



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

January 14, 2020

Mr. Frederick Hill
Chairperson
Board of Zoning Adjustment
441 4th Street NW, Suite 210S
Washington, DC 20001
bzasubmissions@dc.gov

RE: 15 Dupont Circle NW (BZA #18744A)

Dear Chairperson Hill,

At its regular meeting on January 8, 2020, the Dupont Circle Advisory Neighborhood Commission (“ANC 2B” or “Commission”) considered the above-referenced matter. With 9 of 9 Commissioners in attendance, a quorum at a duly-noticed public meeting, the Commission approved the following resolution by a vote of (7-2-0):

WHEREAS, Ampeer / the Patterson Mansion at 15 Dupont Circle NW is within Advisory Neighborhood Commission (ANC) 2B,

WHEREAS, the applicant proposes to convert 31 units of the existing residential Ampeer property to lodging use,

WHEREAS, due to the increasing housing affordability crisis, ANC 2B is generally concerned with the impact of converting housing units to non-housing units,

WHEREAS, ANC 2B appreciates that the applicant is retaining the seven existing affordable inclusionary zoning units within the building,

WHEREAS, ANC 2B recognizes that if the project was proposed as the same unit mix of lodging and residential units, only five inclusionary zoning units would have been built as inclusionary zoning is not a requirement for lodging projects,

WHEREAS, ANC 2B appreciates the applicant’s offer of a \$65,000 contribution to the Housing Production Trust Fund intended to allay concerns with the impact to housing affordability of converting 31 units of residential to lodging use,

WHEREAS, ANC 2B understands that Ampeer is a unique type of furnished rental housing with average stays closer to three months than traditional apartment housing,

WHEREAS, ANC 2B recognizes the unique location of Ampeer within the MU-15 zone located directly on commercially-oriented Dupont Circle, across New Hampshire Avenue NW from The Dupont Circle Hotel,

WHEREAS, other mixed use zoning districts fronting Dupont Circle allow lodging as a by-right use without the use of a special exception,

WHEREAS, the property does not abut or share a block with residential zoning,

WHEREAS, ANC 2B further appreciates that the lodging units will be in the historic mansion and cellar, physically located on different floors than the affordable units, and

WHEREAS, although ANC 2B understands the intent of this separation, the ANC is more concerned with the placement of long-term affordable units away from lodging units and urges the Board to allow flexibility for the applicant so that the 31 lodging units may be used as long-term residential units should the applicant wish to rent these units for longer than 30 days.

THEREFORE, BE IT RESOLVED that ANC 2B supports the special exception as proposed provided that the applicant contributes \$65,000 to the Housing Production Trust Fund based on the following schedule as agreed to by the applicant:

- \$32,500 within 60 days after the issuance of the written BZA order and expiration of the appeals period (or satisfaction of any appeals), and
- \$32,500 prior to the issuance of a certificate of occupancy for the lodging use.

BE IT FURTHER RESOLVED that ANC 2B urges the Department of Housing and Community Development to set aside the \$65,000 contribution for projects within Ward 2 or Advisory Neighborhood Commission 2B.

Commissioners Daniel Warwick (2B02@anc.dc.gov) and Aaron Landry (2B04@anc.dc.gov) are the Commission's representatives in this matter.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in blue ink that reads "Daniel Warwick". The signature is written in a cursive, flowing style.

Daniel Warwick
Chair