



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

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December 15, 2025

Office of Zoning  
Government of District of Columbia  
441 4<sup>th</sup> 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 (1<sup>st</sup>) 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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