BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA

Applicant: Stuart Davenport, Big Bear Cafe **Z.C. Case No. 10-14**
Application to Amend the Zoning Map **ANC 5C**

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PREHEARING STATEMENT IN SUPPORT OF THE APPLICATION OF BIG BEAR CAFE TO AMEND THE ZONING MAP OF THE DISTRICT OF COLUMBIA

I.
INTRODUCTION AND NATURE OF RELIEF SOUGHT

Pursuant to D.C. Code § 6-641.02, 11 DCMR §102, and § 3013, this Prehearing Statement is submitted in support of an application by Stuart Davenport, owner of Big Bear Cafe, to amend the Zoning Map by rezoning Lot 800 in Square 3103, a 1,222 square foot parcel of land (the **"Property"**) with a two-story row building (the **"Building"**), from a residential (R-4) district to a commercial (C-2-A) district.

The Property contains a small locally-owned business, currently operating as a coffee shop/restaurant-style café (the **"Café"**) with the second story used as residential housing. The Property is located in the Bloomingdale neighborhood at 1700 First Street NW, at the corner of First and R Streets, NW. The site acts as a catalyst for positive socio-economic development in the Bloomingdale neighborhood, and it is a site that has been residentially zoned, but commercially used, since the Building was built in 1891.

The change in zoning from residential to commercial will place the Property in a zone that is more consistent with:

- The Property's long history of commercial usage since the Building's construction in 1891 (121 years);

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- The stated goals and future development envisioned for the surrounding area under the District of Columbia Comprehensive Plan;

- The amendment to the District of Columbia Comprehensive Plan Future Land Use Map by the "Comprehensive Plan Amendment Act of 2010" which changed the designation of the Property from "low density residential" to "mixed use low density residential and low density commercial"; and

- The C-2-A zoning of most of the frontages along both sides of Florida Avenue except the half block where the Property is located.

At the time this case was set down by the Zoning Commission on July 26th, 2010, the Future Land Use Map of the District of Columbia Comprehensive Plan (10 DCMR Planning and Development (2006)) (**"Comprehensive Plan"** or **"Plan"**) designated the Property in a "moderate density residential" land use area that abutted a mixed use low density commercial area. However, as part of the Comprehensive Plan 2009 Amendment Cycle, the Office of Planning recommended a Future Land Use Map change to fully designate the Property as "mixed use low density residential and low density commercial." The Office of Planning cited that the reason for this change was to correct a map error and to provide consistency between the Future Land Use Map and the existing use and to acknowledge the existing and historic use of the site as commercial. (See Comp. Plan Amendment Excerpt, Exhibit A) This amendment was made to the Comprehensive Plan as part of the "Comprehensive Plan Amendment Act of 2010".[1]

The map amendment requested by the Applicant will allow the Property to continue its historically commercial use. The requested zoning change from R-4 to C-2-A is not inconsistent with the Comprehensive Plan, would not create any adverse impacts on surrounding properties, and would result in a number of important benefits to the surrounding community and the

[1] Approved by the DC Council on November 23rd, 2010, signed by the Mayor on January 20th, 2011 and included in the DC Register on April 8th, 2011 as Law #18-0361. See Exhibit A.

District of Columbia as a whole. In addition, the proposed map amendment is necessary to ensure that the zoning designation for the property is consistent with the site's amended designation on the Future Land Use Map of the Comprehensive Plan.

II.

BACKGROUND OF CASE

A. Site Location and Surrounding Area

Lot 800 in Square 3103 is a rectangular parcel containing 1,222 sq.ft. in the R-4 zone district. (See Zone Map, Exhibit B) The Property is located in the Bloomingdale neighborhood at 1700 1st Street NW. The Property is bounded to the south by R Street, to the east by First Street, and to the west by an improved public alley. A triangular pocket park (**"Pocket Park" or "Park"**) is located directly in front of the Building across R Street. Florida Avenue runs along the southern edge of the Park. (See Photos, Exhibits C and D)

Bloomingdale is an emerging historic neighborhood with a strong multicultural character and commitment to community development. Residential housing is characterized by a mix of single family homes, row houses, and low-rise apartment buildings; commercial businesses are low in scale and character. As described in the Comprehensive Plan "Mid-City Planning Area Element" business districts, particularly along North Capitol Street and Florida Avenue, are still struggling; there are numerous vacant and boarded-up properties, and residents are concerned about crime and blight. (10 DCMR § 2000) Small locally-owned businesses unique to the neighborhood are having a difficult time getting by.

The locally-owned Café operating in the commercial space of the Property plays a vital role in serving the needs of the local community. The Café acts as a source of local retail; provides employment for a large number of local residents; supports cultural, educational and

artistic pursuits of residents; and promotes safety, vitality, and diversity in the community. The Property also contributes to the expanding neighborhood commercial base and helps promote the general economic well being of a neighborhood that is in the process of revitalization. (See "News Articles" Exhibit E) Homeowners and realtors in the neighborhood routinely reference the proximity to for-sale or rental properties of the Property; thus, promoting awareness and marketability of the neighborhood so to "encourage additional business development in the neighborhood... and contribute to the stability and appreciation of our property values." (See: "Letter from President of the Washington, DC Realtors Association" Exhibit F)

In addition, the Property lays within the North Capitol Main Street boundaries (the North Capitol Street business corridor between New York and Rhode Island Avenues, and the Bloomingdale Business District at Rhode Island Avenue and First Street, NW). The Property is recognized by the Main Streets Program, "North Capitol Main Street, Inc." as the Bloomingdale Business of the Year in 2009 recognizing the positive commercial use of the Property and its "significant contributions to business and community development in our community as a whole, and specifically to the Bloomingdale neighborhood." (See Exhibit G). The Property has played, and continues to play, a significant role in helping to create a successful neighborhood.

B. Historic Use and Building Characteristics

The Building was built in 1891 as a commercial store at the southern end of a mixed use real estate development that consisted of five residential rowhomes running north on 1st street with the Property at the southern end of the development adjacent to the Pocket Park on the historic Boundary Road (which is now known as Florida Avenue, NW). The Building was built with common commercial features consisting of tall ceilings, store-front windows, and an open floorplan with the main entrance at street level. The Building was originally constructed as a

commercial building, and has operated continuously with a commercial use for over 100 years (See "Building Permits" Exhibit H). The Property currently operates as a commercial restaurant-style café with second story residential housing. The ground floor café operates with a Certificate of Occupancy for a non-conforming "Restaurant/Prepared Food Shop w/49 seats and Market", a Restaurant business license, a Sidewalk Café public space permit extending the length of the Property on R Street, and a Class C Restaurant alcoholic beverage license.

C. Existing and Proposed Zoning

The Square where the Property is located is split-zoned with a bulk of the square, including the Property, zoned R-4 while the southwest portion of the square, which fronts Florida Avenue, is zoned C-2-A. The Property borders the C-2-A zone to the south. The Pocket Park, all buildings on the northern side of Florida Avenue, and most of the buildings on the southern side of Florida Avenue are within the C-2-A zone. (See Zone Map, Exhibit B) Most of the frontages along both sides of Florida Avenue in the neighborhood, except for the half block where the Property is located, are within the C-2-A zone. While the commercial use would normally be inconsistent with the current R-4 zoning classification, the Property has been operating as a lawful nonconforming use, with low density commercial (retail) uses, for over a century.

The height, density and other area controls applicable under the current and proposed zoning for the Property are as follows:

Requirement	Existing R-4 Matter of Right Guidelines	Proposed C-2-A Matter of Right Guidelines	Existing Structure
Maximum Height	40 ft. (3 stories)	50 ft. (no limit to stories)	28 ft. (2 stories)
Maximum FAR	None prescribed	Total: 2.5 FAR Nonresidential limited to 1.5 FAR	Total Commercial: .82 FAR (1,004 sq.ft.) Total Residential: .92 FAR (1,124 sq.ft.)
Minimum Lot Width	40 ft.	None	20 ft.
Minimum Lot Area	4000 sq. ft.	None	1,222 sq. ft.
Lot Occupancy	60 % of the 1,222 sq.ft. lot area	60% of the 1,222 sq.ft. lot area	87% **(nonconforming)** of the 1,222 sq.ft. lot area
Rear Yard	20 ft.	15 ft.	8 ft. **(nonconforming)**
Side Yard	If a side yard is provided, it must be 3 inches per foot of height of the building, but not less than 8 feet.	If a side yard is provided, it must be 2 inches per foot of height of the building, but not less than 6 feet.	None

D. Effect of the Proposed Map Amendment

As discussed in more detail below, the proposed map amendment is not inconsistent with the Comprehensive Plan and will further the objectives of the Zoning Act. The requested rezoning of the Property to the C-2-A District satisfies each of the statutory standards applicable to map amendments.

