



Advisory Neighborhood Commission 5E

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Advisory Neighborhood Commission 5E Resolution No. 2025-0003 Resolution Supporting Eminent Domain and Opposing Map Amendment For Current Owner for 1600 North Capitol St NW

WHEREAS, DC Code § 1–309.10 outlines the Duties and Responsibilities of the Advisory Neighborhood Commission Act of 1975 and grants ANC 5E the responsibility to advise the Council of the District of Columbia, the Mayor, each executive agency and all independent agencies, boards, and commissions of the government of the District of Columbia with respect to all matters of District government policy, including decisions regarding planning, streets, recreation, social services programs, education, health, safety, and sanitation which affect the ANC 5E area; and

WHEREAS, in 2023-008: [Resolution in Opposition to the Lack of Development at 1600 North Capitol St NW and the Years of Safety Hazards It Has Posed on the Community](#), ANC5E has already outlined issues that have been experienced with the property at 1600 North Capitol St NW, Lot 48 in Square 3100, which is also known as the 'Joe Mamo' lot, that has been vacant since 2006 and a blight in our neighborhood for almost two decades; and

WHEREAS, Ward 5 Councilmember Parker, ANC 5E, the Bloomingdale Civic Association, and members of the community met with the owner and representatives in [January 2024](#) and the community was promised that the lot would be activated immediately, that was 1.5 years ago, there have been no movement on this matter prior to 'Title II, Subtitle L. Truxton Circle Eminent Domain Authority' being introduced in the Mayor's Budget Support Act of 2026 [B26-0265-Introduction.pdf](#); and

WHEREAS, Zoning Planned Unit Development (PUD) approval was given in 2007, a PUD extension granted in 2009, a PUD extension granted 2011, a PUD extension granted 2013, a PUD extension granted 2016, a PUD extension granted 2018, a PUD extension granted 2019, a PUD extension granted 2021 and the final PUD extension was granted 2022 and the property owner let the PUD expire in June 2023, now the owner is proposing a zoning map amendment change to MU-7B; and

WHEREAS, ANC 5E, the Bloomingdale Civic Association, Zoning Commission, and the Historic Preservation Review Board have worked with the developer and have given the property owner the necessary approvals, extensions, and ample opportunities to move forward with the development project; and

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ZONING COMMISSION
District of Columbia
CASE NO. 25-15
EXHIBIT NO. 12



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WHEREAS, the development of the property at 1600 North Capitol St NW, Lot 48 in Square 3100 project should have been one of the first developments in the area prior, but given the multitude extensions, projects such as [the Florian](#), which was also an Exxon gas station that closed after the Exxon gas station at 1600 North Capitol St NW, but was able to complete development beforehand, proving that the owner has no incentive to develop the lot and now the property is going back to the drawing board once again postponing the development of the lot; and

WHEREAS, the DC agencies have followed the current laws and regulations yet nothing has compelled the owner to develop, hence ANC 5E feels that invoking eminent domain is the only way forward.

NOW THEREFORE, BE IT RESOLVED that ANC 5E requests that the Mayor, the Council of the District of Columbia, each executive agency and all independent agencies, boards, and commissions of the government of the District of Columbia support Title II, Subtitle L. Truxton Circle Eminent Domain Authority; and

BE IT FURTHER RESOLVED that ANC 5E requests that each executive agency and all independent agencies, boards, and commissions of the government of the District of Columbia and Zoning Commission, oppose the prospective map amendment to MU-7B made by the current owner at 1600 North Capitol St NW, Lot 48 in Square 3100; and

BE IT ALSO FURTHER RESOLVED that ANC 5E request the Mayor's office exercise eminent domain as proposed in the Fiscal Year 2026 Budget Support Act, and proceed to identify a funding source to pay for the property at 1600 North Capitol St NW, so the DC Government can then place the property in the hands of a developer with a proven track record to ensure that development will take place and that there will be affordable housing at this location in our lifetime; and

THEREFORE, BE IT ALSO FURTHER RESOLVED, that Commissioner Karla M. Lewis is authorized to represent the commission in all matters relating to this resolution.

THIS RESOLUTION was introduced by Commissioner Karla M. Lewis and came before ANC 5E at a duly-noticed public meeting on July 15, 2025. ANC 5E is composed of 6

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Commissioners, such that 4 Commissioners constitute a quorum. With 6 Commissioners present, ANC 5E voted 6-0-0 to adopt this resolution.

Respectfully Submitted,

Huma Imtiaz

Chair, ANC 5E
Huma Imtiaz

Kyle Gardiner

Secretary, ANC 5E
Kyle Gardiner

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