

**ZC Case No. 25-15 – 1600 North Capitol Street, NW (Sq. 3100, Lot 48)
Timeline of Site Activation, Approvals, and Community Engagement**

Date	Action Item
July 2003	<p>Executed Deed with following use restriction:</p> <div style="border: 1px solid black; padding: 5px;"> <p>This conveyance is made by Grantor and accepted by Grantee subject to the restrictions that as part of the consideration for this conveyance, the Purchaser for itself, its successors and assigns, covenants and agrees that neither the Property herein conveyed nor any part thereof shall at any time within a period of ten (10) years from the Effective Date of this deed be used for the storage and sale of gasoline, diesel, other motor fuels, lubricants or other petroleum products, nor shall the Property nor any part thereof at any time from the Effective Date of this deed forward be used for residential, hospital or primarily medical clinic uses, child care, playground, non-vocational school or agricultural uses nor shall the Property nor any portion thereof be used for the construction or installation of basements or any water wells for dripping or irrigation purposes; nor shall any construction and/or utility trenching occur on that portion of the Property located at the corner of Q Street and North Capitol Street as indicated in Exhibit B attached hereto, except limited landscaping that does not include tree plantings and parking spaces are not prohibited; that this covenant shall survive delivery of this deed; that this covenant and agreement shall run with the land herein conveyed and that a similar restrictive covenant shall be inserted in any deed or lease or other instrument conveying or demising the Property herein conveyed or any part thereof for whatever balance of time remains on the period of the restriction created hereby.</p> </div>
June 20, 2006	ANC 5C adopted resolution in support of the PUD application in Z.C. Case No. 06-04 at Exhibit 29.
September 19, 2006	ANC 5C adopted resolution in further support of the PUD application in Z.C. Case No. 06-04 at Exhibit 51.
June 15, 2007 (effective date)	Secured approval (Z.C. Order No. 06-04) of a consolidated PUD and related Zoning Map amendment from the C-2-A zone to the C-2-B zone to permit development of a mixed-use building having a maximum height of 86 feet and with approximately 85,428 sq. ft. of GFA (4.5 FAR), 65 to 85 units, 4,970 sq. ft. of retail, and 84 parking spaces. Deadline to file building permit application established as June 15, 2009, and construction to start no later than June 15, 2010.
June 12, 2009 (effective date)	Secured approval (Z.C. Order No. 06-04A) of a two-year time extension of Z.C. Order No. 06-04 due to the inability to secure financing. Deadline to file building permit application extended to June 15, 2011, and construction to start no later than June 15, 2012.
July 5, 2011	ANC 5C adopted resolution in support of the time extension application in Z.C. Case No. 06-04B at Exhibit 9.
December 2, 2011 (effective date)	Secured approval (Z.C. Order No. 06-04B) of a two-year time extension due to poor market conditions and time necessary to complete environmental remediation work. Deadline to file building permit application extended to June 15, 2013, and construction to start no later than June 15, 2014.
September 17, 2013	ANC 5E adopted resolution in support of Modification to Approved Planned Unit Development application in Z.C. Case No. 06-04C at Exhibit 25.

