



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

January 25, 2026

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

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

Dear Chair Hood and Zoning Commission Members:

On January 13, 2026, 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. Despite the building's nearly 20-year successful operation, COVID/changes to retail resulted in all retailers exiting their spaces. Despite this, the landlord brought back H&M as well as Barnes and Noble to the site. Now, Netflix will be in a corner location that has been vacant for a number of years. 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 worked with the Property Owner (Douglas Development) and Proposed Occupant (Netflix) to agree to modifications of the existing PUD. The terms of the negotiations and the modifications of the PUD only impacts approximately 14,000 square feet space on the first floor at the southwest corner of the PUD Building. The terms of the negotiation are as follows:

- Allow for flexibility in use to include office uses associated with an arts and entertainment-affiliated organization if, and only if,
- Several street level windows display movie/show artifacts from the occupants, as to activate the street;
- At least 4 times per year, the occupant must invite members of the community including, but not limited to, arts or cultural organizations, non-profit or community organizations, or institutions of learning located within the District of Columbia to events that the occupant holds relating to video screenings, performances, or

related activities, subject to occupant's security and use standards. The occupant shall provide an annual report to Advisory Neighborhood Commission 2C describing the annual events; and,

- Prior to the issuance of the certificate of occupancy for the first floor space that is the subject of Case No. 00-33B, the occupant shall contribute \$25,000 to Women in Film and Video DC for the purpose of supporting its Professional Development Program or similar career enhancement and networking efforts and the occupant shall submit to the Zoning Administrator evidence that such contribution has been made.

With the fulfillment of the above terms the Advisory Neighborhood Commission 2C voted unanimously (4-0-0) to support 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 supports the PUD Modification at 1025 F ST NW with the conditions above.

Sincerely,

DocuSigned by:

Michael Shankle

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Michael D. Shankle, MPH
Chair, ANC 2C
SMD, 2C01
2c01@anc.dc.gov
617.304.4372

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