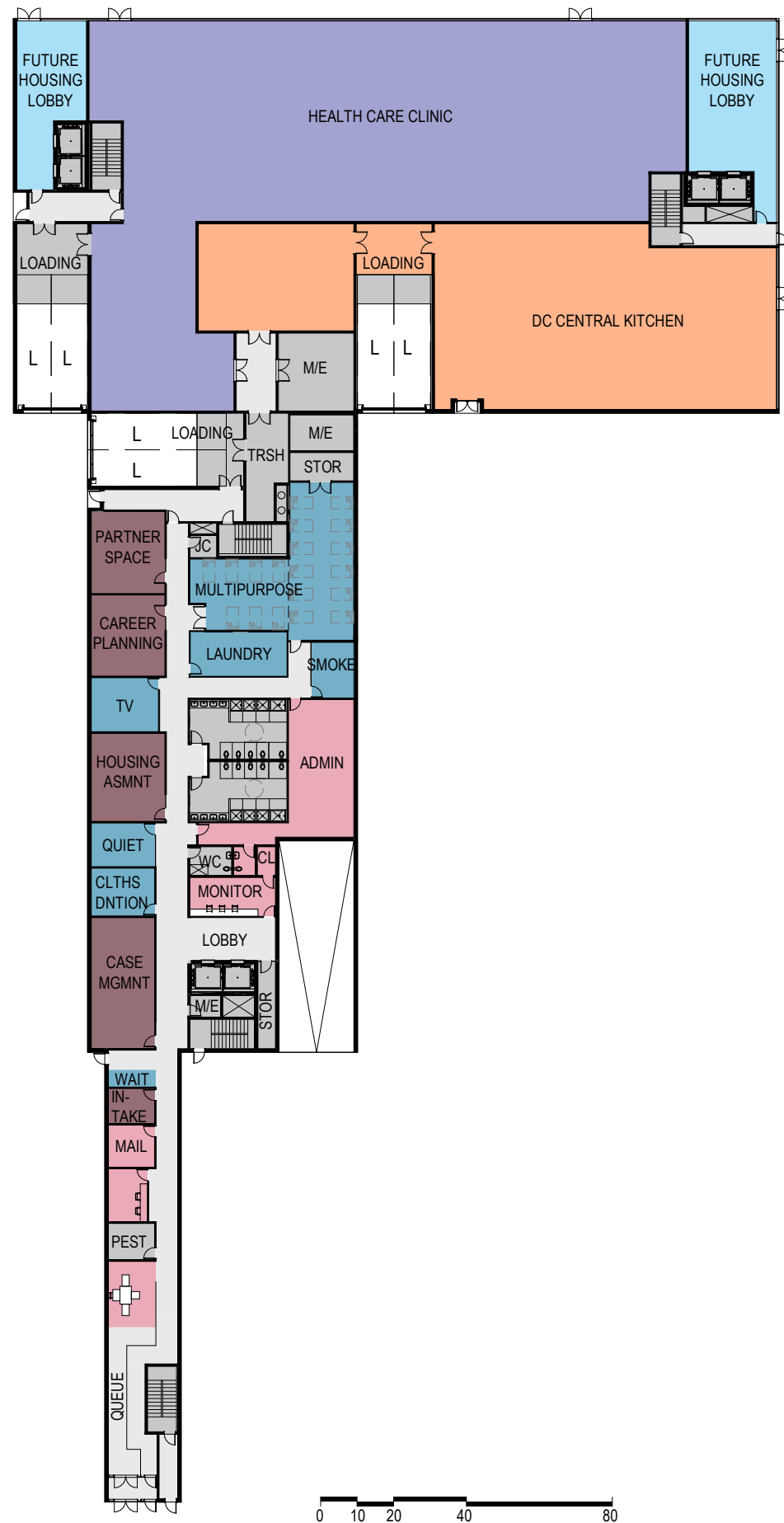
* THE OWNER FOR ALL SUBJECT PARCELS SHOWN HEREON IS IN THE NAME OF THE COMMUNITY FOR CREATIVE NON-VIOLENCE, INC. WITH NO DEED REFERENCE AVAILABLE.

EXHIBIT F

CCNV FEDERAL SHELTER REDEVELOPMENT

TEST FITS

SEPTEMBER 17, 2024



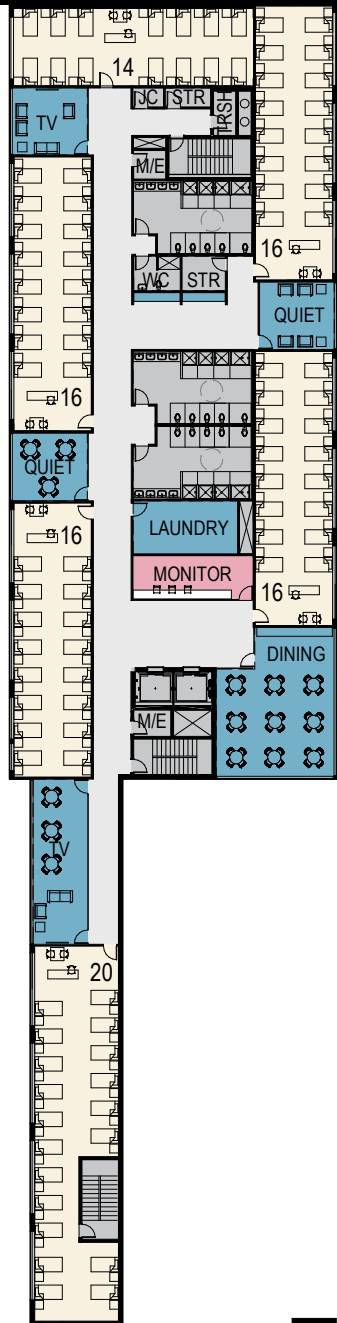
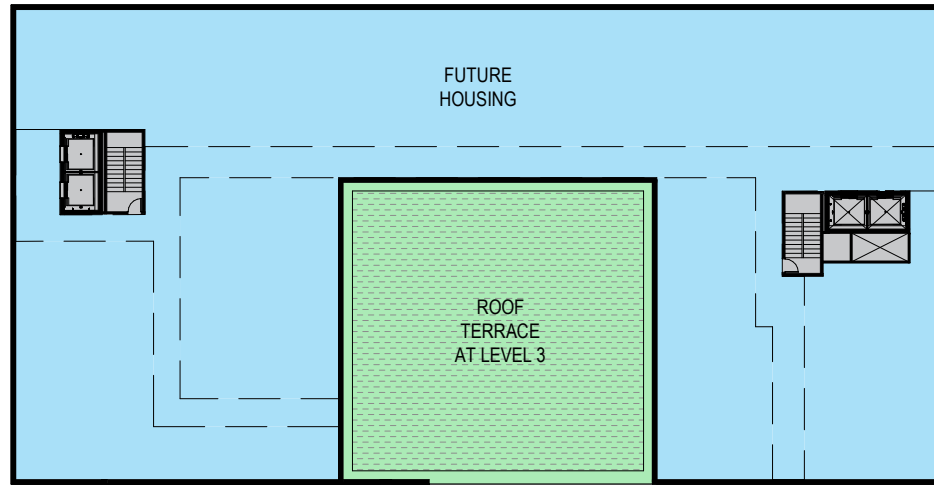
LEVEL 1 / GROUND

Program Distribution

Type	Description	SF/Units	Qty	Current Net Subtotal	Net Total	Gross Const. Area
Hypothermia Shelter						
	Multipurpose Room / Group Bunk Sleeping Unit 19 beds per unit @ 68 nsf/bed (w/ partition)	1272	1	1,272		
Daytime/Drop-In Center						
	Daytime Program (distributed)	720	1	720		
	Admin	1850	1	1,850		
	Security / Monitor	220	3	660		
	Intake	120	1	120		
	Housing Assessments	495	1	495		
	Career Planning	450	1	450		
	Case Management	625	1	625		
	Bathrooms (2) gang bathrooms, (1) single use	912	1	912		
	Laundry	315	1	315		
	Clothing Donations	225	1	225		
	Mail	145	1	145		
	On-site services from partner agencies	450	1	450		
	Pest	125	1	125		
	Storage (distributed)	245	1	245		
Future Housing						
	Entry Lobby / Mailroom	900	2	1,800		
	Total			1,800		

Target	DC Central Kitchen	10,155
Target	Provider Health Care Clinic	13,675

Shelter Entry / Day Services Floor Plan Future Housing Entry



LEVELS 2-5

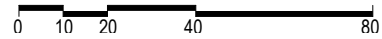
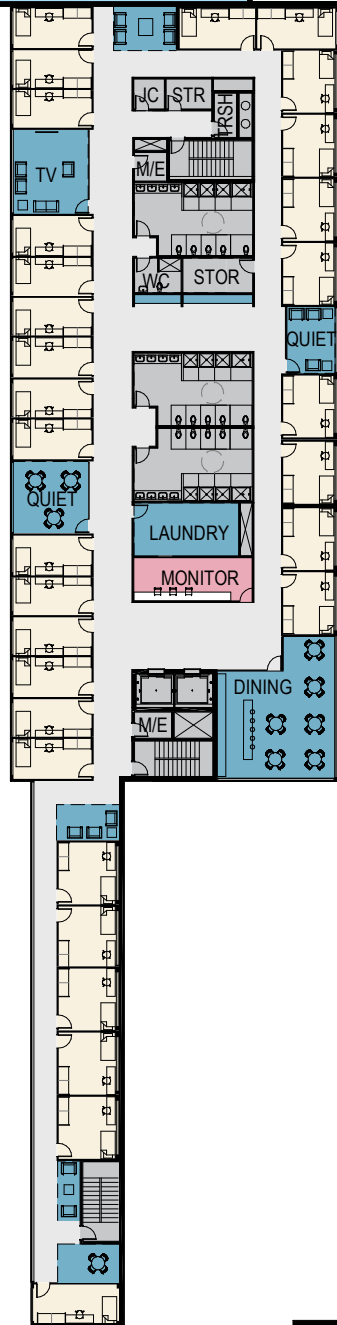
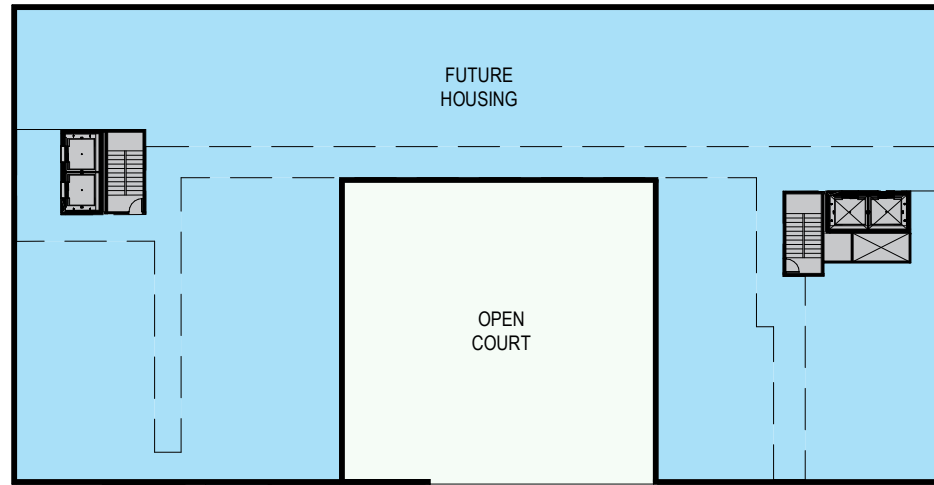
Program Distribution

Type	Description	SF/Units	Qty	Current Net S _{Initial}	Net Total	Gross Const. Area
Low Barrier/Hypothermia Shelter						
	<i>Group Bunk Sleeping Unit</i> 14-20 beds per unit @ 68 nsf/bed	98 beds	4			
	<i>Total</i>	392 beds		26,656		
	<i>Security/Monitor at Entry</i>	265	4	1,060		
	<i>Shared Dining</i>	815	4	3,260		
	<i>Shared Living Space (distributed)</i>	1286	4	5,144		
	<i>Bathrooms</i> (3) gang bathrooms, (1) single use, per floor	1327	4	5,308		
	<i>Laundry</i>	285	4	1,140		
	<i>Storage (distributed)</i>	125	4	500		
	<i>JC</i>	30	4	120		
	<i>Total</i>			43,188		

Low Barrier Shelter - Levels 2-5
(men and women on separate floors)

Low Barrier and 24/7 Shelter Floor Plans

Future Housing Entry



LEVEL 6

Program Distribution

Type	Description	SF/Units	Qty	Current Net S _{Initial}	Net Total	Gross Const. Area
CCNV Staff Housing						
	<i>Single Room Occupancy Sleeping Unit</i> 1 bed, desk, closet per unit @ 150 nsf/bed	31 beds	1			
	<i>Total</i>	31 beds		4,650		
	<i>Security/Monitor at Entry</i>	265	1	265		
	<i>Shared Dining</i>	740	1	740		
	<i>Shared Living Space (distributed)</i>	1273	1	1,273		
	<i>Bathrooms</i> (3) gang bathrooms, (1) single use, per floor	1327	1	1,327		
	<i>Laundry</i>	285	1	285		
	<i>Storage (distributed)</i>	125	1	125		
	<i>JC</i>	30	1	30		
	<i>Total</i>			8,695		