1. Purpose of Map Amendment

The purpose of the proposed Map Amendment is to (i) have the Zoning Map reflect the legal commercial use of the Property; (ii) guarantee the legitimacy of the commercial use of the Property in the future; and (iii) support the licensing and financing needs of the locally-owned café located at the Property. By including the Property in the C-2-A District, the existing commercial use of the Property will no longer be a nonconforming use for purposes of zoning. A clear commercial zoning designation will ensure the legitimacy of all existing business licenses, commercial certificates of occupancy, and commercial use permits for the Property

which are essential to business operation, continued solvency, and business survival. The business itself will be able to operate and invest for the future with the confidence that its licensing is legitimate and secure. In addition, the C-2-A classification of the Property will ensure the clarity necessary for eligibility in commercial real estate and business financing (in bank or institutional loans), government business assistance programs (such as District of Columbia Neighborhood Investment Fund (**"NIF"**) grants, and Small Business Administration (**"SBA"**) small business loans, and other financial or business assistance programs which help support small businesses and require clear commercial real estate designation for qualification. The proposed zoning map amendment, therefore, will help give legal and financial security to the locally-owned small business.

2. Restriction of Building Height and Size for Existing Nonconforming Structure Devoted to a Conforming Use

Although the proposed C-2-A designation will bring the Property into conformance with regard to use (as a conforming "low-density mixed-use"), the Building will continue to exist as a "non-conforming structure" due to the unusually small property lot size; the existing 87.1% lot occupancy of the building (non-conforming to the maximum 60% lot occupancy limitation in a C-2-A District); and the existing 8 foot rear yard (non-conforming to the 15 foot minimum rear yard requirement in a C-2-A District). The Building, therefore, will exist as a "nonconforming structure devoted to a conforming use" (11 DCMR § 2000.5). Pursuant to 11 DCMR § 2001.3 no addition or enlargement made to a nonconforming structure devoted to a conforming use may "increase or extend any existing, nonconforming aspect of the structure; nor create any new nonconformity of structure and addition combined." Therefore, no increase in building height or

size of the Property will be permitted as a matter of right to the existing Building in the proposed C-2-A designation.

3. Limitations to Matter of Right Building with Demolition and Reconstruction

If the Building were to be demolished and rebuilt in order to increase building height or size as a matter of right in the proposed C-2-A designation, the need to bring the Building into compliance, especially with regard to lot occupancy and Floor Area Ratio (**"FAR"**) density requirements, would make such a demolition and reconstruction practically infeasible. In the proposed C-2-A district the minimum lot occupancy permitted for new construction devoted to residential use is 60%. The existing Building currently occupies 87.1%, or 1,064 sq.ft., of the 1,222 sq.ft. lot. If the use of the Property was solely residential, and the Building's footprint were reduced to cover 60% of the lot, the new Building's footprint would be reduced by almost 1/3 of its current size (to 733.2 sq.ft per floor), thus reducing the Building's square footage by nearly 1/3 per floor. The proposed C-2-A designation would also limit the density on the Property to a maximum 1.5 FAR for commercial and 2.5 FAR for residential use. Currently the floor area of the building as a whole is 2,128 sq.ft. If the Building were demolished and rebuilt for commercial use only, the building floor area could be 100% of the lot on the ground floor (1,222 sq. ft.) and 611 sq.ft. on the second floor, which is a reduction by almost 300 sq.ft., to 1,833 sq.ft. or 86.1% of its current size to meet 1.5 FAR.

If the Building were demolished and rebuilt for residential use, the proposed C-2-A designation would allow an increase in height restrictions to 50' (from 40' in the existing R-4 district), but density restrictions of 2.5 FAR would limit the building's overall floor area to 3,055 sq.ft. Therefore, if the building were 5 stories the likely footprint of the building would be reduced to just over 600 sq.ft., and considering requirements for staircases on each floor, the

width of exterior and party walls, and interior partition walls, the resulting livable space in the Building would be greatly diminished, and the value significantly reduced. The greater the height in the newly constructed Building, the smaller the footprint of the building, thus making the utilization of the increased height allowance in the proposed C-2-A designation impractical.

E. Consistency with the C-2-A Zoning of the Florida Avenue Business District

The Property is located at the southeastern corner of the Square, and fronts a Pocket Park on Florida Avenue. Across the street from the Property on 1st Street, N.W. to the south and on Florida Avenue to the south is the C-2-A low density mixed use zone that is recognized by the Comprehensive Plan's Policy Map as a "Main Street Mixed Use Corridor". The "Florida Avenue Business District" is designated as the commercial center for the surrounding Bloomingdale, Eckington, and Truxton Circle neighborhoods. The frontage of the Property faces the Florida Avenue Business District, and the current and historic uses of the Property are consistent with the C-2-A low density mixed use of the Florida Avenue Business District. Mixed-use low density commercial areas encourage a combination of residential and commercial businesses that are low in both scale and building type. A variety of zoning designations are used in mixed use areas, including commercial C-2-A zoning. As a traditional commercial storefront with upper level residential housing in a pedestrian-oriented environment, the Property is consistent with the Florida Avenue Main Street Mixed Use business district. The Property is a small locally-owned business that acts as a catalyst for positive socio-economic development in Bloomingdale. The Property is also a central meeting grounds for civic groups, for members of local non-profits, neighborhood artists, educational groups, and groups focused on cultural development. (See Exhibit K)

III.

COMPLIANCE WITH STATUTORY STANDARDS FOR A ZONING MAP AMENDMENT

The Zoning Commission's authority to amend the Zoning Map derives from the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797, D.C. Official Code § 6-641.01) (**"Zoning Act"**). This authority includes the right to amend the zoning regulations and map provided the amendment accords with the purposes and objectives of zoning delineated in Section 2 of the Zoning Act, D.C. Official Code § 6-641.02, as amended by § 492 of the Home Rule Act:

> Zoning maps and regulations, and amendments thereto, shall not be inconsistent with the comprehensive plan for the national capital, and zoning regulations shall be designed to lessen congestion in the street, to secure safety from fire, panic, and other dangers, to promote the health and the general welfare, to provide adequate light and air, to prevent the undue concentration of population and the overcrowding of land, and to promote such distribution of population and uses of land as would tend to create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity, and recreational, educational, and cultural opportunities, and as would tend to further economy and efficiency in the supply of public services. Such regulations shall be made with reasonable consideration, among other things, of the character of the respective districts and their suitability for the uses provided in the regulations, and with a view to encouraging stability of districts and land values therein.

The proposed rezoning of the Property from the R-4 District to C-2-C District meets the criteria for approval, with respect to the character of the low-density commercial property that faces and is a part of the Florida Avenue Business District and its on-going commercial and residential use as a restaurant/café with residential above.

A. The Proposed Zone is Not Inconsistent with the Comprehensive Plan

1. Future Land Use Map.

Since the setdown of this case and with the support of the Office of Planning, the "Comprehensive Plan Amendment Act of 2010", amended the Future Land Use Map to

designate the Property as "mixed use low density residential and low density commercial". (See Exhibit A) With this amendment to the Future Land Use Map, the property is designated as commercial and will "provide more certainty regarding potential land use to this business and to the neighborhood, and consistency between the Land Use Map and the existing use."

