



Advisory Neighborhood Commission 5E

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Mr. Anthony Hood
Zoning Commission, Chair
441 4th St, Suite 200S
Washington DC, 20001
RE: ZC # 25-15 – Florida & Q St, LLC Map Amendment at Square 3100, Lot 48, (1600 North Capitol Street NW)

October 21, 2025

Chairman Hood and respective Zoning Commissioners,

In response to Zoning Commission Filing 25-15, and in conjunction with ANC 5E Statement included in the case documents as Exhibit No. 12, ANC 5E respectfully submits our feedback to the applicant's filed documents. The Map Amendment request per the Statement of the Applicant, Exhibit No. 3, is fundamentally based on the premise that the zoning increase from MU-4 to MU-7B aligns with the District of Columbia Comprehensive Plan. The intention of the Comprehensive Plan is to illustrate broad areas of the city for strategic growth. At this scale, it does not define the precise boundaries of these proposed Land Uses nor does it guarantee an increase in density of any individual property. Furthermore, the map provides even less definition when multiple Land Use boundaries converge. This particular property is at the confluence of three different Land Use boundaries. The Medium Density Residential/Moderate Density Commercial Land Use area intersects with Moderate Density Residential/Low Density Commercial along Florida and along North Capital Street and Lincoln Road as well as a Moderate Density Residential neighborhood designated historic and predominantly zoned RF-1 to the North. (Refer to Exhibit A & B) This property sits at the northern edge of the Medium Density Residential/Moderate Density Commercial area in question, while most of the proposed density increase is to the south and to the east.

The broad scale of the comprehensive plan was never intended to dictate density increases at the individual scale of properties. In the case of this particular vacant property, on the edge of a designated medium density area, at the confluence of multiple Land-Use areas with less density, and bordering a fully built-out historically designated neighborhood, a map amendment will only circumvent the need for a Planned Unit Development (PUD) process. At this scale, a PUD is the typical regulatory process to increase the density on a single lot, not a map amendment. This map amendment would preclude the city and the neighborhood of any ability to determine the actual community impacts associated with an increase in density on this property.

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ZONING COMMISSION
District of Columbia
CASE NO. 25-15
EXHIBIT NO. 14A



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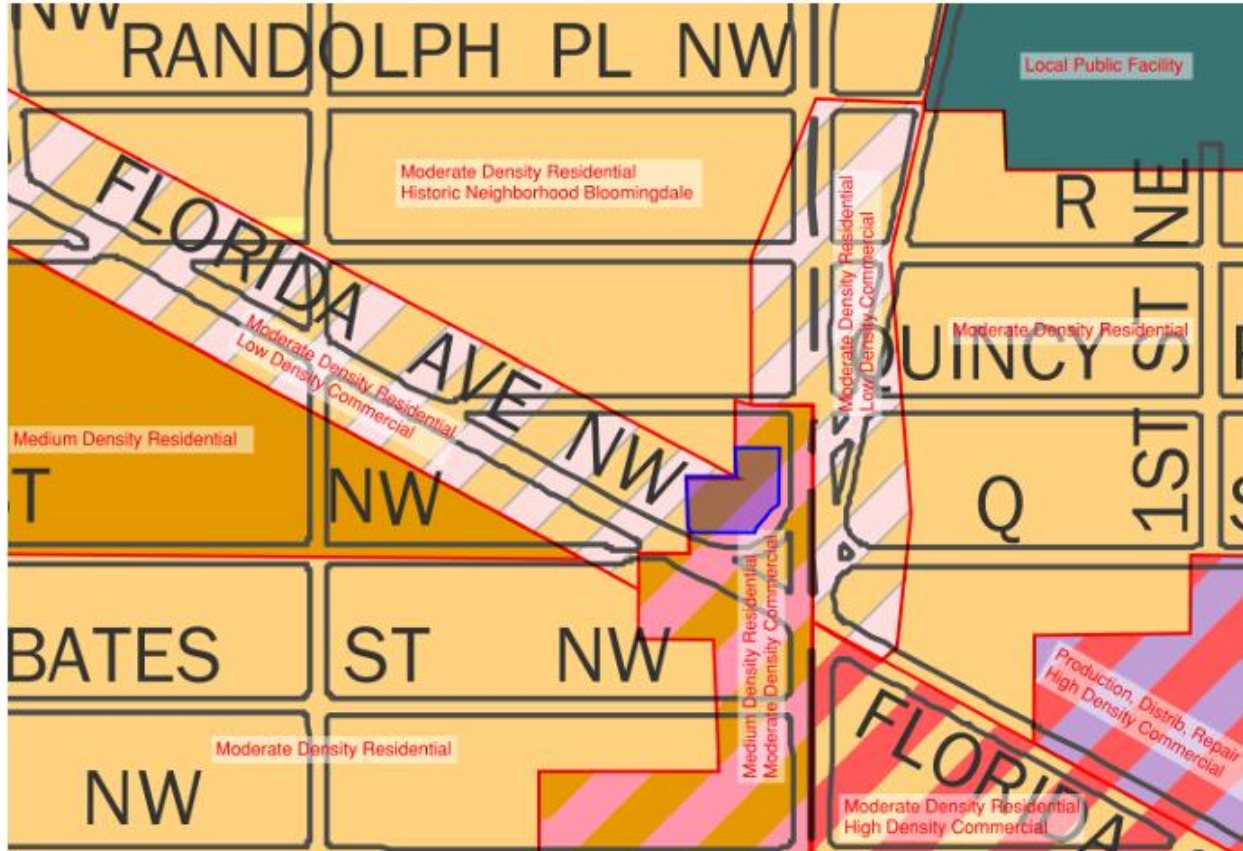