CCNV Staff - Level 6

Low Barrier and 24/7 Shelter Floor Plans

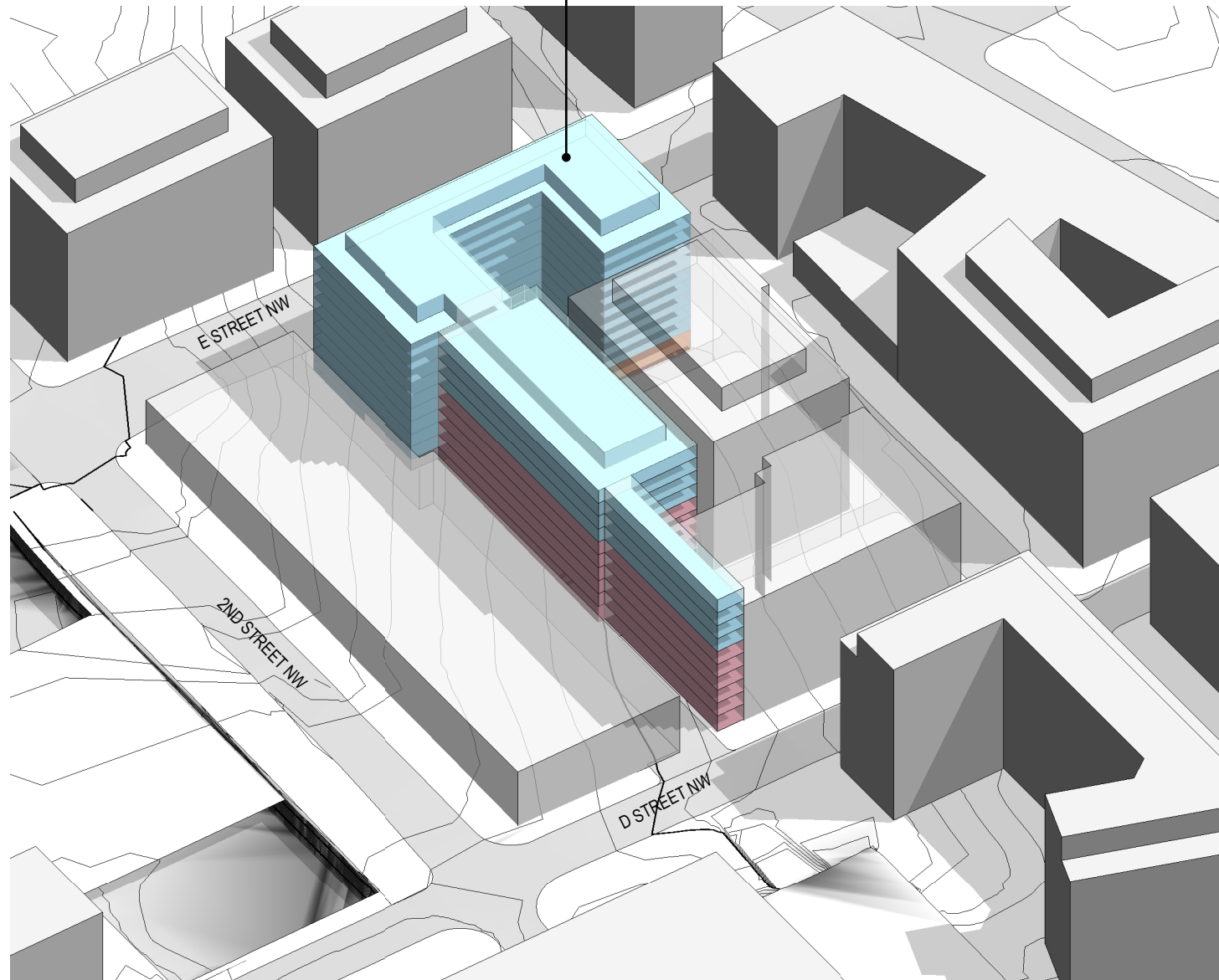
Future Housing Entry

LEGEND

- SHELTER AND DAY SERVICES
- PROVIDER HEALTH CARE CLINIC
- HOUSING
- DC CENTRAL KITCHEN
- PRIMARY ENTRANCE
- SECONDARY ENTRANCE

Combined Lots with Partial Alley Closures
(Lots 806, 29, 30, 807, 808, 809, 33, 34, 35, 812, 813, 8)

By-Right Main Building	9.0	343,125 sf
By-Right Penthouse	0.4	15,250 sf
Max Allowable Total Density (Above Grade)		358,375 sf



Gross Construction Area Distribution

Penhouse FAR	Shelter and Day Services	Provider Health Care Clinic	Housing	DC Central Kitchen	DC Central Kitchen Van Parking	Building Core	Building Loading and Parking	Total per Floor	Allowed	FAR	Floor to Floor Height	Court Height Provided	Court Width Min
P	-	-	15,250	-	-	-	-	15,250	15,250	0.43	4' ppt		
Main Building FAR													
10	-	-	33,359	-	-	-	-	33,359	33,359		11		
9	-	-	33,359	-	-	-	-	33,359	33,359		11		
8	-	-	33,359	-	-	-	-	33,359	33,359		11		
7	-	-	33,359	-	-	-	-	33,359	33,359		11		
6	15,430	-	17,929	-	-	-	-	33,359	33,359		11	103	34
5	15,430	-	17,929	-	-	-	-	33,359	33,359		11		
4	15,430	-	17,929	-	-	-	-	33,359	33,359		11		
3	15,430	-	17,929	-	-	-	-	33,359	33,359		11		
2	15,430	-	22,695	-	-	-	-	38,125	38,125		11		
1	14,130	10,275	2,335	6,340	-	2,225	2,820	38,125	38,125		13		
FAR Subtotal	91,280	10,275	230,185	6,340	-	2,225	2,820	343,125	358,375	9.64	112		
<i>Cellar + Below, not incl. in FAR</i>													
B1	-	3,400	-	3,815	12,000	-	15,200	34,415					
Gross Construction Total													
	91,280	13,675	245,435	10,155	12,000	2,225	18,020	392,790					

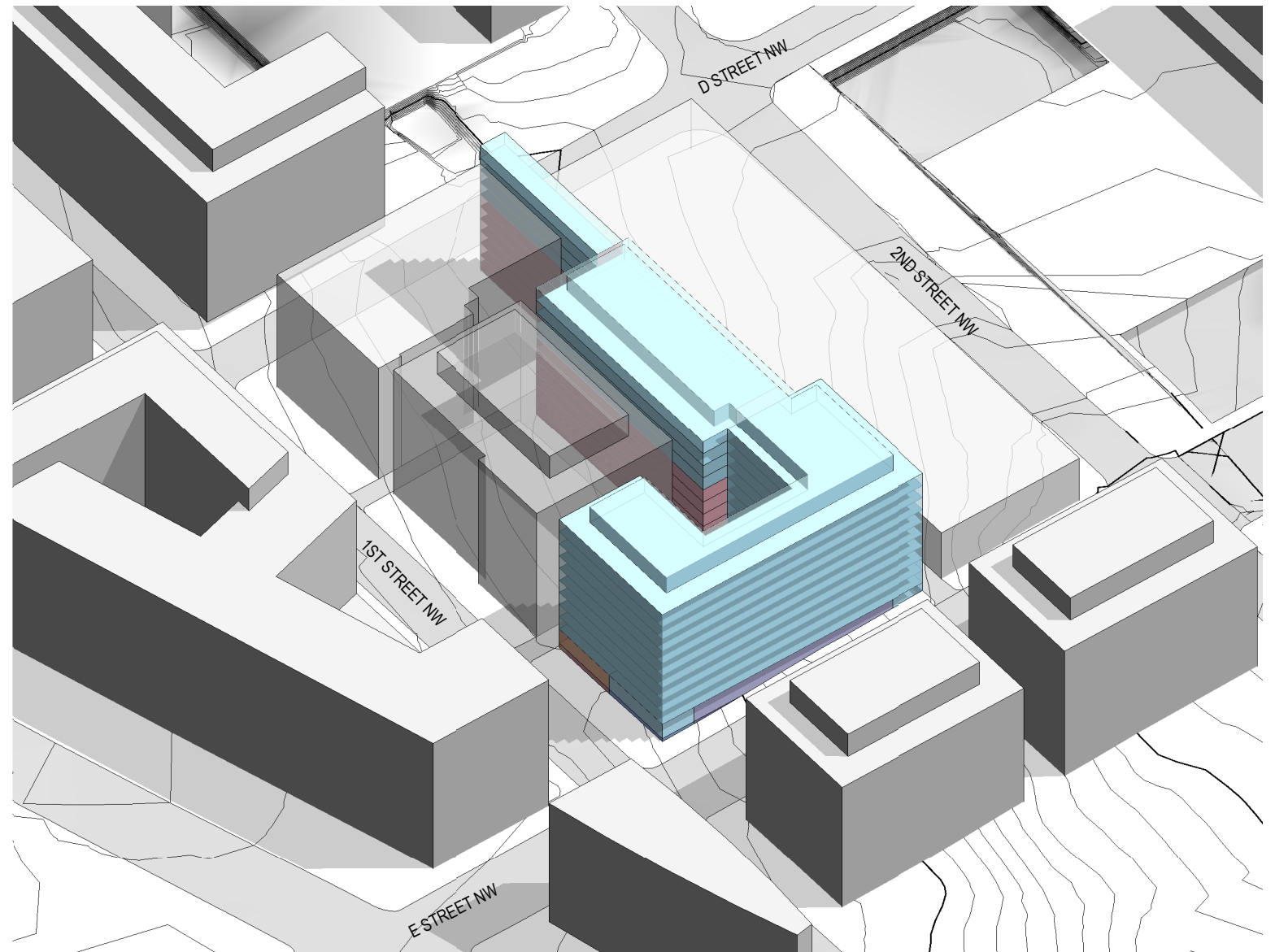
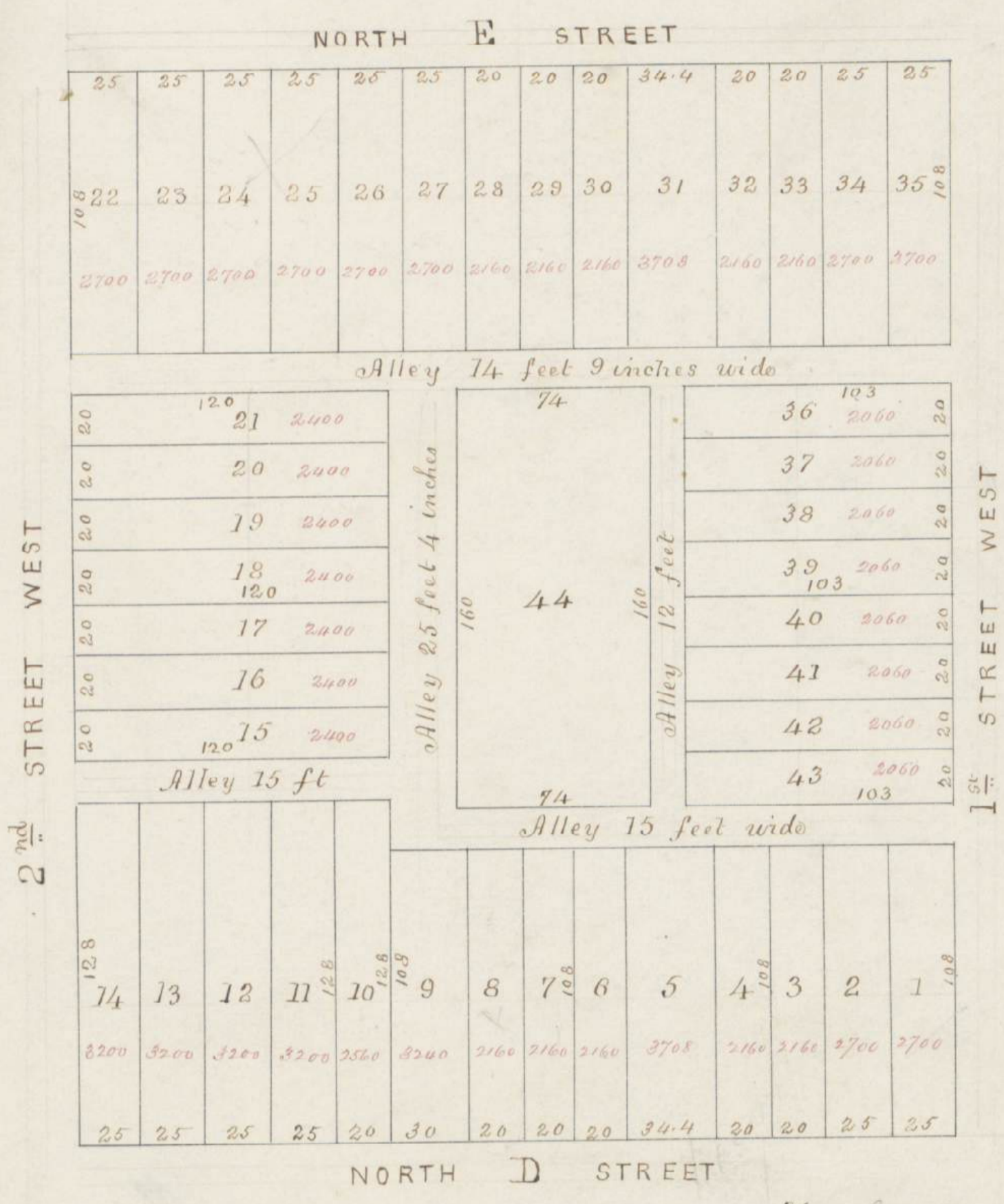


EXHIBIT G

KIBBEY'S SUB-DIVISION OF 571

B-160



Washington 10th Feb 1859

We the owners of Square numbered Five Hundred and seventy one (571) do hereby agree that the above plat of said Square with alleys or shall be our Subdivision.