2. Policy Map.

The Property is located northeast of Florida Avenue within the "Neighborhood Conservation Area" and falls just outside the Florida Avenue "Main Street Mixed Use Corridor" delineated by the 2006 Comprehensive Plan Generalized Policy Map. The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods and maintain the diversity of land uses and building types and allow for new development and alterations that are compatible to with the existing scale and architectural character of each area. The "Main Street Mixed Use Corridors" are defined as having "a pedestrian-oriented environment with traditional storefronts [and] upper story residential or office uses. Conservation and enhancement of these corridors is desired to foster economic and housing opportunities and serve neighborhood needs." As a traditional commercial retail storefront use with upper level residential housing serving the needs of the Bloomingdale community, it is appropriate to designate the Property as commercial since it is already compatible with the adjacent Florida Avenue Main Street Mixed Use Corridor.

3. Mid-City Planning Area.

The Comprehensive Plan includes ten (10) area elements that focus on issues that are unique to particular parts of the District. The Property is included on the east side along the southern border of the "Mid-City Planning Area Element" and within the "North Capitol Street/Florida/New York Avenue Policy Focus Area". The Comprehensive Plan lists planning

and development priorities, general policies and actions to guide growth and neighborhood decisions in the Mid-City Planning Area. (10 DCMR § 2000). The Plan emphasizes the concern over the decline of neighborhood businesses (10 DCMR § 2007.2(a)) and the need for better economic balance stating:

> "Small corner stores and other businesses that are unique to the neighborhood are having a harder time getting by. The area's restaurants, ethnic establishments, and iconic neighborhood businesses are an important part of what defines this community. They should be strongly supported in the future." (10 DCMR § 2007.2(h))

The Project is consistent with a number of priorities and policies in the Mid-City Area as set forth below.

a) *Policy MC-1.1.1: Neighborhood Conservation:* This policy calls for retaining and reinforcing the historic character of Mid-City neighborhoods and protecting and enhancing the area's rich architectural heritage and cultural history. The Property has a long history of commercial usage since the Building's construction in 1891. As a small locally owned neighborhood business it has addressed the needs of the surrounding community for over one hundred and twenty years.

b) *Policy MC-1.1.4: Local Services and Small Businesses*: This policy calls for protecting small businesses and essential local services that serve Mid-City especially on the east side of the planning area. The locally-owned café operating in the commercial space of the Property plays a vital role in serving the needs of the local community, acting as a source of retail, providing jobs to local residents, supporting cultural, educational and artistic pursuits of residents, and promoting safety, vitality, and diversity in the community. The Property also contributes to the expanding neighborhood commercial base and helps promote the general economic well being of a neighborhood that is in the process of revitalization.

c) *Policy MC-1.1.6: Mixed Use Districts*: This policy encourages commercial uses within mixed use areas (commercial/residential) that do not adversely impact the established residential uses. The Property acts as a catalyst for positive socio-economic development in the Bloomingdale neighborhood and compliments the surrounding residential neighborhood.

d) *MC-2.7 North Capitol Street/Florida/New York Avenue Business District*:

The area around North Capitol Street and Florida Avenue provides the commercial center for the surrounding Bloomingdale neighborhood. As Section 2017.2 of the Plan emphasizes: "[t]he commercial district itself is in need of revitalization." Although it was designated a DC Main Street in 2000, it suffers from a lack of neighborhood serving businesses, high vacancies [and] crime." With C-2-A zoning the commercial use of the Property will more easily qualify for financial business assistance such as commercial real estate loans, SBA assistance, and NIF grants that are clearly designated to finance economic development and neighborhood revitalization. With a clearer access to commercial financing and financial assistance programs the locally owned café at the Property will be allowed greater opportunities for funding and financial security. Also, a C-2-A zoning designation for the Property will allow its business to become a conforming use and will ensure the legitimacy of the locally owned café's commercial licenses, certificates and permits.

B. <u>The Requested Rezoning will Promote the Health, Safety and General Welfare</u>

The proposed rezoning will promote, and will create favorable conditions for, health, safety, and general welfare because it will allow the use of the Building to conform with the zoning of the Property and will ensure that the Property is developed in a consistent manner and does not result in future conflicts between incompatible uses. As mentioned, the Property, as a popular restaurant-style café, provides a unique service for the residents of Bloomingdale. The

Property is a meeting location for local business owners who gather to discuss future events, promotional activities, equipment resources, and address community concerns. The Property's location encourages neighborhood vitality and public presence by drawing a predominately bike/walk/bus friendly clientele. These "feet on the street" coming and going from the Property creates a dynamic that helps to address public safety concerns. The Property's effective use of its outdoor seating also encourages community communication by facilitating a public space for residents to meet, collect and disseminate information. The Property also acts as one of the central hubs of a Community free Wifi system that helps to build community relations while encouraging availability of computers and internet accessibility for those who would otherwise be without it. Moreover, by promoting the Bloomingdale Farmer's Market, located in the Pocket Park, and hosting local art exhibits and cultural events, the Property serves as a community anchor, a meeting place for neighbors, and a catalyst of positive socio-economic rebirth in Bloomingdale. In 2007, the cafe won the "Mayor's Environmental Excellence Award for a Small Business" which "recognize[d] the very best in sustainable commerce in the District of Columbia". (see Exhibit J) In recognition of the property's positive community impact, North Capitol Main Street, Inc. a 501(c)(3) nonprofit, volunteer-driven organization established to revitalize the North Capitol Street area's historically and culturally important neighborhood commercial corridors, recently awarded the Property its "Business of the Year" award.

Rezoning the Property from R-4 to C-2-A will allow the Property to better accommodate the increased retail and service demands of Bloomingdale residents; moreover, the commercial rezoning will help keep this small, locally-owned business financially viable, so that it may continue serving the needs of its community. The proposed rezoning will thereby promote the

general welfare in the area, and will be fully consistent with city goals and policies as mentioned in Section A above.

C. <u>No Adverse Effect</u>

The proposed C-2-A zoning for the Property will accurately reflect the current and historic low density mixed use of the Property and will allow the current use of the Property to continue to be used in a way that is consistent with the newly amended Comprehensive Plan's Future Land Use Map. All of the current and historic uses of the Property are also consistent with the low density mixed use character of the adjacent Florida Avenue Business District, which is also zoned C-2-A.

IV.

LIST OF EXHIBITS

Exhibit A: Comprehensive Plan 2009 Amendment Cycle Draft Recommendations and Copy of the "Comprehensive Plan Amendment Act of 2010".

Exhibit B: Portion of the Zoning Map showing the property highlighted in black.

Exhibit C: Photograph of Property and surrounding area.

Exhibit D: Photo of Property, Pocket Park, and Florida Avenue.

Exhibit E: News Articles on the Property and Neighborhood Development.

Exhibit F: Letter from the President of the Washington, DC Realtors Association.

Exhibit G: Bloomingdale Business of the Year, 2009. Letter from Pat Mitchell, President of North Capitol Main Street.

Exhibit H: Building Permits from 1891 showing construction permits for the "Store" and houses running north, building drawing and copy of permit to repair/reconstruct the Property, dated 1905.

Exhibit I: Excerpts from the Comprehensive Plan Mid-City Planning Area Element.

Exhibit J: Mayor's Environmental Excellence Award, 2007.

Exhibit K: Additional newspaper and magazine articles regarding the locally owned café's community contributions.

Exhibit L: Signatures of support for proposed Map Amendment, and map showing proximity of supporters.

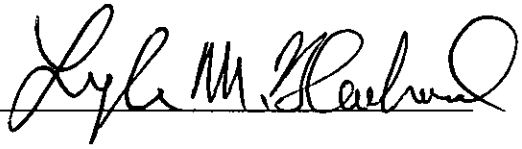
V.

CONCLUSION

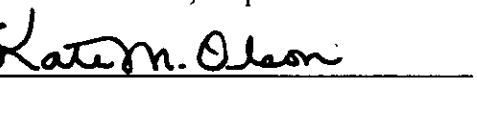
For the reasons set forth above, the requested rezoning of the Property from the R-4 District to the C-2-A District is consistent with the purposes of the District of Columbia Zoning Act that map amendments (i) be not inconsistent with the Comprehensive Plan, (ii) promote land uses that tend to create conditions favorable to health, safety, and the general welfare including (sustainable) transportation, prosperity, protection of property, civic activity, and educational and cultural opportunities, and (iii) promote orderly development in conformity with the Zoning Regulations and Zoning Map of the District of Columbia. Accordingly, the Applicant respectfully requests that the Zoning Commission approve this request for a map amendment.

