

EMAIL TO MR. IRBY PROVIDING INFORMATION OF ALLEY CLOSING ACCESS EASEMENTS

From: Peggy Crowley [mailto:PCrowley@jstreetcompanies.com]
Sent: Tuesday, January 10, 2017 12:26 PM
To: Fred Irby
Cc: Carolyn Brown; Bruce Baschuk; Peggy Crowley
Subject: ZC 16-13 1109 Congress Street: Sample Alley Closing Covenant

Mr. Irby – in response to the Zoning Commission’s request that we assist in clarifying the public alley-private easement issue you have expressed, we thought the most informative means would be to provide you with a sample alley closing covenant for another project that reflects the obligations and responsibilities related to the alley closing. The Covenant becomes a recorded document and the language contained herein is representative of that contained in Alley Closing Covenants.

The sample covenant attached is for the new Marriott Hotel being constructed just north of the Marriott Marquis for the Convention Center. A north-south alley was closed and relocated to the west as a public access easement, and a new public access easement was created at 9th Street going west into the center of the alley (at Lot 40). I would call your attention to Paragraphs 2, 3 and 7 and the drawing at page 14.

I hope that this document helps to answer some of your questions.

Bruce has asked to me to also inquire as to when we can expect a response to our offer to you given that we are due to respond to the Zoning Commission on Thursday, January 12. Thanks very much. Peggy Crowley

PEGGY CROWLEY
Principal/COO

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