Witness as to Benjamin S. Kinsley
 James E. Thompson
 James E. Thompson
 W. C. Purdy
 A. W. Berry
 B. S. Kinsley

(Signed) J. B. Kibbey Seal
 J. P. Bridget Seal
 W. H. Brown Seal

Surveyor's office 10th March 1859

I do hereby certify that I have examined the above plat of Subdivision of Square No 571 and find the same to correspond with the original records in my office. Given under my hand and the seal of this office this Tenth day of March Eighteen Hundred and fifty nine.

(Signed) Wm Forsyth
 S. W. C. Seal

Handwritten note: Copy given

We the undersigned owners of all the land shown hereon in red hereby dedicate the same to the District of Columbia for alley purposes. We certify that there are no suits or actions pending affecting the title of the land hereby dedicated and that there is no trust on said property. Witness our hands and seals this 23rd day of January 1945.

OWNERS

Defense Plant Corporation

By (Signed) Leo Nielson, Secretary

(Signed) Saml. H. Husbands, President

(Corporate Seal)

2 Witnesses

We the undersigned owners of all the land abutting on the alleys parts of which it is proposed to close hereby petition the Commissioners of the District of Columbia to close the area shown hereon in green and we do hereby agree that the area so closed shall revert to the owners of the abutting property as indicated hereon. Witness our hands and seals this 23rd day of January 1945.

OWNERS

Standard Art, Marble & Tile Co.

(Signed) Charles De Giulian Lots 8, 806 and 813

President

(Signed) Fredk A. Johanknecht Lot 815

(Signed) Grace L. Johanknecht

(Signed) Bernardo Picciani

(Signed) Louisa Picciani Lot 3

(Signed) Eliza Sherman Green Lot 808

(Signed) Teopista Cercee Lot 807

(Signed) Philip Silverstone Lot 43

(Signed) Sadie Silverstone

(Signed) Guy Tinner Lot 36

(Signed) Mrs. M. Clothilde Di Giuliani Lot 33 and 809

Thos. D. Walsh Inc. authorized agent of

Richard J. Hewitt &

M.A. Gillespie

Lots 4 and 802

Trustees assent

2 Witnesses each

By (Signed) Michael Walsh, Pres.

(Signed) Tesse Gevinson Lot 35

(Signed) Vincenzo Antonielli

(Signed) Letizia Antonielli Lot 30

(Signed) Mary Virgades Lot 803

(Signed) Louis Manarin Lot 29

(Signed) Dominick Anastasi Lot 7

(Signed) Bessie L. Seaton Farley Lot 34

(Signed) Robert S. Lyon

(Signed) Addie T. Lyon

(Signed) Helen Lyon Lot 6

(Signed) Nettie E. Lyon

(Signed) May Lyon Johnson

(Signed) Harry Moerman Lot 52

(Signed) Katie Moerman

(Signed) Eatexea Chaconas Lot 812

GOVERNMENT OF THE DISTRICT OF COLUMBIA

EXECUTIVE OFFICE

WASHINGTON 4, D.C. FEB. 20-1945.

WHEREAS, The Commissioners of the District of Columbia have received from the owners of Lots 26 and 51 in Square 571 a dedication of land for alley purposes, as indicated in red on plat designated "Opening and Closing of Alleys in Square 571," prepared in the office of the Surveyor under date of December 1, 1944; 805,

AND WHEREAS, the said Commissioners have also received a petition from the owners of Lots 804, 12 to 15 inclusive, 22 to 26 inclusive and 47 to 51 inclusive, in Square 571, abutting on the alley proposed to be closed as shown in green on said plat, requesting in this petition that the alley area as shown in green be closed under the provisions of Section 1608-b of the Code of Law for the District of Columbia, it is hereby

ORDERED: That the dedication of land for alley purposes above referred to and indicated in red on said plat is hereby accepted, and the public alley area above referred to as indicated in green on said plat is hereby closed under the provisions of Section 1608-b of the Code of Law for the District of Columbia.

A copy of this order shall be furnished to the Surveyor of the District of Columbia, and to the Recorder of Deeds through the office of the Auditor of the District of Columbia, for record.

By order of the Board of Commissioners, D.C.

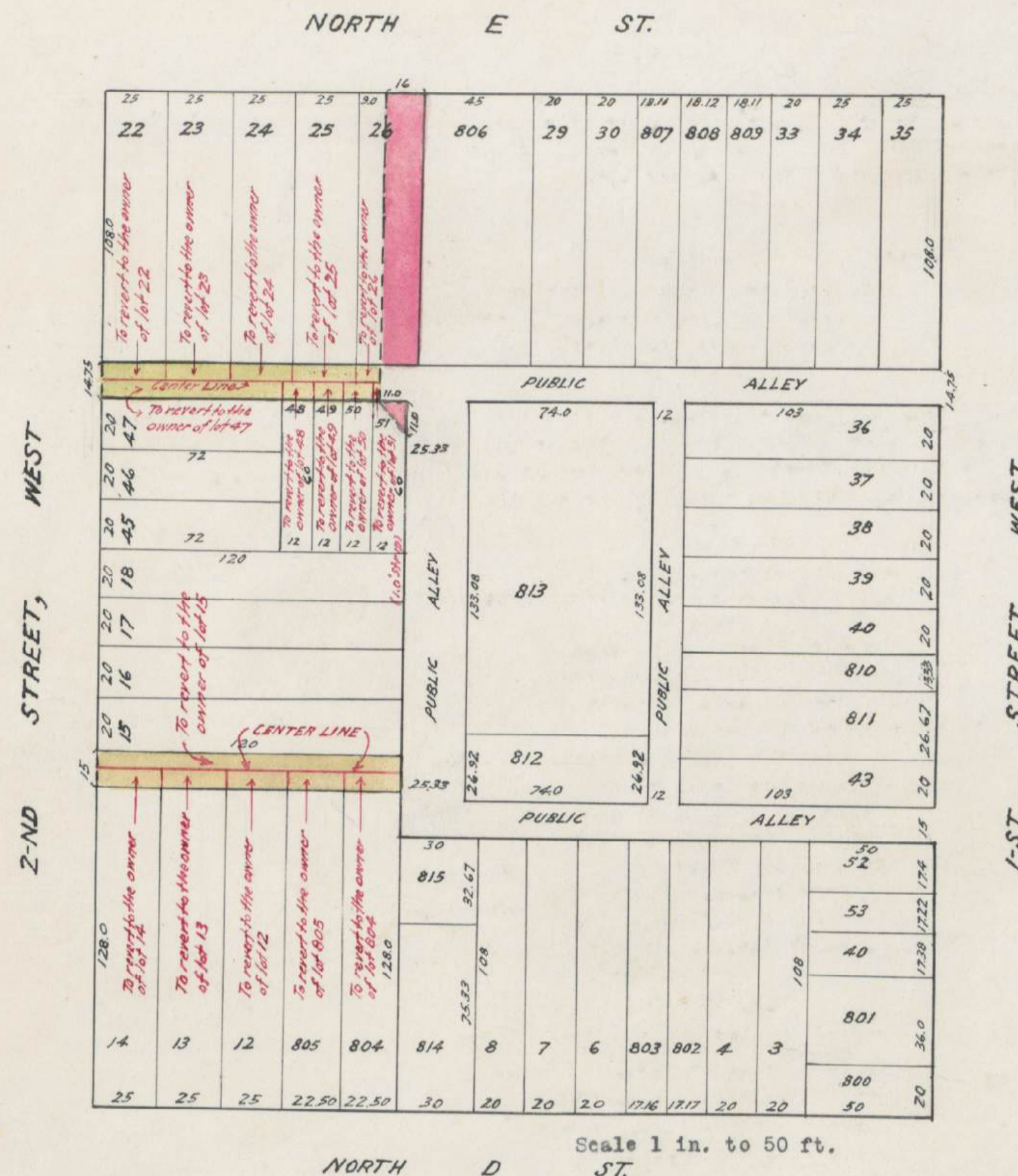
(Signed) G.M. Thornett

Secretary to the Board.

Official copy furnished Surveyor, D.C.

M.J.H.

OPENING AND CLOSING OF ALLEYS IN SQUARE 571



Office of the Commissioners, District of Columbia
Washington, Feb. 20th 1945.

ORDERED: The dedication offered hereon is hereby accepted.

The part of alleys shown hereon in green are hereby declared closed the title to the areas so closed to revert to the owners of the abutting property as indicated hereon.

Action taken in accordance with Section 1608-b of the Code of Law for the District of Columbia.

The Surveyor of the District of Columbia is directed to record this plat in his office.

By order of the Board of Commissioners of the District of Columbia.

By (Signed) G.M. Thornett

Secretary to the Board.

I certify that the foregoing plat agrees with the records of this office, and was received for record 11.30

A.M., February 24th 1945.

(Signed) J. J. Healy
Surveyor, District of Columbia

E.D. 255508
Filed in City Subs.
under Square 571
M.J.H.

Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564
Holland & Knight LLP | www.hklaw.com

Christopher S. Cohen
(202) 469-5127
christopher.cohen@hklaw.com

January 23, 2025

VIA DOB ONLINE SUBMISSION AND E-MAIL

Department of Buildings
Office of the Surveyor of the District of Columbia
c/o Ramon Labrador, Deputy Surveyor
1100 4th Street SW
Room E320
Washington, DC 20024
ramon.labrador@dc.gov

**Re: Application for Alley Closing
Portions of Existing Alley System in Square 571**

Dear Mr. Labrador:

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permanent supportive housing and a congregate shelter. The renovated facility will also include spaces for a health care clinic and a central kitchen area. The proposed alley closures will specifically allow for coordinated entrances between the shelter's main services and its administrative spaces. *See* Ex. E and Ex. F.

The northern alley portion to be closed consists of 1,092 square feet of land area and has a width of 14 feet, 9 inches. The southern alley portion to be closed consists of approximately 375 square feet of land area and has a width of 15 feet. Both alley portions were originally created pursuant to that certain subdivision titled "Kibbey's Subdivision of 571", in the records of the Office of the Surveyor at Book B, page 160 on February 10, 1859. *See* Ex. G. The present-day configuration of the alley system in Square 571 was established pursuant to an alley closing/dedication plat recorded on January 23, 1945. *Id.* The closed alley portions will revert to CCNV as the owner of the Property.

Importantly, CCNV owns 12 of the 15 lots that are located within the square. Although the proposed closures will interrupt the existing cut-through access between E Street NW and 1st Street NW, the other, non-CCNV owners within the square do not rely upon such cut-through access for any transportation purpose. Moreover, the remaining configuration of the alley system in Square 571 will continue to facilitate ingress and egress for all non-CCNV property owners—i.e., the owner of Lot 820 (425 2nd Street NW), the owner of Lot 55 (440 1st Street NW), and the owner of Lot 821 (311 1st Street NW). Thus, the alley portions that CCNV proposes to close are unnecessary for alley purposes and can be closed pursuant to DC Code § 9-202.01.

We would appreciate your processing of the Application at your earliest convenience. If you have any questions or requests for additional information, please do not hesitate to contact me at (202) 469-5128 or christopher.cohen@hklaw.com.

Thank you for your considerate attention to this matter.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Christopher S. Cohen

Attachments

cc: Diana Dorsey Hill
Office of the Surveyor, Program Specialist (via e-mail; w/ attachments)

EXHIBIT A



**Office of Construction and Building Standards
Office of the Surveyor**

**APPLICATION TO CLOSE/DEDICATE A STREET OR ALLEY OR
ELIMINATION OF A BUILDING RESTRICTION LINE**

Street: **Alley:** X

Name: Closing Portions of Existing Alley System in Square 571

Abutting Squares: 571

Portion to be closed/dedicated: Northern portion: abutting Lots 29, 30, 806, 807, and 813
Southern portion: abutting Lots 8 and 812

Per Sketch Attached, This Application is Made By:

Applicant's Name: The Community for Creative Non-Violence ("CCNV")

Phone Number: (202) 469-5127 / (301) 775-5559

Email Address: christopher.cohen@hklaw.com

**I certify that the above information is true to the best of my
knowledge.**

Signature of Applicant or Agent:

A handwritten signature in blue ink, appearing to read "C. Cohen", is written over the signature line.