Respectfully Submitted,

GREENSTEIN DELORME & LUCHS, P.C.

By: 

Lyle M. Blanchard, Esq.

By: 

Kate M. Olson, Esq.

Land Use Counsel for Stuart Davenport

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EXHIBIT A

Exhibit A. Comprehensive Plan Excerpt - Amendment Act of 2010

RE-ENROLLED ORIGINAL

AN ACT

Codification District of Columbia Official Code

2001 Edition

2011 Winter Supp.

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To amend the Comprehensive Plan for the National Capital: District Elements of 2006 to reflect revised policies, actions, and determinations and to update the maps accordingly; to amend the District of Columbia Comprehensive Plan Act of 1984 to require the Mayor to transmit 2 maps to the Council for approval and to publish the Comprehensive Plan; to amend the District of Columbia Comprehensive Plan Act of 1984 Land Use Element Amendment Act of 1984 to require the Mayor to propose amendments to the zoning regulations or maps to eliminate any inconsistency of the zoning regulations with the Land Use Element of the Comprehensive Plan within 16 months of the effective date of this act; to provide that the text, maps, and graphics of the District elements of the Comprehensive Plan for the National Capital need not be published in the District of Columbia Register to become effective; and to provide that no element of the Comprehensive Plan for the National Capital shall take effect until it has been reviewed by the National Capital Planning Commission.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Comprehensive Plan Amendment Act of 2010".

DCMR

TITLE I. COMPREHENSIVE PLAN

Sec. 101. Pursuant to the District of Columbia Comprehensive Plan Act of 1984, effective April 10, 1984 (D.C. Law 5-76; D.C. Official Code § 1-306.01 *et seq.*), the Comprehensive Plan for the National Capital: District Elements of 2006, effective March 8, 2007 (10 DCMR A300 through A2520) ("Comprehensive Plan"), is amended as follows:

(a) Chapter 3 (10 DCMR A300 through A318.11) (Land Use Element) is amended as follows:

(1) Section 302.1 is amended to read as follows:

"302.1 The Land Use Goal is:

"Ensure the efficient use of land resources to meet long-term neighborhood, citywide, and regional needs; to help foster other District goals; to protect the health, safety, and welfare of District residents, institutions, and businesses; to sustain, restore, or improve the character and stability of neighborhoods in all parts of the city; and to effectively balance the competing demands for land to support the many activities that take place within District boundaries.".

(14) The Riggs Road North Industrial Park, as defined in the Riggs Road and South Dakota Area Development Plan adopted by the Council in March 2009, bounded on the north by New Hampshire Avenue, N.E., on the east by 3rd Street, N.E., on the south by Riggs Road, N.E., and on the west by 1st Street, N.E., is changed from production, distribution and repair to mixed use moderate density residential and moderate density commercial.

(15) The Rudolph School parcel located at 5200 2nd Street, N.W., which is located on the west side of 2nd Street, N.W., between Hamilton and Ingraham Streets, N.W., is changed from local public facilities to moderate density residential.

(16) The triangular District government parcel located at 219 Riggs Road, N.E., bounded by Riggs Road, N.E. to the north, South Dakota Avenue, N.E., to the east, Kennedy Street, N.E., to the south, and 1st Place, N.E., to the west, is changed from production, distribution, and repair to mixed use medium density residential and medium density commercial.

(17) The low density residential land use area bounded by Adams Street, N.E., to the north, 31st Street, N.E., to the east, the rail line near V Street, N.E., to the south, and 30th Place, N.E. (including Lot 25 in Square 4376) to the west, is changed to moderate density residential.

(18) The parcel located at 1700 1st Street, N.W. (Lot 800 in Square 3103), at the northwestern corner of 1st and R Streets, N.W., is changed from low density residential to mixed use low density residential and low density commercial.

(19) The fringe parking lot at the southwestern corner of Michigan Avenue, N.E., and Irving Street, N.E., in Square 3499, is changed from federal to mixed use medium density residential and moderate density commercial.

(20) The Langston School parcel at 33 P Street, N.W., which is located on the north side of P Street, N.W., between North Capitol Street, N.W., and 1st Street, N.W., is changed from moderate density residential to mixed use moderate density residential and moderate density commercial.

(21) The Slater School parcel at 45 P Street, N.W., which is located on the north side of P Street, N.W., between North Capitol Street, N.W., and 1st Street, N.W., is changed from moderate density residential to mixed use moderate density residential and moderate density commercial.

(22) The MM Washington School parcel at 27 O Street, N.W., which is located on the north side of O Street, N.W., between North Capitol Street, N.W., and 1st Street, N.W., is changed from moderate density residential to mixed use moderate density residential and moderate density commercial.

(23) Both sides of Monroe Street, N.E., west of the Metrorail tracks, and between 7th Street, N.E., and Michigan Avenue, N.E. (Lot 800 in Square 3656, and Lot 1 in Square 3655), is changed from institutional to mixed use moderate density residential and moderate density commercial.

(24) The production, distribution, and repair area bounded by Kearney Street,

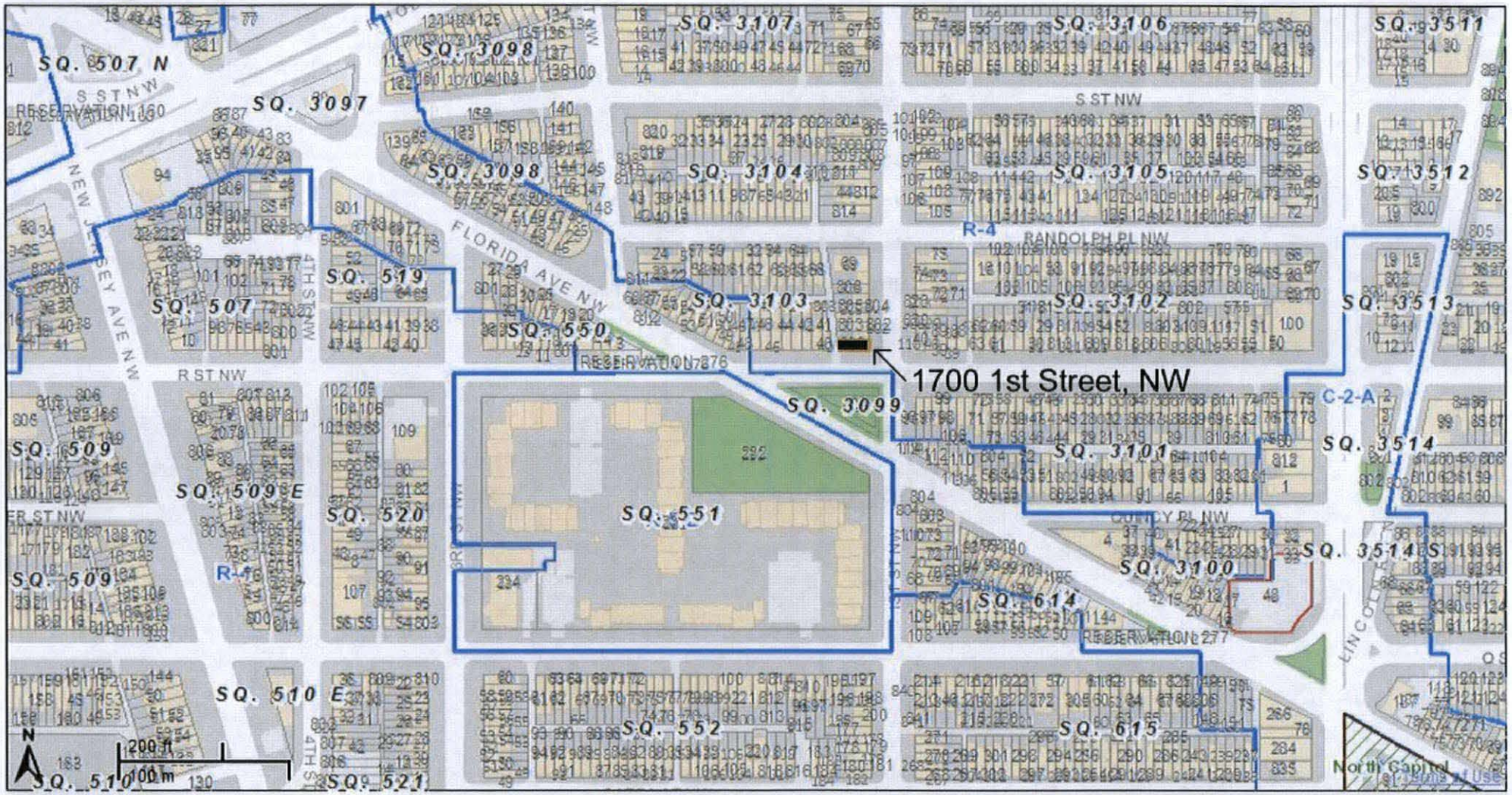
EXHIBIT B

Exhibit B. Zoning Map

District of Columbia Office of Zoning

EXTRACT OF THE DISTRICT OF COLUMBIA ZONING MAP

April 22, 2012



Zoning Layers

- Zone Districts
- Histoic Districts
- Overlays Districts
- CEA
- Campus Plans
- TDRs
- Pending PUDs
- PUDs
- Air Rights Zone

