



Government of the District of Columbia
Advisory Neighborhood Commission 2C
P.O. Box 517
Washington, DC 20044
ANC2c.us

December 15, 2025

Office of Zoning
Government of District of Columbia
441 4th ST NW, Suite 200S
Washington DC 20001

Re: Opposed to ZC 00-33B, PUD Modification without Hearing, 1025 F Street, NW

Dear Chair Hood and Zoning Commission Members:

On December 9, 2025, at the regularly scheduled, duly noticed meeting of the Advisory Neighborhood Commission 2C, with a quorum of 4 of 4 Commissioners and the public present, the above-mentioned item came before the Commission.

For decades, the ground-level (1st) and second floor space at the corner of 11th Street NW and F Street NW has served the community as a hub for retail, service, and arts-related activities. These uses have provided ongoing public benefit, fostering local engagement and ensuring that the space remains accessible to residents and visitors alike.

The current proposal seeks a PUD modification to convert this public-facing space into private offices and a theater for Netflix. While Netflix is an Arts and Entertainment company, the intended use would shift the space away from its longstanding role as a community resource, limiting public access and replacing it with coworking areas, offices, and a private theater reserved for company use.

The Advisory Neighborhood Commission 2C finds this change unacceptable, as it would deprive the public of a valuable community asset. The Commission therefore voted unanimously (4-0-0) to oppose the PUD modification for 1025 F Street NW, urging the Zoning Commission to give great weight to the community's interests.

The Commission voted (4,0,0) to oppose the PUB Modification 1025 F ST NW.

Sincerely,

Michael D. Shankle, MPH
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cc: Nancy Groth, SMD 2C02
Thomas S. Lee, SMD 2C03
Jim Swart, SMD 2C04