December 27, 2013 (effective date)	Secured approval (Z.C. Order No. 06-04C) of modifications to reduce building height to 72 feet, 4.5 inches, increase the unit count to between 85 and 95 units, provide approximately 4,998 sq. ft. of retail use in the cellar; and provide 41 parking spaces. Modifications also included refinements to the building façade and a reallocation of funds to different recipients that were approved in the original public benefits package.
December 27, 2013 (effective date)	Secured approval (Z.C. 06-04D) of a one-year time extension due to poor market conditions and an inability to obtain financing. Deadline to file building permit application extended to June 15, 2015, and construction to start no later than June 15, 2016.
June 21, 2016	ANC 5E adopted resolution in support of Minor Modification to Approved Planned Unit Development application in Z.C. Case No. 06-04E at Exhibit 5.
October 7, 2016 (effective date)	Secured approval (Z.C. Order No. 06-04E) of minor modifications to the PUD penthouse to incorporate habitable space.
January 20, 2017 (effective date)	Secured approval (Z.C. Order No. 06-04F) of a two-year extension for building construction only, since the building permit application had been filed. Deadline to start construction extended to June 15, 2018.
June 5, 2018	ANC 5E adopted resolution in support of time extension application in Z.C. Case No. 06-04G at Exhibit 5.
August 3, 2018 (effective date)	Secured approval (Z.C. Order No. 06-04G) of a one-year extension for building construction due to continued environmental remediation work. Deadline to start construction extended to June 15, 2019.
April 23, 2019	ANC 5E adopted resolution in support of time extension application in Z.C. Case No. 06-04H at Exhibit 5.
June 21, 2019	Although not required, the Applicant delivered the community contributions that were part of the PUD's public benefits package (\$103,000) by June 21, 2019 (other than to the Eckington Civic Association).
September 17, 2019	ANC 5E adopted resolution in support of Modification of Consequence of PUD and Related Map Amendment application in Z.C. Case No. 06-04I at Exhibit 5.
October 25, 2019 (effective date)	Secured approval (Z.C. Order No. 06-04I) of a Modification of Consequence to the approved PUD plans to conform with plans approved by HPRB on May 23, 2019, as a result of the then-newly established Bloomingdale Historic District. The modification also revised the purpose of the contribution for the Eckington Civic Association approved as part of the public benefits package.
January 24, 2020	Secured approval (Z.C. Order No. 06-04H) of a two-year time extension for building construction due to the recent establishment of the Bloomingdale Historic District, which required HPRB review and the PUD plans to be modified to be consistent with the HPRB approval. Deadline to start construction extended to June 15, 2021.

May 2020	Exxon Mobil approval to remove deed restriction for general residential use and authorize multi-family residential use upon establishment of Escrow Agent; posting of Letter of Credit; completion of remedial action plan; and then recordation of Deed of Modification. WHEREAS, ExxonMobil agrees to modify the Source Deed to permit the development of the Property for certain restricted uses, subject to the terms of this Agreement; and
May 28, 2021 (effective date)	Secured approval (Z.C. Order No. 06-04H(1)) of a COVID extension until June 15, 2022.
June 17, 2022 (effective date)	Secured approval (Z.C. Order No. 06-04H(2)) of a COVID extension until June 15, 2023.
June 15, 2023	PUD expired.
June 2023	Continued exploration of options for temporary uses at the property to activate the site. Initial considerations included a beer garden, food truck park, vehicle parking lot, and EV charging.
June 6, 2023	Engaged with a retail broker to help market and lease the property for a temporary use.
June 21, 2023	Met with Councilmember Parker's office to discuss potential temporary uses. Councilmember's office indicated a probable community preference for food truck use and requested continued community engagement. Coordinated late August meeting focused on short-term activation and long-term site priorities.
June 24, 2023	Attended DDOT North Capitol Street working session. Initiated street closure discussion with DDOT, wherein it was confirmed that there was a Transfer of Jurisdiction (TOJ) for the NPS reservation located across the slip lane from the property, but its purpose was limited to recreational use. Transportation use of the NPS reservation would require an amendment to the TOJ.
June 30, 2023	Engaged an architect to prepare (i) plans and inspiration board for temporary beer garden use; and (ii) massing studies for a future multi-family residential building on an expanded PUD site where a portion of the public street (slip lane) abutting the property would be closed.
June-July 2023	Met with several local beer garden operators to explore interest in operating at the property. A couple of operators provided site layout options.
June-August 2023	Engaged with broker to explore LIHTC developer sale/investor options.
July 2023	Began review of TOJ and transportation issues associated with potential larger site redevelopment. Scheduled meeting with DDOT to discuss same.
July 10, 2023	Councilmember Parker's office initiated scheduling for August 2023 meeting.