To certify zoning on any property in order to satisfy a legal requirement, contact the Office of Zoning at (202) 727-6311.

EXHIBITS
C & D

Exhibit C. Photos

Exhibit D. Photo of Property, Pocket Park, and Florida Avenue

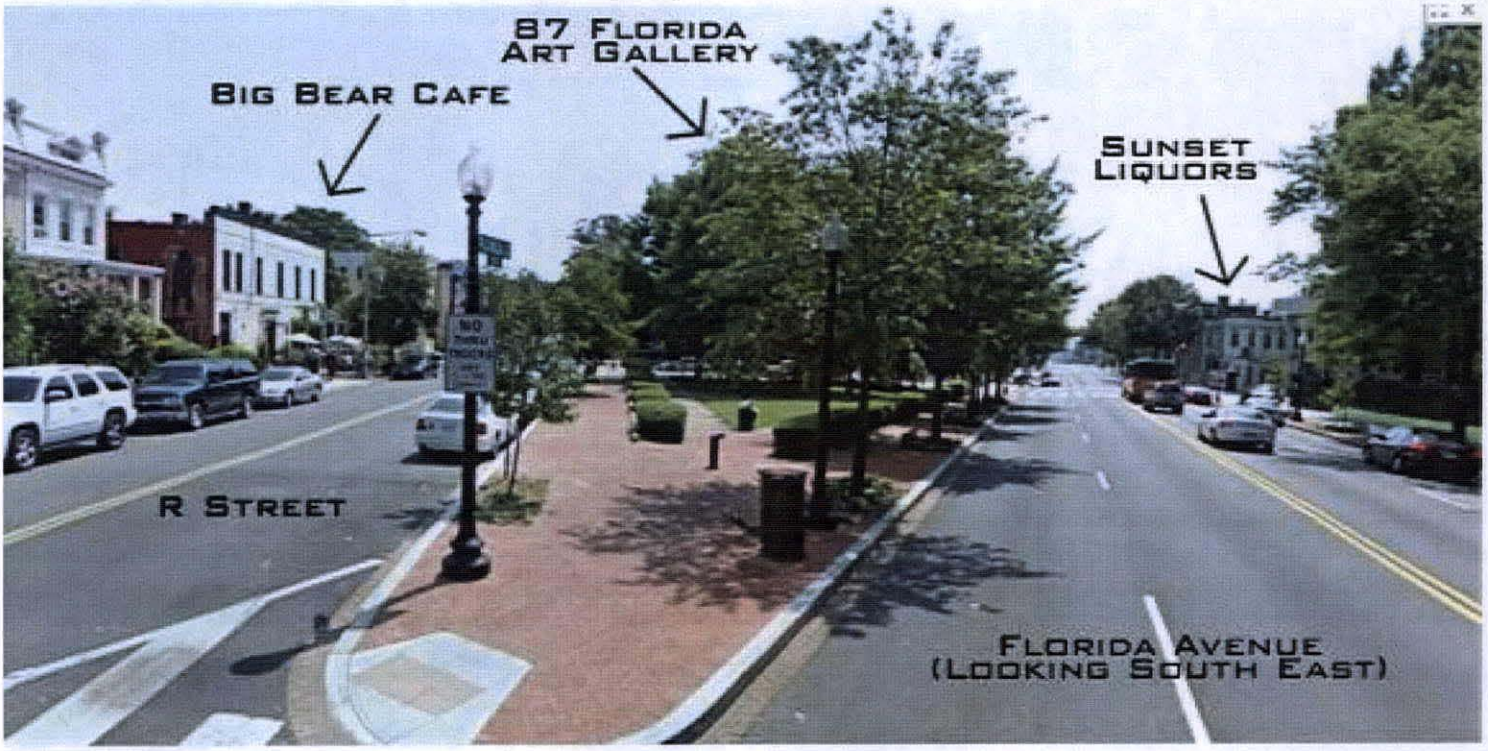


EXHIBIT E

Washington Business Journal - May 28, 2007
http://washington.bizjournals.com/washington/stories/2007/05/28/story11.html

WASHINGTON BUSINESS JOURNAL

Friday, May 25, 2007

Developers bullish on Northwest's Bloomingdale

Washington Business Journal - by Erin Killian Staff Reporter

For the Bloomingdale neighborhood in Northwest D.C., revitalization begins with a cup of coffee.

Joanne S. Lawton

Bear essentials: Big Bear Cafe is getting read to open as a community coffee shop in Bloomingdale.

View Larger

Or so hope Stuart Davenport and Lana Labermeier, a husband-and-wife team that plans to open an independent coffee shop as a community-gathering spot in the little-noticed Bloomingdale neighborhood.

The Big Bear Cafe, at 1700 First St. NW, will be the second coffee shop to open in as many years in the area, which encompasses the North Capitol Street stretch between Rhode Island and New York avenues, just west of Shaw and north of the emerging North of Massachusetts Avenue (NoMa) district.

Three blocks away is Window's Cafe, which opened in 2005 at First Street and Rhode Island Avenue.

Some say the two cafes signal the beginning of a renaissance for Bloomingdale.

"There are all of these new people who have moved in and a lot of personalities, but nobody has a place to go eat and have coffee," said Davenport, who lives three doors down from Big Bear. "It's a quiet, funky neighborhood."

Davenport, who serves as Big Bear's general contractor, said he expects the coffee house to open by the end of May, once it passes the city's health inspection.

Others are injecting money into the area as well. Robin Shuster, who runs the Mount Pleasant farmers market, raised $2,000 in three days from area residents to launch a weekly farmers market in June next to Big Bear. A nonprofit group called North Capitol Main Street is hiring a business coach this fall to teach retailers how to market their shops. And D.C.-based NextGen Development CEO Brian Brown -- well-known for redeveloping townhomes -- is buying parcels along North Capitol Street.

Bloomingdale is "in the process of revitalization," said Victoria Leonard-Chambers, the head of economic development and communications for Councilman Harry Thomas Jr., D-Ward 5. "The residential area is revitalizing, and business is just trailing behind that. You need that critical mass of residents to support the neighborhood commercial district."

The D.C. government's investment into the North Capitol area reinforces its potential.

Mayor Adrian Fenty has allocated an initial $400,000 through the Great Streets Initiative. Two new Great Streets programs, North Capitol and Rhode Island, join seven others that are involved in improving public transportation and the aesthetics in underserved areas.

JULY 6, 2007

Big Bear Cafe Opens Up Bloomingdale

Near sunset on a Tuesday in the middle of May, Lana Labermeier and her husband Stuart Davenport were sitting outside their then-unfinished new Bloomingdale coffee shop, Big Bear Cafe, enjoying a hard earned cold beer after a long day of landscaping work. Unfortunately, their neighbors could hardly let them rest.

"When are you gonna be open?" shouted one man from his car. "Are you hiring?" asked another. "What's this going to be?" "Aren't you open yet?" At least eight different people from the neighborhood stopped to inquire about the status of the cafe in the space of an hour. "It's like this all the time," Labermeier explained.

