

## **A Resolution Regarding Support of a Map Amendment to Rezone 1617 U Street NW**

WHEREAS: The Office of the Deputy Mayor for Planning and Economic Development (DMPED) announced a potential surplus designation and disposition of the District-owned property at 1617 U Street NW and 1620 V Street NW;

WHEREAS: The site is comprised of two parcels that front 17th Street NW, U Street NW, and V Street NW and is currently home to the Metropolitan Police Department (MPD) Third District Police headquarters and Fire and Emergency Services (FEMS) Engine Company 9 and its related uses;

WHEREAS: The FEMS Engine Company 9 was constructed in 1968, the 3D Police Headquarters was constructed in 1963, and the Fueling station was constructed in approximately in 1968;

WHEREAS: The site is located in ANC 1B, across the street from ANC 2B, within several blocks of ANC 1C, surrounded by the Strivers' Section Historic District and 16th Street Historic District, and at the end of the U Street Corridor;

WHEREAS: The 2021 Comprehensive Plan envisions this site as high-density mixed-use and the Office of Planning (OP)'s Mid-City Area Element identifies the site as one that "should be used to create a significant amount of new affordable housing, establish space for cultural uses, and provide for additional public facilities...";

WHEREAS: The Zoning Commission is currently considering a map amendment to rezone the property from MU-4 to MU-10 to allow mixed-use development including residential and retail in conjunction with municipal facilities including new police and fire stations, which is an early step in a broader disposition process;

WHEREAS: The project has attracted significant interest from neighbors, the broader community, and elected officials who desire a role in the development process and recognize that the redevelopment of this property will impact the broader community including nearby naturally occurring affordable housing;

**THEREFORE; BE IT RESOLVED BY THE ADVISORY NEIGHBORHOOD COMMISSION 1C OF THE DISTRICT OF COLUMBIA, SUPPORT THE MAP AMENDMENT TO REZONE THE SITE FROM MU-4 to MU-10.**

FURTHER BE IT RESOLVED that OP, DMPED, and the Council give great weight to the following recommendations as they relate to the zoning map amendment and overall disposition process:

**Purpose of the site:** The redevelopment of the site is a unique opportunity to transform a low-rise, city-owned property that is in a transit-rich and commercially vibrant corridor into significant new affordable housing. In general, ANC 1C supports a plan for the site that includes high-density housing, in such a manner that will promote affordability and the welfare of the neighborhood's current and future residents.

**Equitable housing:** We support maximizing the percentage of the building dedicated to affordable housing units, with at least 50% of the residential square footage of the site dedicated to affordable units. We support the inclusion of a significant number of family-sized units (3+ bedrooms) and deeply affordable (both 0-30% and 30-60% AMI) units as part of the affordable housing investments at the site. The possibility of ownership would also help meet goals of equity and legacy homeownership.

**Fit and impact on the immediate community:** Considering the broad and varied context of development around the site, we support development that acknowledges the goal to stabilize the area North of the site which is designated as a "neighborhood conservation area" in the Comprehensive Plan. Recognizing the low-density residential properties on V Street and 17th Street, we support significant setbacks (e.g. lower building height and/or dedicated street-level green space) on the north and west sides of the property, and encourage DMPED to conduct a study on daylight access and to adjust the RFP requirements accordingly. We also support noise mitigation interventions for residents as part of the RFP.

**Process and transparency:** We support a redevelopment process that is transparent and fronts voices of those impacted, including immediate neighbors, all residents of the U Street corridor, and residents of the surrounding areas and strongly believe that DMPED should hold the release of an RFP until after the zoning map amendment determination is made. We support a competitive bidding process that prioritizes developers who will commit to the goals stated in this resolution, foremost the maximization of affordable housing units. We strongly oppose any non-competitive process that results in the transfer of the property below its appraised value without such commitments, or the use of unnecessary tax abatements. We further support the selection of a developer with unionized and local labor

commitments and a strong track record for worker safety, successful building inspections, and respect for tenants' rights.

**Sustainability Goals:** We recommend taking advantage of the set-backs on the V Street to provide green plantable roof terraces with native plantings, permeable paving, low impact landscaping elements, and as much publicly accessible, usable space as possible. Pursuant to D.C. Law 24-177, Clean Energy DC Building Code Amendment Act of 2022, we recommend that the 1617 U Street Development should be constructed to a net-zero-energy standard as an exemplary model of pending D.C. wide Environmental Milestones. In addition to the net-zero-energy standard requirement which addresses energy and emissions, we recommend that the 1617 U Street Development be designed to LEED Platinum to address other environmental/human health concerns such as indoor air and water quality, healthy building materials, stormwater management, etc.

**Public library:** We support the creation of a new library branch at the site, which would benefit current and future residents and is at the heart of an underserved section of the District.

**Furthering affordable housing:** We support the consideration of new models of affordable housing development, including social housing or new city-owned public housing, for future developments affecting our neighborhood.