*authorized agent

**TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICE OR
OFFICIAL, CALL THE INSPECTOR GENERAL AT 1-800-521-1639**

EXHIBIT B



Office of Construction and Building Standards
Office of the Surveyor
Retail Tenant Displacement Form

Note: The following information is required relative to provisions of DC Law 6-133 (DC Act 6-171).

An application for the proposed closing/dedication of the following street(s) or alley(s), the undersigned, being the applicant or the agent for the applicant, hereby makes the following representations as complete and true:

All properties associated with the proposed closing/dedication are listed as follows:

Square No.: 571

Lot Number: Lots 8, 29, 30, 806, 807, and 812, and 813

The proposed closing/dedication will or will not result in displacement of existing retail tenants because of the demolition, substantial rehabilitation, or discontinuance of an existing building.


Name of Displaced: N/A

Address: N/A

Square/Lot: N/A

Date: 1/23/2025

Signer's Name: Christopher S. Cohen

Signature of Applicant: 

Note: This form must be completed, signed, and submitted with the application.

EXHIBIT C



Community for Creative Non-Violence

January 16, 2025

Department of Buildings
Office of the Surveyor of the District of Columbia
c/o Mr. Joseph E. Snider
1100 4th Street SW
Room E320
Washington, DC 20024
Joseph.Snider2@dc.gov

**Re: Authorization Letter from the Applicant (CCNV)
Application for Alley Closing in Square 571**

Dear Mr. Snider:

This letter serves as authorization for the law firm of Holland & Knight LLP to represent the Community for Creative Non-Violence (“CCNV”) in the filing and processing of the above-referenced alley closing application to the Office of the Surveyor of the District of Columbia. CCNV is the owner of all properties associated with the requesting alley closing.

Very truly yours,

Community for Creative Non-Violence,
a District of Columbia non-profit corporation


By: 
Name: Rico Harris
Its: Executive Director

EXHIBIT D

**Application for Alley Closing
Portions of Square 571**

Exhibit D

Listing of Associated Properties

submitted in accordance with 24 DCMR § 1400.4(d)

Northern Portion (1,092 sq. ft. of land area)

- Square 571, Lot 29
- Square 571, Lot 30
- Square 571, Lot 806
- Square 571, Lot 807
- Square 571, Lot 813

Southern Portion (375 sq. ft. of land area)

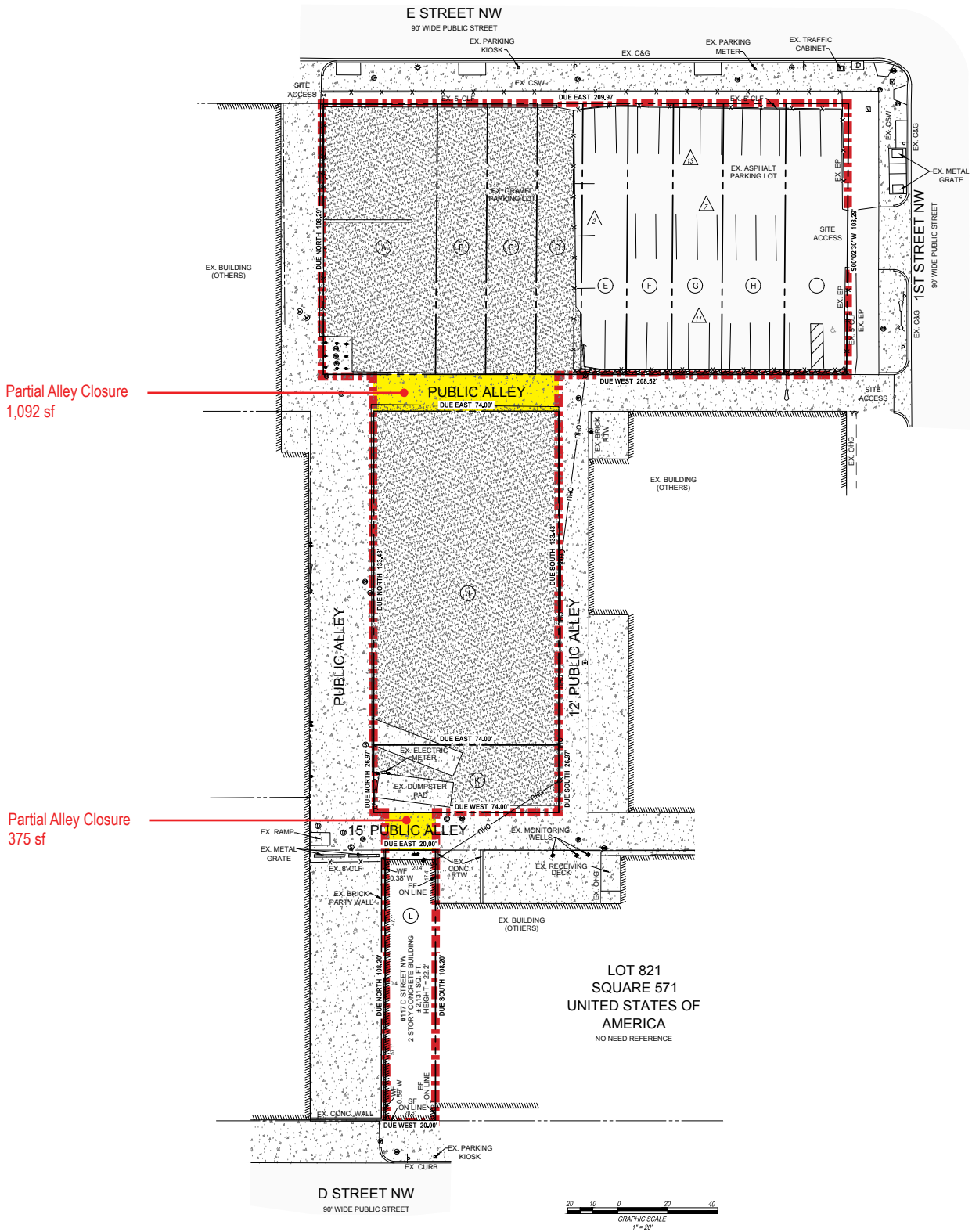
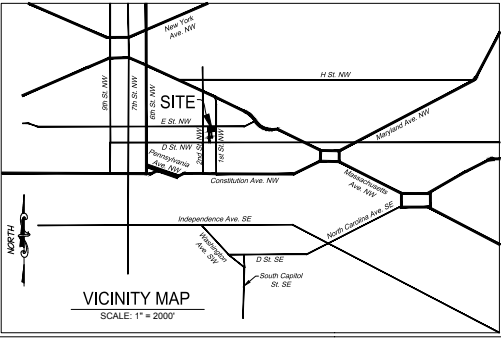
- Square 571, Lot 8
- Square 571, Lot 812

*CCNV currently owns all of the above-listed properties

EXHIBIT E

LEGEND

<ul style="list-style-type: none"> Utilities - Storm Utilities - Sanitary Utilities - Water Utilities - Gas Utilities - Electric Utilities - Communication 	<ul style="list-style-type: none"> STORM MANHOLE SANITARY MANHOLE WATER VALVE WATER MANHOLE SWANSE CONNECTION WATER METER GAS VALVE UTILITY POLE LAMP POST ELECTRIC METER GUY WIRE VAULT 	<ul style="list-style-type: none"> Misc. Symbols Abbreviations 	<ul style="list-style-type: none"> SGN BOLLARD HANDICAP PARKING UNIDENTIFIED MANHOLE BUILDING HEIGHT LOCATION NUMBERS OF PARKING SPACES EXISTING CONCRETE SIDEWALK CHAIN LINK FENCE CURB AND GUTTER EP OHG RTW CONC. 	<ul style="list-style-type: none"> Surfaces ASPHALT AREA CONCRETE AREA GRAVEL AREA LineTypes PROPERTY LINE ADJOINER LINE FENCE OVERHEAD UTILITY WIRE
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------



SUBJECT PARCEL LIST

- (A) LOT 806 SQUARE 571 4,829 SQUARE FEET
- (B) LOT 29 SQUARE 571 2,166 SQUARE FEET
- (C) LOT 30 SQUARE 571 2,166 SQUARE FEET
- (D) LOT 807 SQUARE 571 1,981 SQUARE FEET
- (E) LOT 808 SQUARE 571 1,981 SQUARE FEET
- (F) LOT 809 SQUARE 571 1,981 SQUARE FEET
- (G) LOT 33 SQUARE 571 2,166 SQUARE FEET
- (H) LOT 34 SQUARE 571 2,707 SQUARE FEET
- (I) LOT 35 SQUARE 571 2,707 SQUARE FEET
- (J) LOT 813 SQUARE 571 9,874 SQUARE FEET
- (K) LOT 812 SQUARE 571 1,980 SQUARE FEET
- (L) LOT 8 SQUARE 571 2,164 SQUARE FEET

* THE OWNER FOR ALL SUBJECT PARCELS SHOWN HEREON IS IN THE NAME OF THE COMMUNITY FOR CREATIVE NON-VIOLENCE, INC. WITH NO DEED REFERENCE AVAILABLE.

EXHIBIT F

CCNV FEDERAL SHELTER REDEVELOPMENT

TEST FITS

SEPTEMBER 17, 2024



LEVEL 1 / GROUND

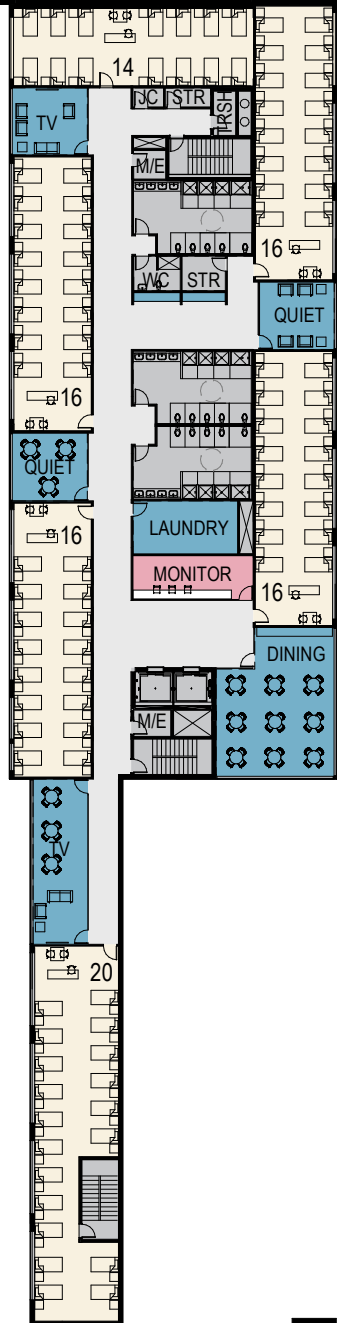
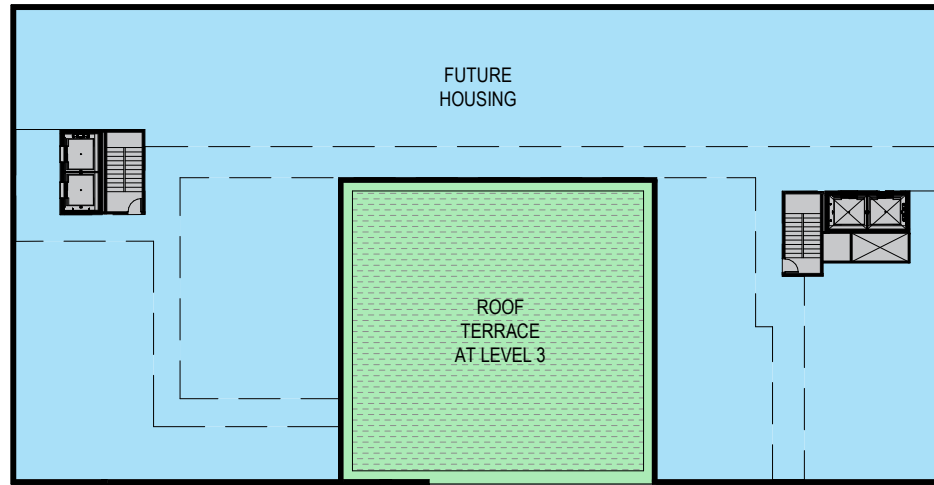
Program Distribution

Type	Description	SF/Units	Qty	Current Net Subtotal	Net Total	Gross Const. Area
Hypothermia Shelter						
	Multipurpose Room / Group Bunk Sleeping Unit 19 beds per unit @ 68 nsf/bed (w/ partition)	1272	1	1,272		
Daytime/Drop-In Center						
	Daytime Program (distributed)	720	1	720		
	Admin	1850	1	1,850		
	Security / Monitor	220	3	660		
	Intake	120	1	120		
	Housing Assessments	495	1	495		
	Career Planning	450	1	450		
	Case Management	625	1	625		
	Bathrooms (2) gang bathrooms, (1) single use	912	1	912		
	Laundry	315	1	315		
	Clothing Donations	225	1	225		
	Mail	145	1	145		
	On-site services from partner agencies	450	1	450		
	Pest	125	1	125		
	Storage (distributed)	245	1	245		
Future Housing						
	Entry Lobby / Mailroom	900	2	1,800		
	Total			1,800		