Officially launching tomorrow after a soft opening that began a few weeks ago, Big Bear has caused quite a stir since the day renovations began at its location at 1st and R Streets NW -- not so much because the couple has invented something brand new (it is a coffee shop after all) -- but because the largely residential Bloomingdale neighborhood (or Eckington, depending on who you ask around here) has apparently been starving for retail services for some time. Until recently, the only other businesses nearby were a few Chinese fast food restaurants, a liquor store, and the tiny Windows grocery store. Now that Big Bear is open and the brand new Bloomingdale Farmers' Market (also the brainchild of the couple, who live a few doors down from the cafe, and Davenport is the local ANC 5C03 commissioner) is running on Sundays across the street, suddenly other businesses are opening in the vicinity you might not have imagined would pop up here -- like The P Spot, a new fitness studio offering "strip aerobics" and more.

The mood surrounding the the birth of the new coffee shop seems to be infectious. Jody Clark, who lives around the corner and is working part-time at Big Bear, can be overheard telling curious new customers about how much she loves living in the area. "Until the coffee shop opened up I didn't know any of my neighbors," Clark said. "I only wanted to work here so I could finally meet people."

On the Menu

THE WASHINGTON POST

GOOD TO GO

BY LOIS RAIMONDO — THE WASHINGTON POST

Latte art adorns a hot cup at comfy, retro Big Bear, where Wi-Fi is free.

Big Bear Cafe in Bloomingdale

Long, long ago, before Starbucks ruled the world, coffee shops were real community spots with mismatched furniture, friendly faces and drinks that you could order without resorting to such phrases as "half-caf skinny with wings."

Big Bear Cafe, which opened in June in Bloomingdale, is a throwback to the B.S. era. The airy space has communal tables, the requisite comfy armchairs in the corner and a long bar where verifiable locals sip expertly made lattes, ordered without lingo. The lone clue that you're in an A.S. coffee shop is the quiet: On a recent weekday morning, the only sounds were an alt-rock soundtrack and the soft clicking of computer keys as patrons surfed the Net on free Wi-Fi.

If all of that still doesn't warrant a trip to First and R, the food will. Pastries are delivered daily, and salads and hot and cold sandwiches are made to order with fresh ingredients, many from the Sunday farmers market that in season sets up shop right outside. Josie's Salad ($6) is a generous portion of field greens, chopped chicken breast, feta and cucumber that manages to be healthful and satisfying. So does the buttery smoked salmon sandwich with cucumber and cream cheese on a fresh baguette ($7). Even better were the grilled panini. The most popular are the turkey, apple and gooey brie ($6) and the old-fashioned grilled cheese ($4.50), which tastes just like Mom's — maybe better.

And don't forget the coffee. Big Bear serves single-bean and blend coffees from Counter Culture, a North Carolina-based boutique coffee importer, and none of them has that dark-to-burned flavor that we've come to associate with too many "specialty" coffees. There's also a selection of lovely loose Rishi teas, such as peach blossom white tea and earthy citrus oolong.

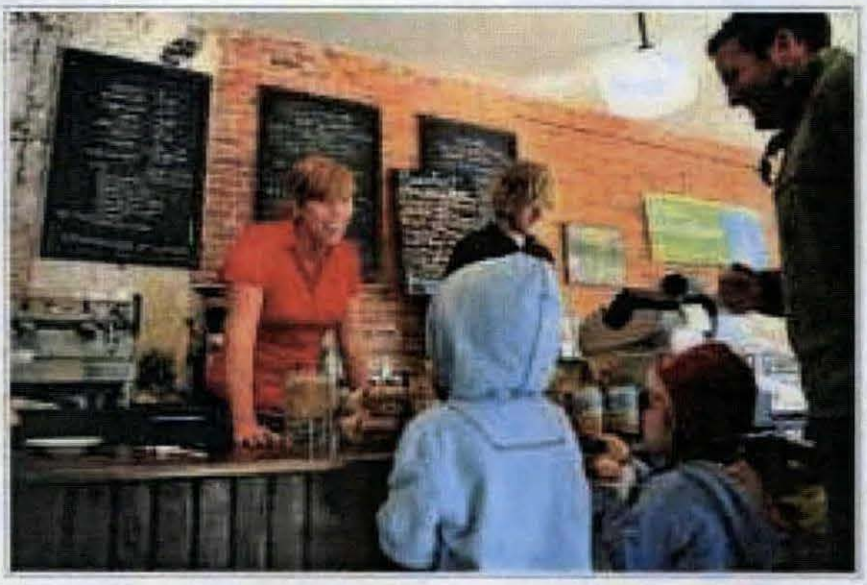
— Jane Black

■ **Big Bear Cafe,** 1700 First St. NW, *www.bigbearcafe-dc.com, lana@bigbearcafe-dc.com.* Hours: Mondays through Fridays, 7 a.m. to 9 p.m.; Saturdays, 7:30 a.m. to 6 p.m.; Sundays, 8:30 a.m. to 6 p.m.

BEST OF 2009

Best Indie Coffee Shop: Big Bear Cafe

Post This | Like (0) | Comments (1) Share This | Print



LOCAL, SUSTAINABLE AND AUTHENTIC are three of the guiding principles at **Big Bear Cafe**. That, and you won't find **Splenda** anywhere on the premises. "It takes away from the purity and essence of the coffee and espresso," says **Jo-Elle Burgard**, one of the cafe's managers. The Eckington building dates back to 1895, when it housed a corner store that may have been called the Big Bear Market (the owners don't know for sure). Its current incarnation opened with a simple goal: "To have a community meeting place," Burgard says.

Her Fave: It's a tie between Peregrine and Chinatown Coffee Company for Burgard's non-Big Bear place to grab a cup of joe.

» Big Bear Cafe, *1700 1st St. NW; 202-470-5542; Bigbearcafe-dc.com*

» Explore a full list of the year's winners at the Best of 2009 index.

Photo by Kevin Dietsch for Express

Posted By Rafi Greenberg at 12:00 AM on November 6, 2009
Tagged in Best of 2009

EXHIBIT F

Suzanne Des Marais
62 S St NW
Washington, DC 20001
Suzanne@desmaraisrealestate.com

To: Advisory Neighborhood Commission 5C
Re: Big Bear Café

President of the Washington, DC Realtor's Association

03 June 2010

Dear Commissioners,

My name is Suzanne Des Marais. I am a homeowner located within a few blocks of the Big Bear Café. Professionally, I am a licensed real estate broker in the District of Columbia. I have concentrated my full time real estate practice within the neighborhood of Bloomingdale since 2001. In addition to working with home buyers and sellers in the community, I have worked to publicize the neighborhood within the real estate community and to provide local real estate information on a weekly basis via the local listserv and blog.

I whole heartedly acknowledge that many of my neighbors have been working for years prior to my arrival to strengthen and create a wonderful community. As an active real estate professional, I hope to provide perspective regarding how the neighborhood has recently developed in terms of real estate marketability, recognition within the community of real estate professionals and prospective buyers, and stability and appreciation of property values.

Thinking back to the first home I sold in Bloomingdale, there were several vacant and blighted properties on each block. My initial years working in the neighborhood were spent emphasizing the beautiful Victorian architecture, proximity to downtown DC, and especially, the possibility that the neighborhood held. The New York Avenue Metro stop was not in existence at that point in time, and the range of local businesses was extremely limited. I felt as though I was constantly educating my fellow real estate agents about the presence of the neighborhood, and used the name of the neighborhood in advertising and in the multiple listing service whenever possible.

As more and more homes have been renovated and occupied, buzz has been created around the neighborhood by word of mouth, local blogs, and press. In my opinion, one of the most significant vehicles for creating awareness and marketability of the neighborhood has been the Big Bear Café. Personally, I perceive the Big Bear Café to be an independently owned community business that is run with an exceptional business model that has been very successfully received. I am aware that the owners take conscientious care with the ingredients in their products, and that they have been generous in the use of their space for events that promote and enhance the community.

I have attached several of my own recent real estate listings which include mention of local businesses, including the Big Bear Café. I have found that this absolutely makes a difference in the positive perception of the residential real estate in the area. I strongly believe that in the post-boom years of DC real estate, having a full service restaurant will encourage additional business development in the neighborhood and will contribute to the stability and appreciation of our property values.

