

## MEMORANDUM

**TO:** District of Columbia Zoning Commission

**FROM:** Karen Thomas, Development Review Specialist  
Maxine Brown Roberts, Associate Director, Development Review  
*MBR for* Radhika Mohan, Deputy Director, Development, Design & Preservation

**DATE:** June 3, 2026

**SUBJECT:** ZC 25-15: Status of District Eminent Domain Considerations (1600 North Capitol Street NW)

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### I. BACKGROUND

In response to the Commission's requests at its May 18, 2026, public hearing, this memorandum provides an update of the District's position regarding potential **eminent domain** proceedings affecting the property subject in Zoning Commission Case No. 25-15.

- On **October 9, 2025**, OP requested set down of Application No. 25-15. The Commission deferred action and requested clarification on whether the subject property is involved in any District eminent domain proceedings.
- On **October 17, 2025**, OP received written clarification from the Deputy Mayor for Planning and Economic Development (**DMPED**) stating that:
  - o Although eminent domain authorization had been approved, DMPED had **not initiated** an eminent domain case.
  - o Additional procedural steps—beginning with securing funds for an appraisal—would be required before any case could be filed.
  - o Recommended that the zoning process proceed as normal because **no eminent domain case was pending**.
- On October 22, 2025 OP transmitted this correspondence to the Zoning Commission as [Exhibit 13 \(10/22/2025\)](#).

The Commission subsequently voted on **February 26, 2026**, to set down the map amendment request. The public hearing was held on **May 18, 2026**, during which the Commission again requested updated information on the District's intent regarding eminent domain.

## II. UPDATED INFORMATION FROM DMPED

Subsequent to the direction given at the public hearing, on **May 26, 2026**, OP received additional written response from DMPED via email regarding the current status of the District's consideration of eminent domain for the property. The correspondence from Latrena Owens, Executive Director (DMPED) stated:

*“At this time, DMPED is not pursuing eminent domain proceedings related to this property. Additionally, the District's proposed FY26 budget does not include a funding request for eminent domain associated with 1600 North Capitol Street NW.*

*DMPED remains supportive of productive redevelopment efforts that advance District goals and appreciates the commitments made by the property owner regarding activation and redevelopment of the site. Based on the current posture, we understand OP's continued support for the rezoning action and appreciate the Zoning Commission's consideration of the application.”*

## III. CONCLUSION

This updated communication is provided to the Commission to address their request for clarification. Based on the information provided to OP to date, **no eminent domain case has been initiated** for the subject property, and DMPED has previously advised that the zoning review process may proceed. OP therefore continues to recommend approval of the requested map amendment.