Coordinated Entry and Daytime Center - Level 1

Target	DC Central Kitchen	10,155
Target	Provider Health Care Clinic	13,675

Shelter Entry / Day Services Floor Plan Future Housing Entry



LEVELS 2-5

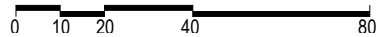
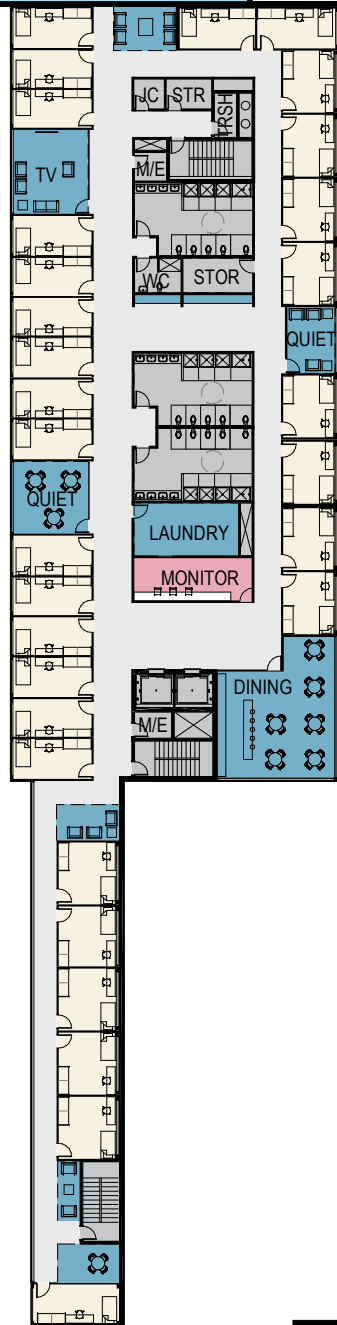
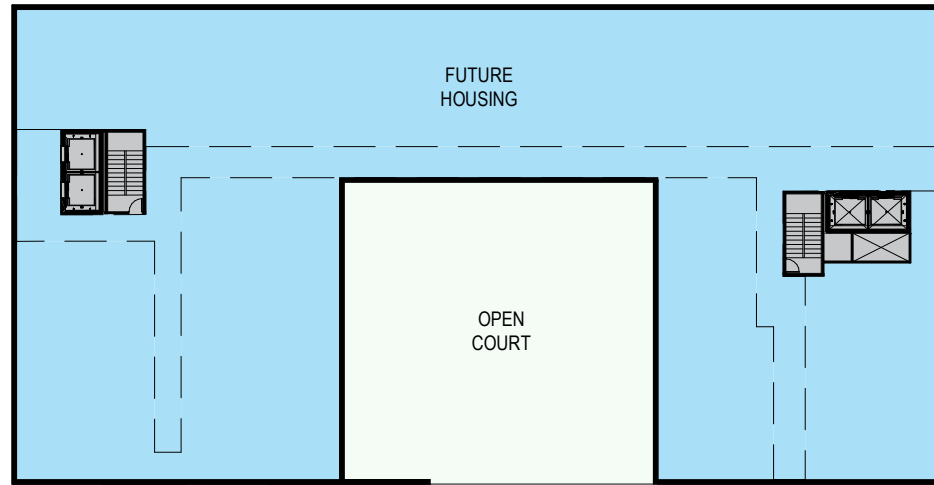
Program Distribution

Type	Description	SF/Units	Qty	Current Net S _i /Total	Net Total	Gross Const. Area
Low Barrier/Hypothermia Shelter						
	<i>Group Bunk Sleeping Unit</i> 14-20 beds per unit @ 68 nsf/bed	98 beds	4			
	<i>Total</i>	392 beds		26,656		
	<i>Security/Monitor at Entry</i>	265	4	1,060		
	<i>Shared Dining</i>	815	4	3,260		
	<i>Shared Living Space (distributed)</i>	1286	4	5,144		
	<i>Bathrooms</i> (3) gang bathrooms, (1) single use, per floor	1327	4	5,308		
	<i>Laundry</i>	285	4	1,140		
	<i>Storage (distributed)</i>	125	4	500		
	<i>JC</i>	30	4	120		
	<i>Total</i>			43,188		

Low Barrier Shelter - Levels 2-5
(men and women on separate floors)

Low Barrier and 24/7 Shelter Floor Plans

Future Housing Entry



LEVEL 6

Program Distribution

Type	Description	SF/Units	Qty	Current Net S _{Initial}	Net Total	Gross Const. Area
CCNV Staff Housing						
	<i>Single Room Occupancy Sleeping Unit</i> 1 bed, desk, closet per unit @ 150 nsf/bed	31 beds	1			
	<i>Total</i>	31 beds		4,650		
	<i>Security/Monitor at Entry</i>	265	1	265		
	<i>Shared Dining</i>	740	1	740		
	<i>Shared Living Space (distributed)</i>	1273	1	1,273		
	<i>Bathrooms</i> (3) gang bathrooms, (1) single use, per floor	1327	1	1,327		
	<i>Laundry</i>	285	1	285		
	<i>Storage (distributed)</i>	125	1	125		
	<i>JC</i>	30	1	30		
	<i>Total</i>			8,695		

CCNV Staff - Level 6

Low Barrier and 24/7 Shelter Floor Plans

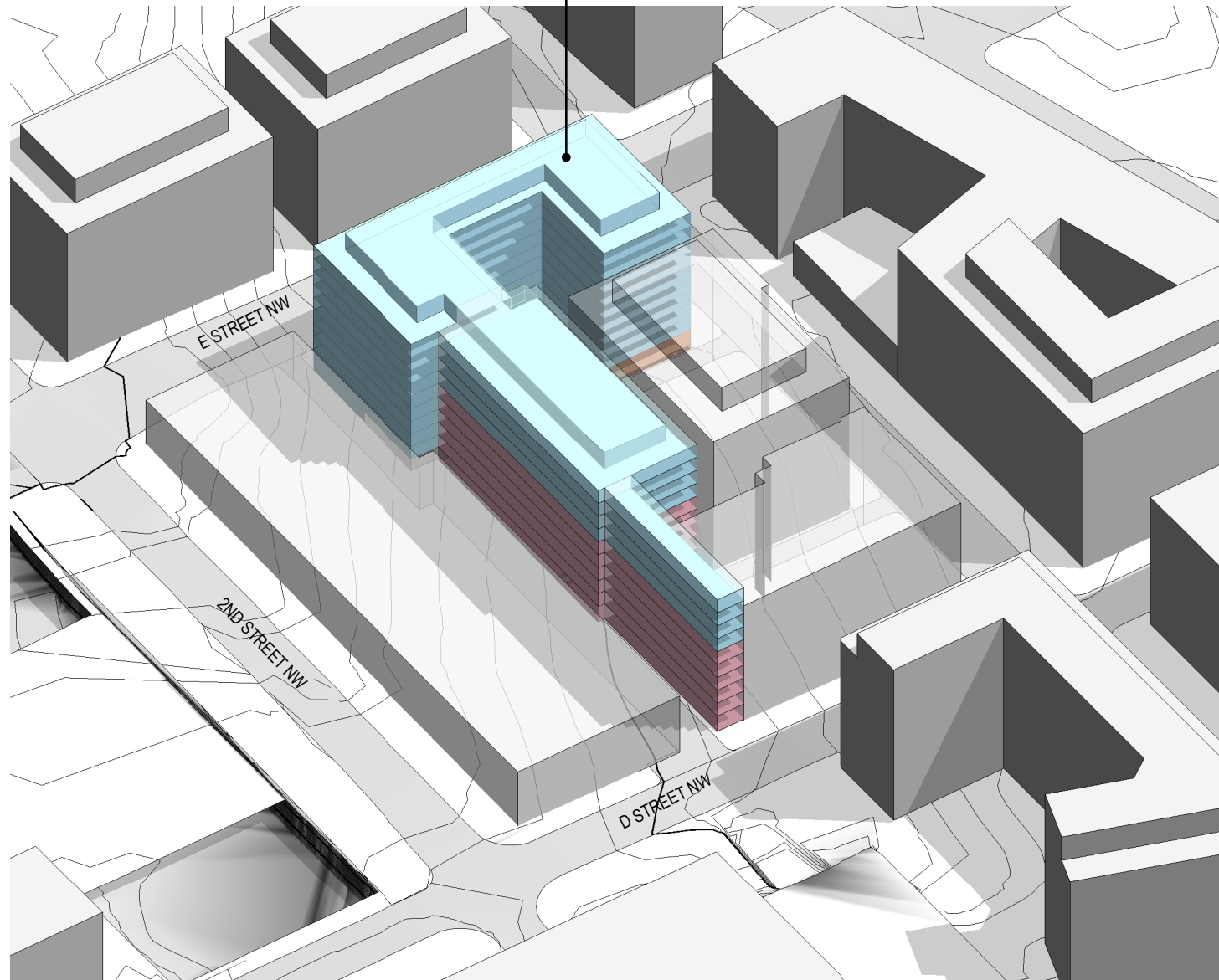
Future Housing Entry

LEGEND

- SHELTER AND DAY SERVICES
- PROVIDER HEALTH CARE CLINIC
- HOUSING
- DC CENTRAL KITCHEN
- PRIMARY ENTRANCE
- SECONDARY ENTRANCE

Combined Lots with Partial Alley Closures
(Lots 806, 29, 30, 807, 808, 809, 33, 34, 35, 812, 813, 8)

By-Right Main Building	9.0	343,125 sf
By-Right Penthouse	0.4	15,250 sf
Max Allowable Total Density (Above Grade)		358,375 sf



Gross Construction Area Distribution

Penhouse FAR	Shelter and Day Services	Provider Health Care Clinic	Housing	DC Central Kitchen	DC Central Kitchen Van Parking	Building Core	Building Loading and Parking	Total per Floor	Allowed	FAR	Floor to Floor Height	Court Height Provided	Court Width Min
P	-	-	15,250	-	-	-	-	15,250	15,250	0.43	4' ppt		
Main Building FAR													
10	-	-	33,359	-	-	-	-	33,359	33,359		11		
9	-	-	33,359	-	-	-	-	33,359	33,359		11		
8	-	-	33,359	-	-	-	-	33,359	33,359		11		
7	-	-	33,359	-	-	-	-	33,359	33,359		11		
6	15,430	-	17,929	-	-	-	-	33,359	33,359		11	103	34
5	15,430	-	17,929	-	-	-	-	33,359	33,359		11		
4	15,430	-	17,929	-	-	-	-	33,359	33,359		11		
3	15,430	-	17,929	-	-	-	-	33,359	33,359		11		
2	15,430	-	22,695	-	-	-	-	38,125	38,125		11		
1	14,130	10,275	2,335	6,340	-	2,225	2,820	38,125	38,125		13		
FAR Subtotal	91,280	10,275	230,185	6,340	-	2,225	2,820	343,125	358,375	9.64	112		
<i>Cellar + Below, not incl. in FAR</i>													
B1	-	3,400	-	3,815	12,000	-	15,200	34,415					
Gross Construction Total													
	91,280	13,675	245,435	10,155	12,000	2,225	18,020	392,790					