I acknowledge that there are potential risks in the granting of liquor licenses and changes in the nature of the current business. In this case, my point of view is that the benefits outweigh the risks, and that I trust the owners of the Big Bear Café, based upon the conduct of their business to date, to make future choices that will be positive for the neighborhood.

With best wishes,

Suzanne Des Marais

51 RANDOLPH PL NW #204, WASHINGTON, DC 20001-1123
List Price: $275,000 | **Own:** Condo, Sale | **Total Taxes:** $2,236 | **MLS#:** DC7306128
Close Date: | **Close Price:** | **Status:** ACTIVE
Adv. Sub: BLOOMINGDALE | **ADC Map:** XXXX | **Gr Rent:**
Type: Garden 1-4 Floors | **Style:** Victorian | **Area:** | **HOA:** | **C/C:** $210
Model: LOFT STYLE | **#Lvls:** 1 | **#Fpls:** 0 | **Acres:** | **Yr Blt:** 1914 | **Tax Living Area:** 480
BR: 1 | **FB:** 1 | **HB:** 0 | **Basement:** No
Heat/Cool/Wtr/Swr: Wall Unit/Electric/Wall Unit/Electric/Public/Public Sewer
Park: Assigned, Drvwy/Off Str, Prk Space Cnvys | **# Gar/Cpt/Assgn:** / /1
Const: Brick | **List Date:** 09-Apr-2010 | **Upd Date:** 12-May-2010
Showing Information: Call 1st-Lister, Email 1st-Lister, Lockbox-Sentrilock, All Days, 10 AM - 6 PM
Showing Contact: Suzanne Des Marais | **SC Home:** | **DOMM/DOMP:** 54/54
Dock Conveys: | **Vacation:** No | **Company:** Urban Pace, URP1 | **Office:** (202) 296-1203 | **Fax:** (202) 296-1207
Water Front/View/Access: // | **List Agent:** Suzanne DesMarais | **Home:** (202) 641-5373 | **Office:** (202) 296-1203

Remarks: FHA Eligible!!! Bring your dog,park in your deeded parking space,enjoy being blocks to Big Bear,Yoga District,Timor Organic Bodega,Bloomingdale Farmer's Market & more. Stay in DC for 4th of July...best seat in town is the roof deck of The Nebraskan!Loft-style unit has Scavolini kitchen, washer/dryer in unit,exposed brick,big windows. Pls text or call B4 showing.thx!Sq Ftg per past appraisal

Directions: From Logan Circle heading EAST on Rhode Island Ave NW to SOUTH (Right) on 1st St NW and EAST (Left) onto Randolph. Street parking is usually pretty easy.

39 SEATON PL NW, WASHINGTON, DC 20001-1033
List Price: $545,000 | **Own:** Fee Simple, Sale | **Total Taxes:** $3,794 | **MLS#:** DC7312114
Contr Date: 21-Apr-2010 | **Close Date:** 29-Jun-2010 | **Close Price:** | **Status:** CONTRACT
Adv. Sub: BLOOMINGDALE | **ADC Map:** XXXX | **Gr Rent:**
Type: Attach/Row Hse | **Style:** Victorian | **Area:** | **HOA:** | **C/C:**
Model: GRAND DAME | **#Lvls:** 3 | **#Fpls:** 1 | **Acres:** 0.03 | **Yr Blt:** 1907 | **Tax Living Area:** 1,880
BR: 3 | **FB:** 1 | **HB:** 1 | **Basement:** Yes, Connecting Stairway, Full, Improved, Rear Entrance
Heat/Cool/Wtr/Swr: Radiator/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Drvwy/Off Str | **# Gar/Cpt/Assgn:** / /
Const: Brick | **List Date:** 15-Apr-2010 | **Upd Date:** 19-May-2010
Showing Information: Call 1st-Lister, Email 1st-Lister, Lockbox-Sentrilock, Restr Times, All Days, -
Showing Contact: Suzanne Des Marais | **SC Home:** | **DOMM/DOMP:** 6/6
Dock Conveys: | **Vacation:** No | **Company:** Urban Pace, URP1 | **Office:** (202) 296-1203 | **Fax:** (202) 296-1207
Water Front/View/Access: // | **List Agent:** Suzanne DesMarais | **Home:** (202) 641-5373 | **Office:** (202) 296-1203

Remarks: Exquisite Victorian in HOT Bloomingdale. New roof,A/C,kitchen,baths,etc. since '08! Fantastic spacious kitchen w/ quality appliances, separate formal dining rm w/ woodstove, heart of pine floors, finished basement, skylight, gated parking! All within blocks of Metro, Big Bear, Farmer's Market, Yoga District & more! Text or Call B4 showing please! Any offers must be registered by noon Tues 4/20.

Directions: From Logan Circle head EAST on Rhode Island Ave NW to 1st St NW, SOUTH (Right) onto 1st, Left onto Seaton. Should be easy parking on street.

5 U ST NW, WASHINGTON, DC 20001-1010
List Price: $545,000 | **Own:** Fee Simple, Sale | **Total Taxes:** $4,101 | **MLS#:** DC8864579
Contr Date: 15-Nov-2008 | **Close Date:** 19-Dec-2008 | **Close Price:** $525,000 | **Status:** SOLD
Adv. Sub: LEDROIT PARK/BLOOMINGDALE | **ADC Map:** 10 D-11 | **Subsidy** $10,000
Type: Attach/Row Hse | **Style:** Victorian | **Area:** | **Gr Rent:** | **HOA:** | **C/C:**
Model: WARDMAN | **#Lvls:** 3 | **#Fpls:** 0 | **Acres:** 0.03 | **Yr Blt:** 1906 | **Tax Living Area:** 1,594
BR: 4 | **FB:** 2 | **HB:** 0 | **Basement:** Yes, English, Front Entrance, Fully Finished, Rear Entrance
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Street | **# Gar/Cpt/Assgn:** / /
Const: Brick | **List Date:** 04-Sep-2008 | **Upd Date:** 20-Dec-2008
Showing Information: Call 1st-Showing Contact, Lockbox-Supra, Restr Times, All Days, 10 AM - 5 PM
Showing Contact: Wendy Cumberland | **SC Home:** (202) 487-6496 | **DOMM/DOMP:** 72/72
Dock Conveys: | **Vacation:** No | **Company:** EYA Urban Properties, Inc., EYAU1 | **Office:** (202) 296-1203 | **Fax:** (202) 296-1207
Water Front/View/Access: // | **List Agent:** Suzanne DesMarais | **Home:** (202) 641-5373 | **Office:** (202) 296-1203

Remarks: Outstanding renovation! Heart of pine wood floors, upscale open layout kitchen. Amazing outdoor space has view of Cathedral from 2nd level and overlooks Park.In-law suite w/ income potential. Near Farmer's Market, Yoga District, Big Bear Cafe & coming soon-Baraki Tavern. M-F til 10-5p just go.Eve & Weekends pls call (young child)*Seller is motivated for reasonable offer!

Directions: From downtown/Logan Circle take Rhode Island Ave heading East. Left onto 1st St NW. Right onto U St NW to 5 on left. Easy street parking.

