



3400 11th St NW
Suite 200
Washington, D.C. 20010

1A@anc.dc.gov
(202) 430-6847
@ANC1A

COMMISSIONERS

Jaspal Bhatia
SMD 1A01
1A01@anc.dc.gov

Dieter L. Morales
Chair
SMD 1A02
1A02@anc.dc.gov

Carlo Perri
SMD 1A03
1A03@anc.dc.gov

Jeremy Sherman
Vice Chair
SMD 1A04
1A04@anc.dc.gov

Stephen Coleman Kenny
Secretary
SMD 1A05
1A05@anc.dc.gov

Anthony Thomas-Davis
SMD 1A06
1A06@anc.dc.gov

Mukta Ghorpadey
SMD 1A07
1A07@anc.dc.gov

(vacant)
SMD 1A08
1A08@anc.dc.gov

James A. Turner
SMD 1A09
1A09@anc.dc.gov

Billy Easley
Treasurer
SMD 1A10
1A10@anc.dc.gov

GOVERNMENT OF THE DISTRICT OF COLUMBIA ADVISORY NEIGHBORHOOD COMMISSION 1A

Proudly Serving Columbia Heights

VIA ELECTRONIC MAIL

December 11, 2024

RE: ZC-24-14 - Map Amendment at 1459 Columbia Road NW

Dear Chair Hood,

At the ANC 1A Housing Justice and Zoning Committee meeting held on November 4, 2024, the applicants for the map amendment at 1459 Columbia Road presented their proposal to rezone the subject site from RA-2 to RA-4. At the meeting the committee voted unanimously to recommend that ANC 1A support the application.

The applicant identified that the goal of the project is to create affordable housing beyond what is required with inclusionary zoning and IZ+ guidelines, aligning with the goals of the committee and the ANC to build more housing and more affordable housing in the neighborhood. Additionally, the commission lauds the applicant's goals to build community space and looks forward to continuing coordination with the applicant.

At the meeting, the committee asked several questions about the planned income levels for the site and how inclusionary zoning laws would impact the proposal. The applicant provided satisfying answers, indicating that they intend to build beyond what is required in IZ+ to build deeply affordable housing. The committee acknowledged that these details would be finalized after approval of the map amendment, but the intentions and history of previous projects indicates that the project would be deeply impactful to our community.

With this in mind, the ANC is in support of this proposal.

ANC 1A supports ZC-24-14 with the condition that they provide a plan displaying the impacts the development will have on the surrounding traffic.

Certification:

On December 11, 2024, at a properly noticed public meeting and with a quorum of Commissioners present, Advisory Neighborhood Commission 1A voted to adopt



District of Columbia Zoning Commission
ZC-24-14 - Map Amendment at 1459 Columbia Road NW
December 11, 2024

Page 2

this letter and direct its transmittal to the addressed agency. YEAS 8, NAYS 0, AND ABSTENTIONS 0. Max Ewart, Chair of ANC 1A's Housing Justice and Zoning Committee is authorized to communicate these actions to and testify before any agency of the Government of the District of Columbia or the members of the Council of the District of Columbia

A handwritten signature in black ink, appearing to read "DLM", written in a cursive style.

Dieter Lehmann Morales
Chair, Advisory Neighborhood Commission 1A

A handwritten signature in black ink, appearing to read "Stephen Kenny", written in a cursive style.

Stephen Coleman Kenny
Secretary, Advisory Neighborhood Commission 1A