July-August 2023	Received initial draft of beer garden layout and expanded site massings from architect. Reviewed plans, provided feedback, and participated in meetings with architect to review same. Architect provided several iterations of updated plans based on review and feedback.
August 9, 2023	Participated in meeting with Councilmember Parker’s office and community leaders. During this meeting, support was expressed for temporary beer garden use and closure of the slip lane to allow for higher density, community benefits, and park space in the future.
August 10, 2023 and August 24, 2023	Met with DDOT on two occasions to discuss street closure, present plans, and address concerns with TOJ. During these meetings DDOT confirmed that it would support the street closure and suggested engagement with NPS on modifying the TOJ to allow both recreation and transportation uses. DDOT also stated its expectation that the applicant would fully fund all costs associated with the street closure.
August 10, 2023	Engaged with counsel on requirements and process for street closure. Engaged with civil consultants on truck turning diagrams and surveys requested by DDOT. Requested proposal for traffic study.
August 29, 2023	Councilmember Parker’s office engaged on community engagement to present temporary use plans.
September 6, 2023	Engaged with infrastructure company interested in EV fleet charging and storage at site.
September 20, 2023	Began LOI negotiations with a beer garden operator. Engaged contractor for fence pricing.
September 25, 2023	Engaged civil consultants to prepare street closure plats. Traffic consultant provided information to DDOT for further discussions.
October 19, 2023	Provided presentation to Councilmember Parker’s office to share with the community.
November 2023 - January 2024	Additional meetings with EV fleet storage/charging company to further discuss partnership options.
December 6, 2023	Met with community to present plans and seek feedback on temporary activation and long-term site redevelopment options.
December 12, 2023	Councilmember Parker’s office scheduled 1/24/2024 community meeting.

December 13, 2023	Follow-up engagement with LIHTC broker; decided to not move forward due to underwriting.
January 10, 2024	Outreach to Bloomingdale Civic Association before public meeting; no response. Continued EV infrastructure engagement.
January 24, 2024	Met with community to further discuss temporary use options. Feedback from meeting indicated preference for non-beer garden uses.
January-February 2024	Provided update to Councilmember Parker's office on continued evaluation of temporary use options. Councilmember's office confirmed survey results of strong support for beer garden use.
February 5, 2024	Re-engaged with beer garden operator to advance LOI. Ultimately the potential operator was unwilling to sign a lease.
February-November 2024	Engaged with Smoke & Tingz (S&T) regarding temporary lease of property for food truck use.
June-August 2024	Engaged and worked with investment sales brokers to evaluate property value and review environmental requirements.
July 2024	Provided update to ANC regarding ongoing engagement with potential tenant for temporary use.
July-August 2024	Engaged and worked with a new architect to prepare plans for a multi-family building within the existing site boundaries (not expanded PUD site due to infrastructure costs that would offset benefits of greater density). Reviewed and provided feedback on several concept iterations from architect.
September-October 2024	Engaged with nearby property owner on potential acquisition of site.
November 2024-February 2025	Prepared and issued LOI to S&T for food truck use. Negotiated with S&T on terms of LOI. Final LOI signed 2/26/2025.
March-April 2025	Prepared temporary use lease for S&T for review. Negotiated with S&T on terms of lease. Final lease ratified on 4/30/2025.
February-April 2025	Begin exploring potential Zoning Map amendment.
May, 2025	Meeting with S&T to discuss fencing, tenant's steps to obtain required entitlements, etc.
June 10, 2025	Issued Notice of Intent to file Zoning Map amendment application.
July 2, 2025	Presented at Single Member District public meeting (ANC 5E02).

July 15, 2025	Presented at ANC 5E and 5F public meetings. ANC 5E passed a resolution dated July 15, 2025, in opposition of proposed map amendment in Z.C. Case No. 25-15.
July 28, 2025	Filed Zoning Map amendment application.
August 28, 2025	DDOT Public Space Committee hearing regarding proposed fence.
October 8, 2025	ANC 5E filed resolution in opposition of proposed map amendment dated July 15, 2025, in the case record at Exhibit 12.
December 2025	Meetings with potential operators of other interim uses.
January 28, 2026	Following vetting of the operator and proposed layout and operating plan, a LOI was executed by operator interested in activating a temporary, multi-functional community space.