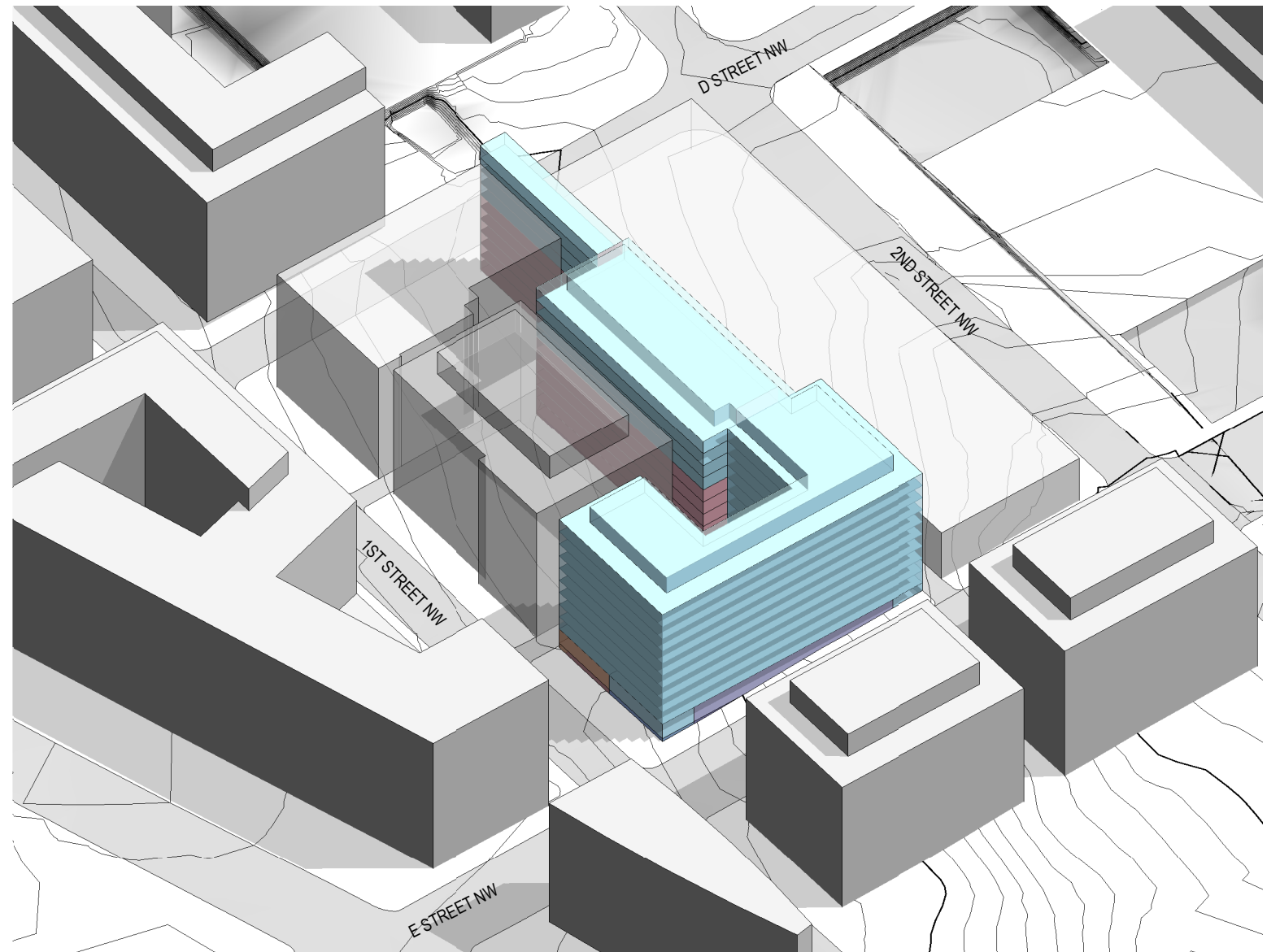
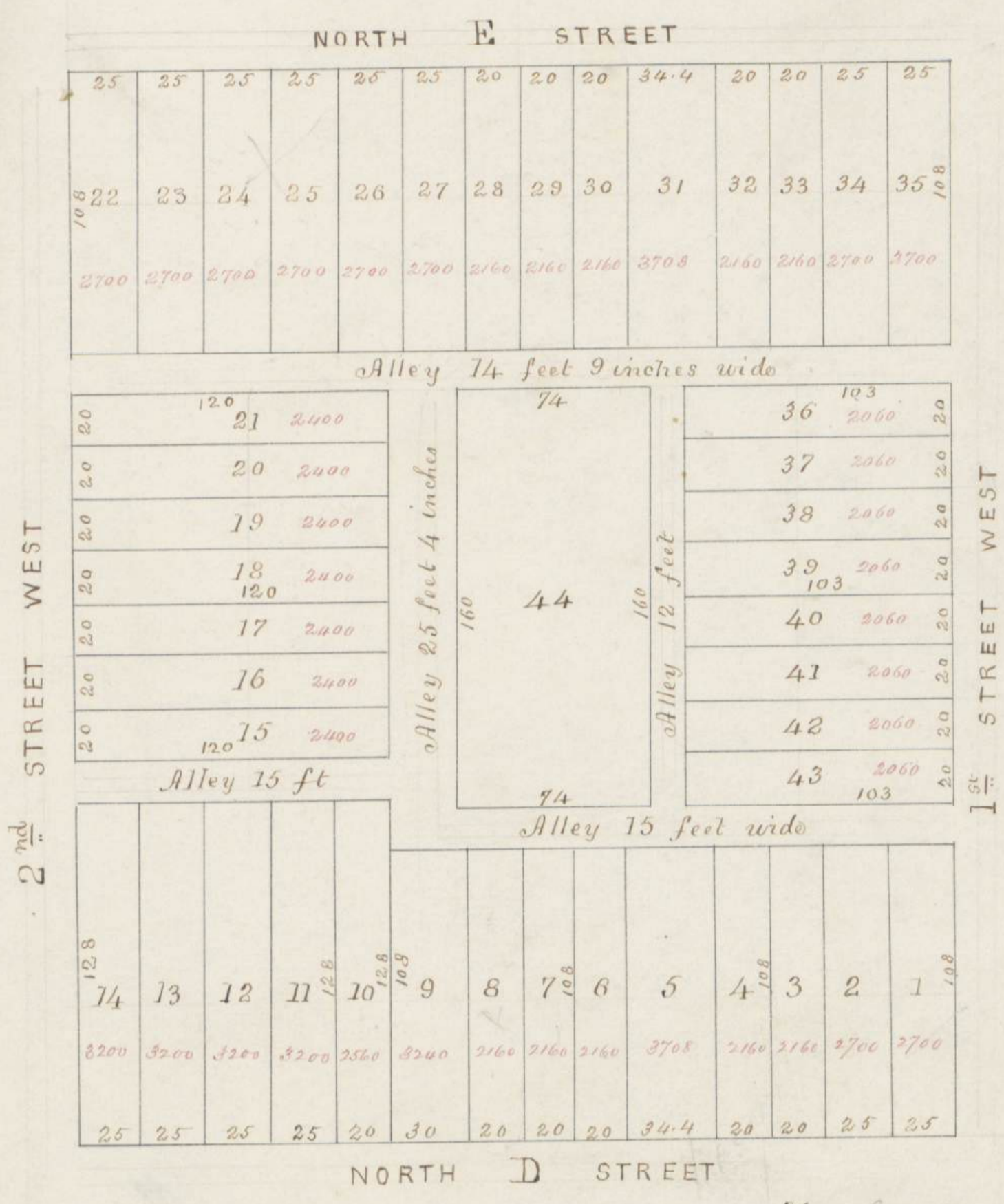


EXHIBIT G

KIBBEY'S SUB-DIVISION OF 571

B-160



Washington 10th Feb 1859

We the owners of Square numbered Five Hundred and seventy one (571) do hereby agree that the above plat of said Square with alleys or shall be our Subdivision.

Witness as to Benjamin S. Kinsley
 James E. Thompson
 James E. Thompson
 W. C. Purdy
 A. W. Berry
 B. S. Kinsley

(Signed) J. B. Kibbey Seal
 J. P. Bridget Seal
 W. H. Brown Seal

Surveyor's office 10th March 1859

I do hereby certify that I have examined the above plat of Subdivision of Square No 571 and find the same to correspond with the original records in my office. Given under my hand and the seal of this office this Tenth day of March Eighteen Hundred and fifty nine.

(Signed) Wm Forsyth
 S. W. C. Clerk

Handwritten note: Copy given

We the undersigned owners of all the land shown hereon in red hereby dedicate the same to the District of Columbia for alley purposes. We certify that there are no suits or actions pending affecting the title of the land hereby dedicated and that there is no trust on said property. Witness our hands and seals this 23rd day of January 1945.

OWNERS

Defense Plant Corporation

By (Signed) Leo Nielson, Secretary
(Signed) Saml. H. Husbands, President
(Corporate Seal)

2 Witnesses
2 Witnesses

We the undersigned owners of all the land abutting on the alleys parts of which it is proposed to close hereby petition the Commissioners of the District of Columbia to close the area shown hereon in green and we do hereby agree that the area so closed shall revert to the owners of the abutting property as indicated hereon. Witness our hands and seals this 23rd day of January 1945.

OWNERS

Standard Art, Marble & Tile Co.
(Signed) Charles De Giulian Lots 8, 806 and 813
President

(Signed) Fredk A. Johanknecht Lot 815
(Signed) Grace L. Johanknecht
(Signed) Bernardo Picciani Lot 3
(Signed) Louisa Picciani
(Signed) Eliza Sherman Green Lot 808
(Signed) Teopista Cercee Lot 807
(Signed) Philip Silverstone Lot 43
(Signed) Sadie Silverstone
(Signed) Guy Tinner Lot 36
(Signed) Mrs. M. Clothilde Di Giuliani Lot 33 and 809

Thos. D. Walsh Inc. authorized agent of
Richard J. Hewitt & M.A. Gillespie Lots 4 and 802

Trustees assent

By (Signed) Michael Walsh, Pres.
(Signed) Tesse Gevinson Lot 35
(Signed) Vincenzo Antonielli Lot 30
(Signed) Letizia Antonielli
(Signed) Mary Virgades Lot 803
(Signed) Louis Manarin Lot 29
(Signed) Dominick Anastasi Lot 7
(Signed) Bessie L. Seaton Farley Lot 34
(Signed) Robert S. Lyon
(Signed) Addie T. Lyon
(Signed) Helen Lyon Lot 6
(Signed) Nettie E. Lyon
(Signed) May Lyon Johnson
(Signed) Harry Moerman
(Signed) Katie Moerman Lot 52
(Signed) Eatexea Chaconas Lot 812

OWNERS

Defense Plant Corporation,
(Signed) Leo Nielson, Sec'y
(Signed) Saml. H. Husbands, Pres.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
EXECUTIVE OFFICE
WASHINGTON 4, D.C. FEB. 20-1945.

WHEREAS, The Commissioners of the District of Columbia have received from the owners of Lots 26 and 51 in Square 571 a dedication of land for alley purposes, as indicated in red on plat designated "Opening and Closing of Alleys in Square 571," prepared in the office of the Surveyor under date of December 1, 1944; 805,

AND WHEREAS, the said Commissioners have also received a petition from the owners of Lots 804, 12 to 15 inclusive, 22 to 26 inclusive and 47 to 51 inclusive, in Square 571, abutting on the alley proposed to be closed as shown in green on said plat, requesting in this petition that the alley area as shown in green be closed under the provisions of Section 1608-b of the Code of Law for the District of Columbia, it is hereby

ORDERED: That the dedication of land for alley purposes above referred to and indicated in red on said plat is hereby accepted, and the public alley area above referred to as indicated in green on said plat is hereby closed under the provisions of Section 1608-b of the Code of Law for the District of Columbia.

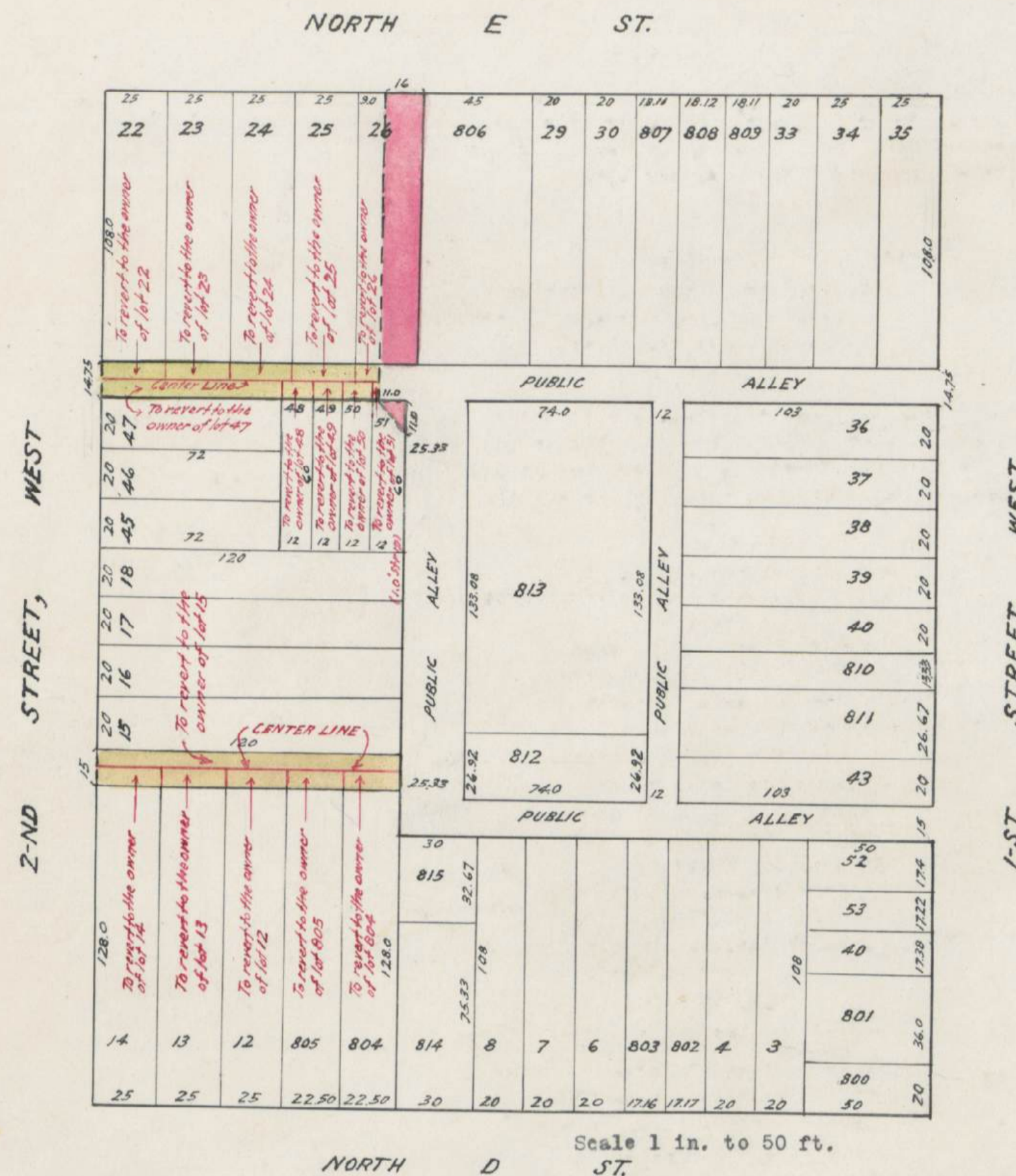
A copy of this order shall be furnished to the Surveyor of the District of Columbia, and to the Recorder of Deeds through the office of the Auditor of the District of Columbia, for record.