Exhibit A - Excerpt from 2021 Comprehensive Plan illustrating the confluence of multiple land use densities, property in question highlighted in blue.

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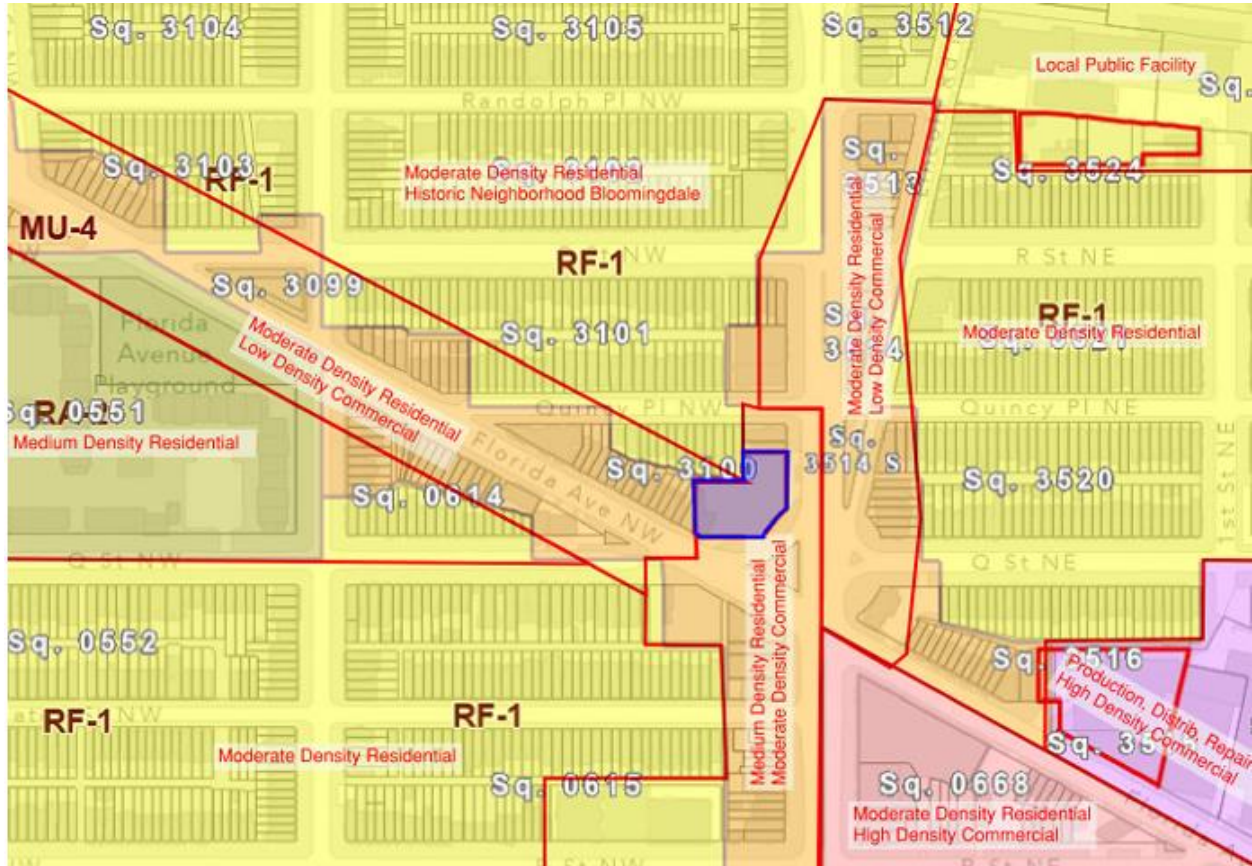


Exhibit B – Land Use zones from the 2021 Comprehensive Plan overlaid on the current zoning map, property in question highlighted in blue.

ANC 5E is in support of development on this property within the limits of MU-4 zoning for the current applicant. ANC 5E is not in support of a map amendment granting this single property the density increase to MU-7B for the current applicant due to the lack of development on this property since 2006.

This letter was introduced by Commissioner Karla M. Lewis and came before ANC 5E at a duly-noticed public meeting on October 21, 2025. ANC 5E is composed of 6 Commissioners with 1 SMD currently vacant, such that 3 Commissioners constitute a quorum. With 5 Commissioners present, ANC 5E voted 3-2-0 to adopt this letter.

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Respectfully Submitted,

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Secretary, ANC 5E
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