



# Advisory Neighborhood Commission 5E

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June 3, 2026

Chairman Anthony Hood  
District of Columbia Zoning Commission  
441 4<sup>th</sup> St NW, Suite 200S  
Washington DC, 20001

RE: Z.C. No.25-15 Zoning Map Amendment  
1600 North Capitol St. NW (Square 3100, Lot 48)  
ANC 5E's Response to Applicant's Post-Hearing Supplemental Submission

Dear Chairman Hood and Members of the Zoning Commission:

On behalf of Advisory Neighborhood Commission (ANC) 5E, this letter provides the response to the Applicant's, Florida & Q Street, LLC, Post-Hearing Supplemental Submission.

Exhibit 31A noted that on April 23, 2019, ANC 5E adopted a resolution in support of time extension in Z.C. Case No. 06-04H. ANC 5E provided a letter of support, not a resolution, based on the feedback received from the members of the community, namely the Bloomingdale Civic Association (BCA). The Applicant's representatives engaged with ANC 5E and BCA to enter into an agreement via a Memorandum of Understanding (MOU) regarding the property at 1600 North Capitol St NW, Square 3100, Lot 48. ANC 5E requested to be removed as one of the parties in the MOU. The MOU (Exhibit 33A) was between the BCA and the Applicant. The Applicant agreed with the BCA to provide the Community Benefits Agreement (CBA) that was a part of the PUD in exchange for their support of the time extension for 06-04H and the 06-04I (Modification of Consequence). Exhibit 31A noted that on June 21, 2019, the applicant delivered the community contributions package although it was not required. The community was frustrated that no work had commenced within 13 years since the start of the project and demanded via the MOU payment of the CBA as well as a Quarterly Project Plan outlining the tasks and action items that would be put in place to begin construction on the project by March 2020. The MOU outlined that the developer was to provide the BCA with quarterly updates. The Applicant breached the terms of the MOU agreement by not following through on the tasks outlined in the project plan. The Applicant paid the CBA, received the extension, and did not follow through on the terms in the MOU agreement related to the Quarterly Project Plan.

Exhibit 31A noted that from May 2020 until May 2021 that no work was done. In May 2021, the

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ZONING COMMISSION  
District of Columbia  
CASE NO. 25-15  
EXHIBIT NO. 33



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Applicant took advantage of the one-year extension provided by the Zoning Commission due to COVID, which was followed by another one-year extension the following year. ANC 5E was not provided with the opportunity to vote on either of these extensions. The Applicant's counsel timed the two extensions perfectly to allow the PUD to expire on June 15, 2023.

Exhibit 31A noted that in August 2023, the Applicant engaged with Councilmember's Parkers office and the community about a beer garden and closure of the slip lane. The community did not support the closure of the slip lane because half of the slip lane would be provided to the developer. DDOT representatives told ANC 5E02 that a traffic study would need to be conducted for the slip lane closure at Florida Ave NW and North Capitol St NW. DDOT stated that the lane closure would make it difficult for trucks to turn onto Florida Ave NW from North Capitol St NW and it posed traffic safety issues. DDOT did not provide a copy traffic study related to this matter to ANC 5E.

On July 2, 2025, the Applicant's counsel attended the ANC 5E02 Single Member District (SMD) Meeting. There was a discussion about the Notice of Intent to file the Zoning Map amendment application. A formal presentation was not provided to the community. The Applicant's counsel provided limited information to the community verbally. Residents wanted to know why there was no short-term activation of the lot as was promised from 3 years before. ANC 5E was surprised to hear feedback that the Applicant's counsel provided regarding a lease agreement that was in place for the short-term rental to Smoke and Tingz for a food truck park, which residents previously opposed. The Applicant's counsel communicated their plans to move forward with the application for the map amendment from MU-4 to MU-7B.

On May 19<sup>th</sup>, 2026, the Applicant's counsel met with ANC 5E and the community at ANC 5E's public meeting. ANC 5E and the community raised several issues and concerns regarding the condition of the lot, the history of extensions and lack of development. ANC 5E did not rescind the previous vote to oppose the proposed map amendment from MU-4 to MU-7B.

For 20 years, the Applicant has used every excuse possible to postpone development. ANC 5E (formerly ANC 5C) has worked with the Applicant but cannot in good faith support the Applicant's request for the map amendment. The District of Columbia agencies, especially the Zoning Commission, have given the Applicant more than enough chances to commence development. By allowing the Applicant to rezone, it would support and encourage bad behavior of the current Applicant as well as other inactive vacant property owners..

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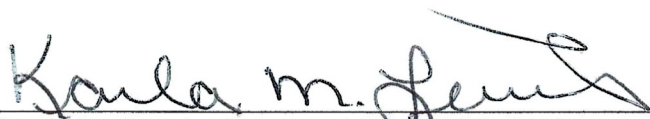
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Therefore, ANC 5E respectfully requests that the Commission vote to oppose the approval of the Applicant's application for a map amendment from MU-4 to MU-7B at the Commission's public Meeting on June 11, 2026.

Respectfully Submitted,



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