(Signed) G.M. Thornett
Secretary to the Board.

Official copy furnished Surveyor, D.C.

M.J.H.

OPENING AND CLOSING OF ALLEYS IN SQUARE 571



Office of the Commissioners, District of Columbia
Washington, Feb. 20th 1945.

ORDERED: The dedication offered hereon is hereby accepted.

The part of alleys shown hereon in green are hereby declared closed the title to the areas so closed to revert to the owners of the abutting property as indicated hereon.

Action taken in accordance with Section 1608-b of the Code of Law for the District of Columbia.

The Surveyor of the District of Columbia is directed to record this plat in his office.

By order of the Board of Commissioners of the District of Columbia.

By (Signed) G.M. Thornett

Secretary to the Board.

I certify that the foregoing plat agrees with the records of this office, and was received for record 11.30

A.M., February 24th 1945.

(Signed) J. J. Healy
Surveyor, District of Columbia

E.D. 255508
Filed in City Subs.
under Square 571
M.J.H.

PUBLIC ALLEY CLOSED SQUARE 571

PURSUANT TO D.C. LAW _____, EFFECTIVE _____
 THE ALLEY SHOWN THUS: IS CLOSED AND TITLE VESTS
 AS SHOWN UPON RECORDATION OF THIS PLAT.

OFFICE OF THE SURVEYOR, D.C.
 _____, 2025

I CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED.

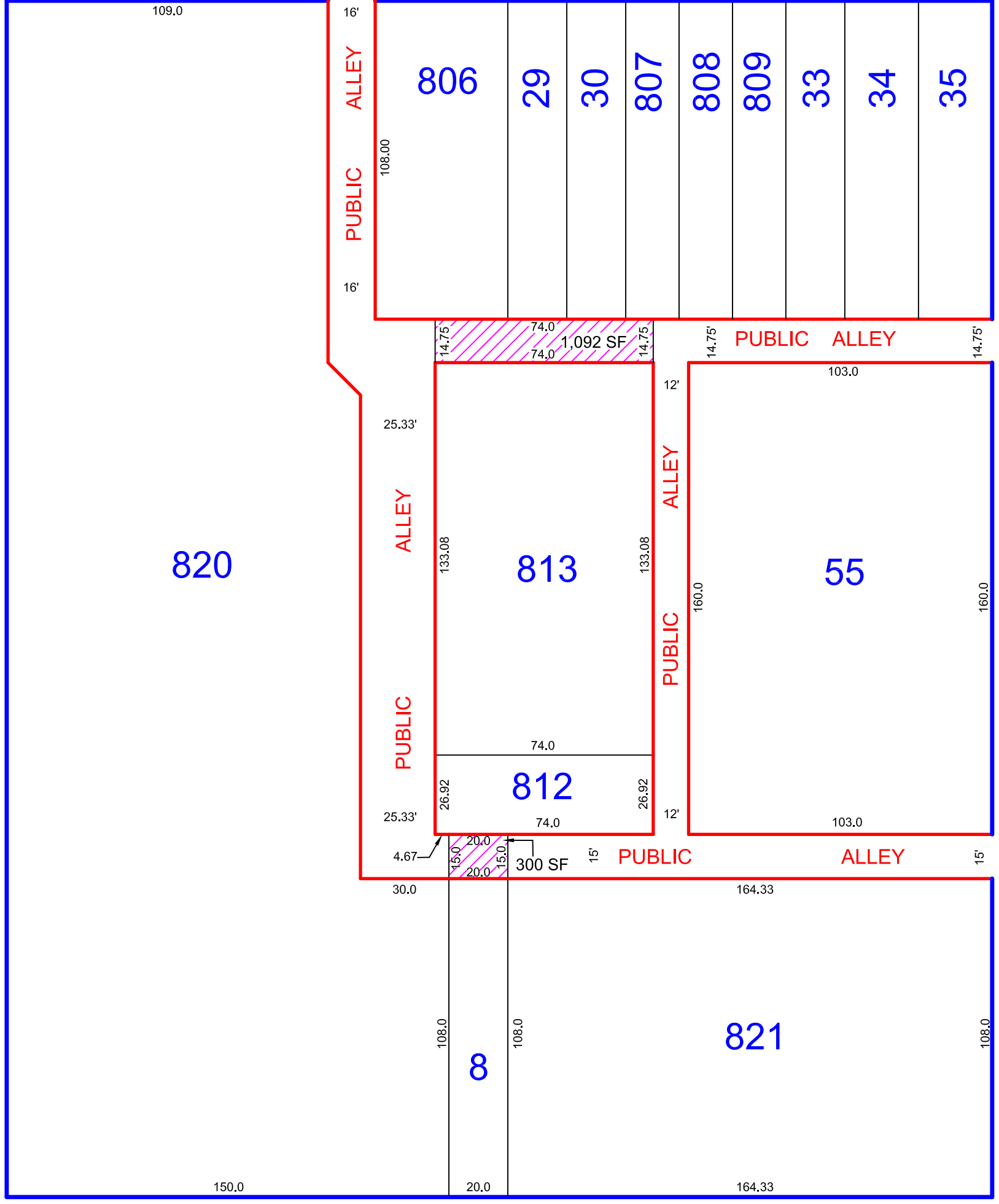
 SURVEYOR, D.C.

E STREET, N.W.

MITCH SNYDER PLACE, N.W.

1st STREET, N.W.

D STREET, N.W.



SURVEYOR'S OFFICE, D.C.	
Made for: CHRISTOPHER S. COHEN	
Drawn by: A.S.	Checked by:
Record and computations by: B. MYERS	
Recorded at: _____	
Recorded in Book _____	Page _____ SR-25-01939
Scale: 1 inch = 40 feet	
2025/ALLEY CLOSING/SR-25-01939-SQ.571	

S.O. 25-01939

**Alley Closure Request & Project
Overview
Presentation to ANC 6E**

Wednesday, April 30, 2025 @ 6:30PM

Presented by: Community for Creative Non-Violence (CCNV)

CCNV History

- Founded in 1970, the **Community for Creative Non-Violence (CCNV)** is a nationally recognized homelessness advocacy organization known for its role in securing the Federal City Shelter site
- CCNV has long served as a symbol of housing justice and community care in DC
- This redevelopment honors CCNV's legacy by creating a modern, integrated campus for housing and supportive services

Project Overview

Purpose: Redevelopment of existing Federal City Shelter into a comprehensive human services campus including:

- Permanent Supportive Housing (PSH)
- Low-barrier shelter
- Day services and reentry programming
- Administrative and supportive services space

Proposed Alley Closing

PURSUANT TO D.C. LAW _____, EFFECTIVE _____
 THE ALLEY SHOWN THUS: [Hatched Area] IS CLOSED AND TITLE VESTS
 AS SHOWN UPON RECORDATION OF THIS PLAT.

OFFICE OF THE SURVEYOR, D.C.
 _____, 2025

I CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED.

 SURVEYOR, D.C.

SURVEYOR'S OFFICE, D.C.

Made for: CHRISTOPHER S. ODHEN

Drawn by: A.S. Checked by: [Signature]

Revised and computations by: B. MYERS

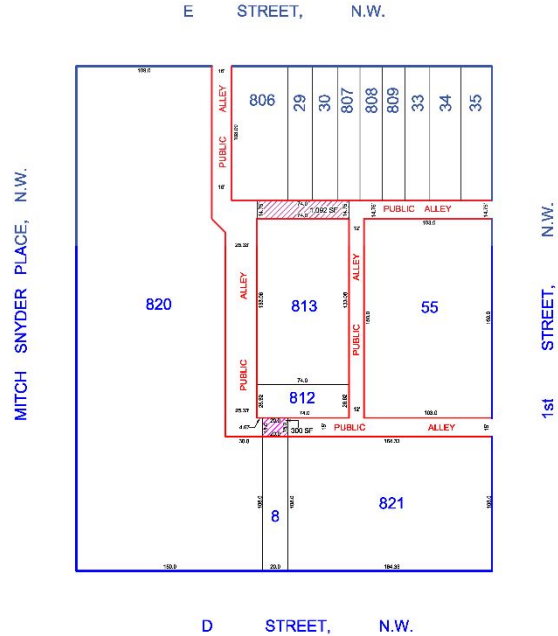
Recorded at: _____

Recorded in Book _____ Page _____ SR-25-01899

Scale: 1 inch = 40 feet

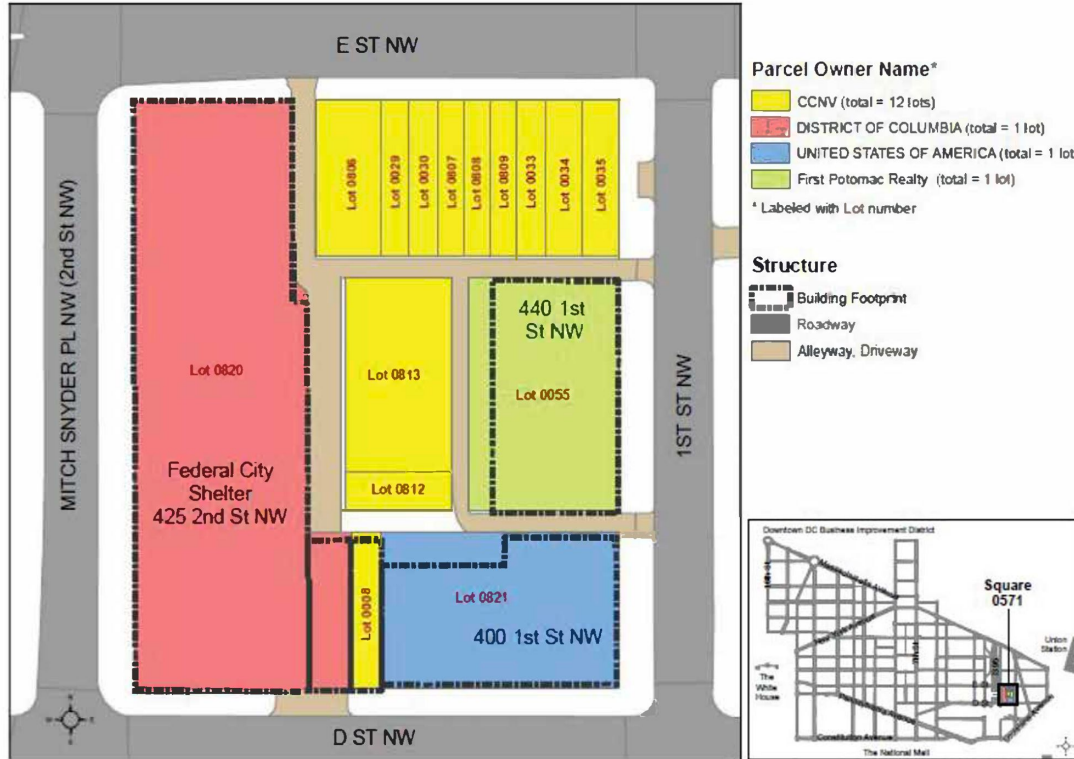
2025 ALLEY CLOSING SR-25-01939-92.571

PUBLIC ALLEY CLOSED SQUARE 571



Square 571 Owners

Square 0571 - Lot Ownership Boundaries



Purpose and Status of Application

Alley Lots Consolidated: 812, 813 (interior alley lots)

- Necessary for unified redevelopment across full site
- Alley closure enables connection of interior and street-facing lots
- Improves fire access, site safety, and internal circulation

Ongoing Coordination with District Agencies and Utilities

Outreach to Square 571 Owners

DC Council Legislation

District Alignment & Public Good

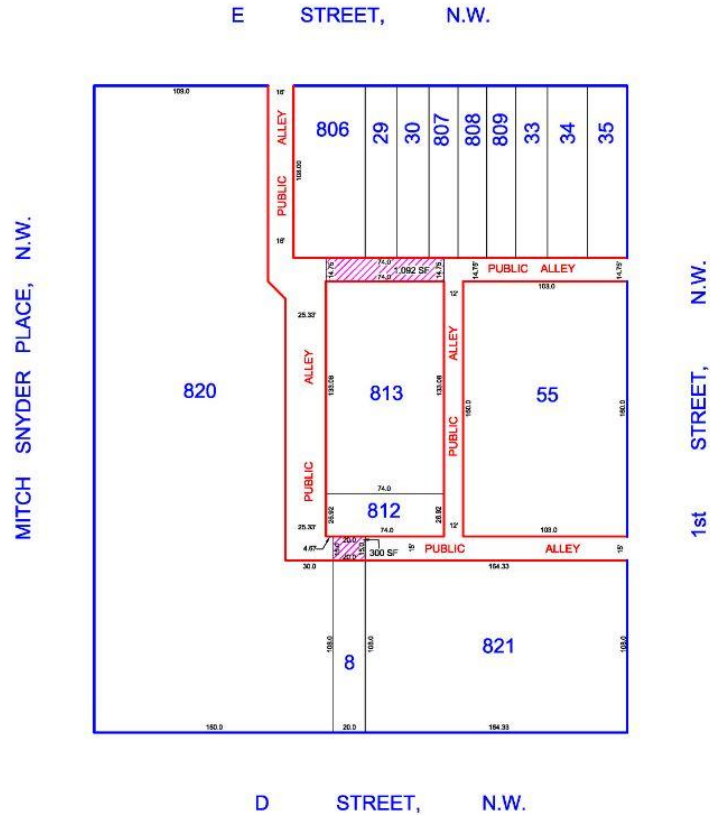
- **Mayor's FY25 Budget:** \$64M committed over FY25–FY27 for CCNV redevelopment
- **Downtown DC Recovery:** Project supports goal of adding 15,000+ residents downtown
- **Human Services Integration:** Combines housing, care, and reentry services under one roof
- **Public Safety:** 24/7 presence increases neighborhood activity and supports wellness-based safety

Thank you!