70 RHODE ISLAND AVE NW #202, WASHINGTON, DC 20001-1007
List Price: $229,990 | **Own:** Condo, Sale | **Total Taxes:** $1,906 | **MLS#:** DC8984535
Contr Date: 26-Feb-2009 | **Close Date:** 07-May-2009 | **Close Price:** $230,000 | **Status:** SOLD
Adv. Sub: BLOOMINGDALE/LEDROIT | **ADC Map:** 10C11 | **Subsidy** $10,000
Type: Garden 1-4 Floors | **Style:** Victorian | **Area:** | **Gr Rent:** | **HOA:** | **C/C:** $215
Model: FRESH | **#Lvls:** 1 | **#Fpls:** 1 | **Acres:** | **Yr Blt:** 1930 | **Tax Living Area:** 613
BR: 1 | **FB:** 1 | **HB:** 0 | **Basement:** No
Heat/Cool/Wtr/Swr: Forced Air/Electric/Central A/C/Electric/Public/Public Sewer
Park: Street | **# Gar/Cpt/Assgn:** / /
Const: Brick | **List Date:** 16-Feb-2009 | **Upd Date:** 12-May-2009
Showing Information: Call 1st-Showing Contact, Lockbox-Sentrilock, All Days, 10 AM - 7 PM
Showing Contact: Amy Luxner | **SC Home:** (202) 487-3108 | **DOMM/DOMP:** 10/166
Dock Conveys: | **Vacation:** No | **Company:** Urban Pace, LLC, URBP1 | **Office:** (202) 296-1203 | **Fax:** (202) 318-2417
Water Front/View/Access: // | **List Agent:** Suzanne DesMarais | **Home:** (202) 641-5373 | **Office:** (202) 296-1203

Remarks: True 1BR, Open well-designed layout feels spacious.Gorgeous wood floors,granite counters in Chef's kitchen,FIREPLACE,Kohler bathroom.W/D in unit.Overlooks Victorian houses.Blocks to Metro,Big Bear Cafe, Farmer's Market, & Yoga District. Sq footage from previous listing.Bring your HPaP and FHA buyers!Pls call first as Owner works at home! Thx!OPEN SUN 2/22 1-4p

Directions: From Logan Circle, Rhode Island Ave NW heading East. Park on Rhode Island or T St NW. Enter through front door. Unit on lobby level (2nd floor).

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Information is believed to be accurate, but should not be relied upon without verification.
Accuracy of square footage, lot size and other information is not guaranteed.

2216 FLAGLER PL NW, WASHINGTON, DC 20001-1615 — **MLS#:** DC7099299
List Price: $425,000 **Own:** Fee Simple, Sale **Total Taxes:** $3,906 **Status:** SOLD
Contr Date: 03-Jul-2009 **Close Date:** 18-Aug-2009 **Close Price:** $425,000 **Subsidy** $12,750
Adv. Sub: LEDROIT PARK/BLOOMINGDALE **ADC Map:** XXXX **Gr Rent:**
Type: Attach/Row Hse **Style:** Federal **Area:** **HOA:** **C/C:**
Model: HISTORIC **#Lvls:** 3 **#Fpls:** 0 **Acres:** 0.04 **Yr Blt:** 1909 **Tax Living Area:** 1,386
BR: 3 **FB:** 2 **HB:** 0 **Basement:** Yes, Full, Unfinished
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Covered Parking, Drvwy/Off Str, Garage, Prk Space **# Gar/Cpt/Assgn:** 1/ /
Const: Brick **List Date:** 02-Jul-2009 **Upd Date:** 21-Aug-2009
Showing Information: Lockbox-Sentrilock, Show Anytime, Vacant, , -
Showing Contact: Suzanne Des Marais **SC Home:** (202) 641-5373 **DOMM/DOMP:** 1/1
Dock Conveys: **Vacation:** No **Company:** Urban Pace, URP1 **Office:** (202) 296-1203 **Fax:** (202) 296-1207
Water Front/View/Access: // **List Agent:** Suzanne DesMarais **Home:** (202) 641-5373 **Office:** (202) 296-1203

Remarks: Clean & Move in ready! Enjoy the historic details-orig tile & floor in vestibule,unpainted hand crafted solid woodwork,heart of pine floors. Updated with central air, recent appliances in kitchen. Has a great porch & deck plus GARAGE parking! Bathroom in basement conveys AS IS.Close to community gardens,Bloomingdale Farmer's Market,Big Bear Cafe,Timor Organic Grocery,yoga studio, & MORE!

Directions: From Logan Circle, head East on Rhode Island Ave NW. Left onto 1st St NW, Left onto Adams St NW, Left onto Flagler (one way heading South).

33 R ST NW, WASHINGTON, DC 20001-1119 — **MLS#:** DC7163725
List Price: $539,999 **Own:** Fee Simple, Sale **Total Taxes:** $4,749 **Status:** SOLD
Contr Date: 02-Oct-2009 **Close Date:** 05-Nov-2009 **Close Price:** $539,000 **Subsidy** $0
Adv. Sub: BLOOMINGDALE **ADC Map:** XXXX **Gr Rent:**
Type: Attach/Row Hse **Style:** Victorian **Area:** **HOA:** **C/C:**
Model: BROWNSTONE **#Lvls:** 3 **#Fpls:** 1 **Acres:** 0.03 **Yr Blt:** 1895 **Tax Living Area:** 1,440
BR: 3 **FB:** 2 **HB:** 0 **Basement:** Yes, Daylight, Full, Front Entrance, Full, Fully Finished, Impro
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Covered Parking, Garage **# Gar/Cpt/Assgn:** 1/ /
Const: Brick, Stone **List Date:** 19-Sep-2009 **Upd Date:** 05-Nov-2009
Showing Information: Call 1st-Lister, All Days, -
Showing Contact: Suzanne Des Marais **SC Home:** (202) 641-5373 **DOMM/DOMP:** 14/14
Dock Conveys: **Vacation:** No **Company:** Urban Pace, URP1 **Office:** (202) 296-1203 **Fax:** (202) 296-1207
Water Front/View/Access: // **List Agent:** Suzanne DesMarais **Home:** (202) 641-5373 **Office:** (202) 296-1203

Remarks: NOTE-Multiple offers rec'd-Ratification in process-Bloomingdale! Actual Brownstone w/ unique layout & 2 story carriage house.Historic details incl iron exterior steps,fireplace & mantels,heart of pine floors,expsd brick,high ceilings.Chef's kitchen open to dining & family rm.Huge bedrooms.Main level BR is currently set up as a den.Large private patio.One block to Big Bear & Farmer's Mkt

Directions: Pls be courteous & call ahead.Working around baby's nap schedule...Pls leave card! From Logan Circle head east on Rhode Island Ave NW. Turn RIGHT onto 1st St NW. LEFT onto R St NW. Easy parking on block. AGENTS-ENTER THRU LOWER LEVEL

37 SEATON PL NW, WASHINGTON, DC 20001-1033 — **MLS#:** DC7284226
List Price: $535,000 **Own:** Fee Simple, Sale **Total Taxes:** $4,021 **Status:** SOLD
Contr Date: 22-Mar-2010 **Close Date:** 21-Apr-2010 **Close Price:** $540,000 **Subsidy** $4,900
Adv. Sub: BLOOMINGDALE **ADC Map:** XXXX **Gr Rent:**
Type: Attach/Row Hse **Style:** Victorian **Area:** **HOA:** **C/C:**
Model: HISTORIC GEM **#Lvls:** 3 **#Fpls:** 1 **Acres:** 0.03 **Yr Blt:** 1907 **Tax Living Area:** 1,680
BR: 4 **FB:** 2 **HB:** 1 **Basement:** Yes, English, Improved
Heat/Cool/Wtr/Swr: Forced Air/Natural Gas/Central A/C/Electric/Public/Public Sewer
Park: Drvwy/Off Str, Surface, Concrete Driveway **# Gar/Cpt/Assgn:** / /
Const: Brick **List Date:** 19-Mar-2010 **Upd Date:** 21-Apr-2010
Showing Information: Call 1st-Alrm Cd, Call 1st-Lister, Show Anytime, Vacant, All Days, 10 AM - 8 PM
Showing Contact: Suzanne Des Marais **SC Home:** **DOMM/DOMP:** 3/3
Dock Conveys: **Vacation:** No **Company:** Urban Pace, URP1 **Office:** (202) 296-1203 **Fax:** (202) 296-1207
Water Front/View/Access: // **List Agent:** Suzanne DesMarais **Home:** (202) 641-5373 **Office:** (202) 296-1203

Remarks: Another Bloomingdale Gem! Bay front Vic close to Yoga,Timor Organic Mkt, Big Bear, & Farmer's Mkt. Open floor plan w/ charming orig mantel, expos'd brick, wood flrs. Well designed kitchen w/ counter & storage space. Loads of natural light, 2 story deck, parking. Laundry rm w/ xtra fridge. Xtra storage in bsmt. Shows beautifully. First Open SUN 03/21 2-5pm.Easy to show-Call or text me 1st for alarm

Directions: From Logan Circle head EAST on Rhode Island Ave. Right onto 1st St NW, Left onto Seaton Pl NW

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