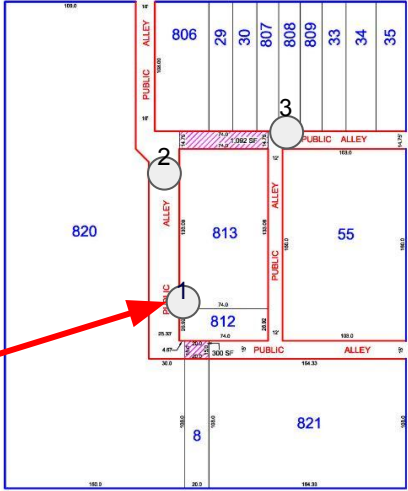
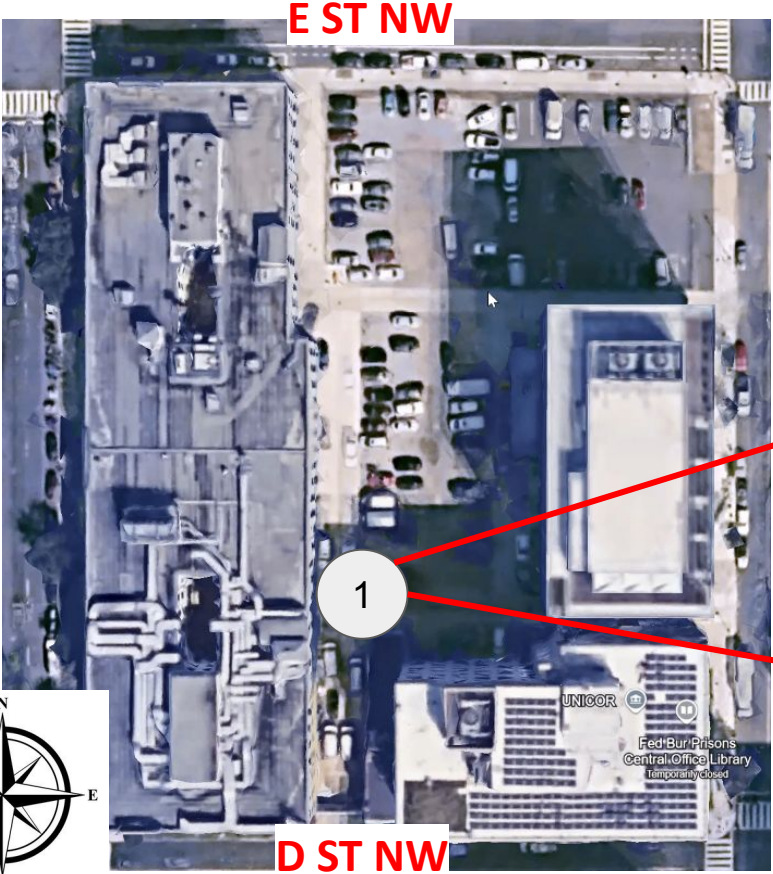
Contact Us:

- Rico Harris, CCNV, Executive Director - reharris56@live.com + 202.316.5037
- Chapman Todd, Jaydot, Project Consultant - chapman@jaydot.org + 202.258.2186
- Christopher S. Cohen, Zoning and Land Use Counsel, Holland & Knight LLP - christopher.cohen@hklaw.com + 202.469.5127

Appendix: Plat of Proposed Alley Closures



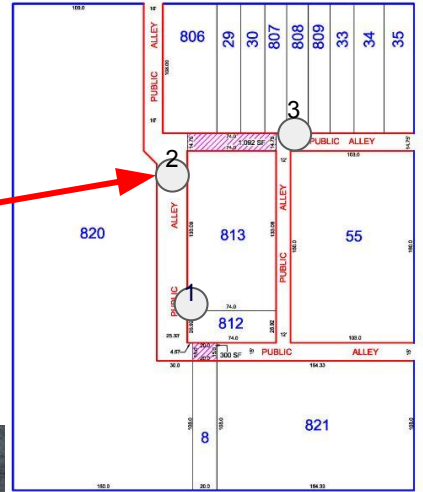
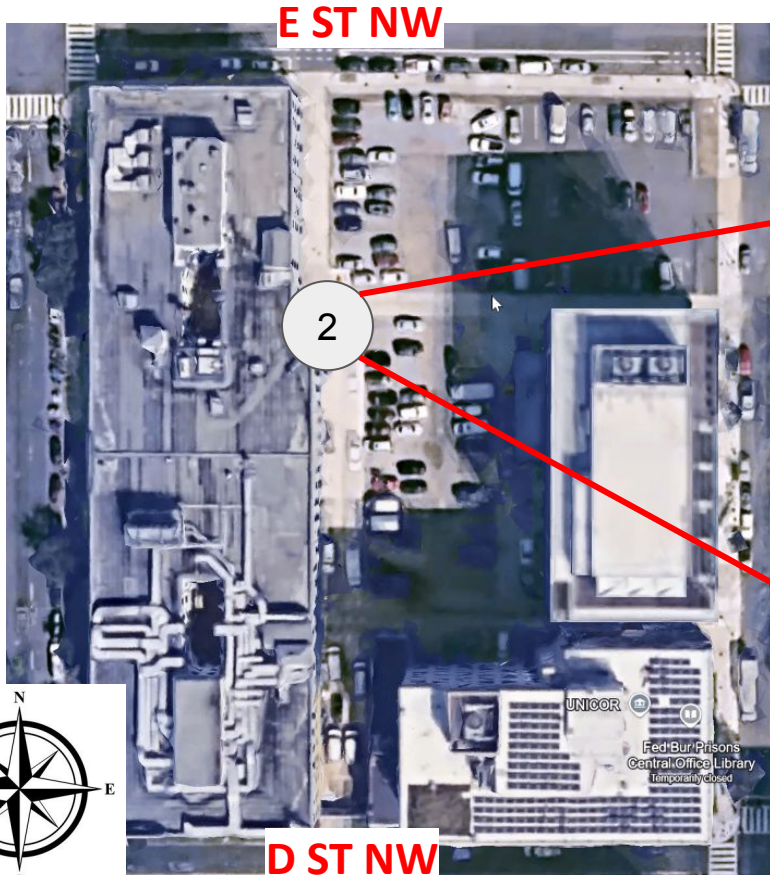
Appendix: Alley Closure Overview



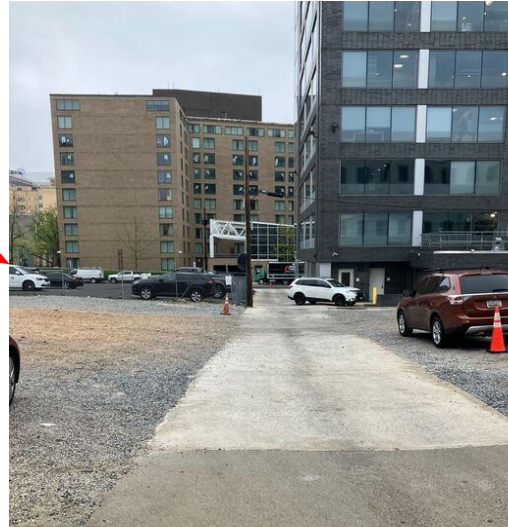
South Garage Entrance



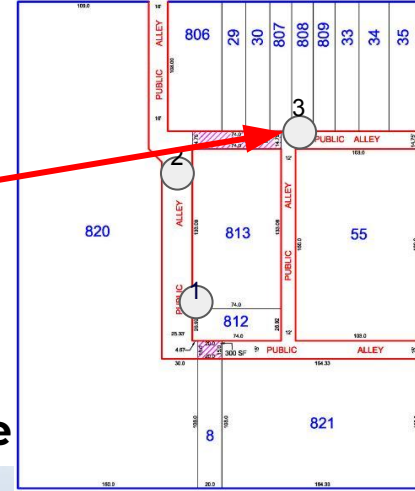
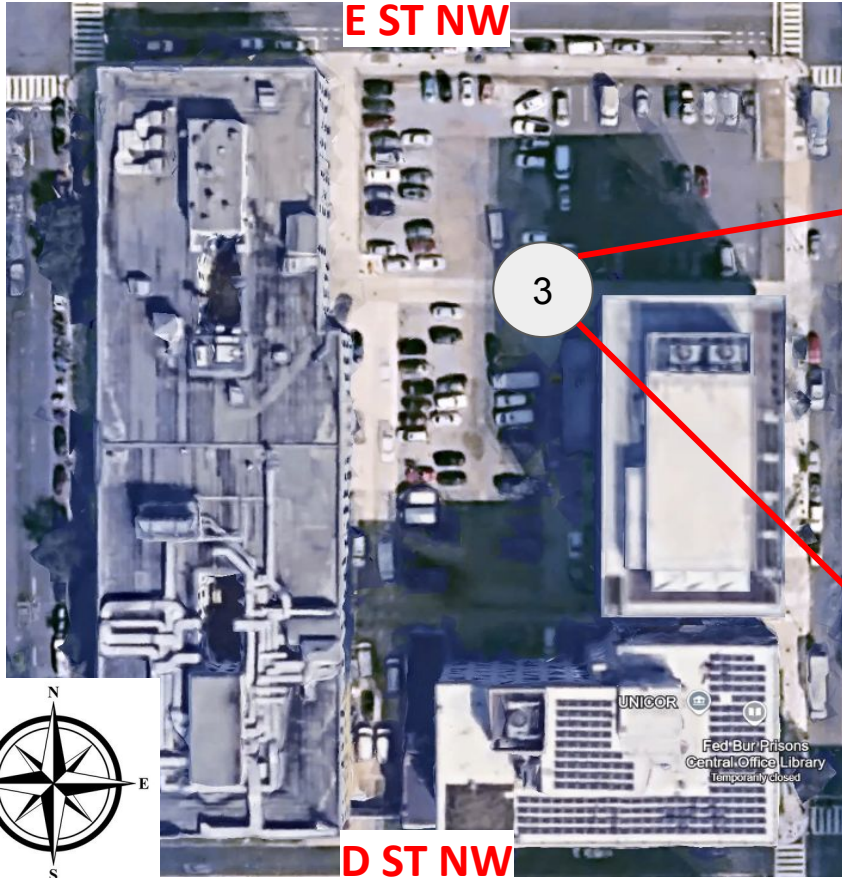
Appendix: Alley Closure Overview



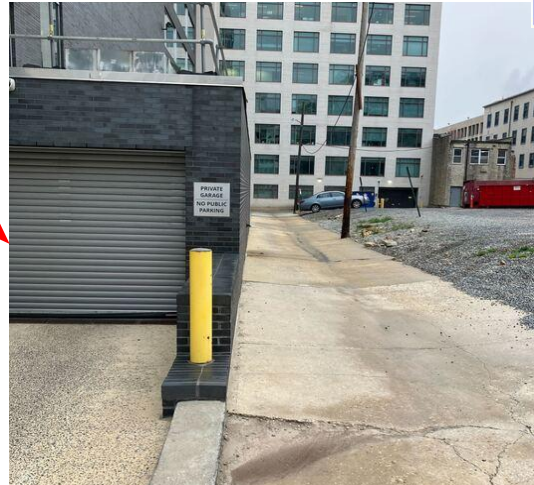
Northern Alley



Appendix: Alley Closure Overview



Garage Entrance for Northern Alley Closure



Appendix: Conceptual Massing (Preliminary)

