



## **Advisory Neighborhood Commission 8A**

*Anacostia, Fairlawn, Hillside and Ft. Stanton*

September 27, 2017

Mr. Anthony Hood, Chairman  
Zoning Commission, District of Columbia  
441 4<sup>th</sup> Street NW, Suite 200 South  
Washington, DC 20001

Dear Chairman Hood,

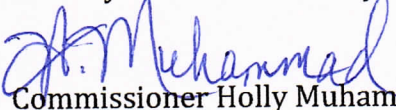
I am writing on behalf of ANC 8A to request a map amendment to lot SSL 5564 0812 located at 1401 22<sup>nd</sup> Street SE. This lot is currently zoned C-M-1 under the old Comprehensive Plan Zone categories. This zone category is obsolete and inconsistent with the current surrounding residential neighborhood of R-5-B zoning and also inconsistent with the future Policies as outlined by the Office of Planning Far Northeast & Southeast Area Element guidelines. This lot zoned C-M-1 is not compatible with the surrounding residential neighborhood which consist of housing, an elementary school and the gateway to Anacostia Park.

We are requesting emergency action to be taken to bring the current zoning into compliance with the future zoning policies outlined in FNS-1.1.1: Conservation of Low Density Neighborhoods, FNS-1.1.7: Row House Neighborhoods, and FNS-1.1.2: Connecting to the River as outlined in the Far Northeast & Southeast Area Elements Plan. This plan calls for moderate density residential in this area.

We have had extensive dialogue with the affected community here in Ward 8 and I have attached a Resolution put forth by our Commission, a letter of support from our Councilman Trayon White, Sr., and a letter of support from the Fairlawn Civic Association for these changes.

Please contact me if you have any questions.

Thank you in advance for your assistance,

  
Commissioner Holly Muhammad

ANC Commissioner 8A01, On Behalf of ANC 8A

cc: Sara Bardin, Director  
D.C. Office of Zoning



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*Anacostia, Fairlawn, Hillsdale and Ft. Stanton*

**Resolution Regarding Public Space Permit Application**  
**DDOT Tracking #202701**

**WHEREAS**, the Owner of the property located at 1401 22<sup>nd</sup> St., SE has filed for a public space permit from the D.C. Department of Transportation (DDOT) to allow for curb and gutter paving, the creation of new commercial paving driveways and closing of existing driveway;

**WHEREAS**, the Owner of the property located at 1401 22<sup>nd</sup> St., SE, a 20,000-sf lot zoned C-M-1, plans to build a five story, 1700-unit storage facility and is seeking public space approval and the support of ANC 8A to create a new 20-ft curb cut on 22<sup>nd</sup> St., SE;

**WHEREAS**, the creation of commercial paved driveways to allow for increased commercial traffic will destroy the residential character of this Fairlawn neighborhood;

**WHEREAS**, the lot at 1401 22<sup>nd</sup> St., SE is zoned C-M-1 and is incompatible with the surrounding residential neighborhood zoned R-5-B;

**WHEREAS**, the requested commercial use of the lot located at 1401 22<sup>nd</sup> St., SE is incompatible with the residential neighborhood that lies at the entrance to the Anacostia Park that is a recreational haven for the residents, children and seniors of this Fairlawn neighborhood;

**WHEREAS**, an increase in commercial activity in this neighborhood would cause a public safety issue for the volumes of foot traffic and bicycle traffic that the Anacostia Park attracts on a daily basis;

**WHEREAS**, the surrounding properties are zoned R-5-B and the affected community has expressed opposition to the planned DDOT application #202701 and the commercial use for this site;

**WHEREAS**, the affected community has publicly expressed support for the Owner and Developers to consider residential housing on the lot located at 1401 22<sup>nd</sup> St., SE;

**WHEREAS**, the Owner and Developer of the planned space located at 1401 22<sup>nd</sup> St., SE have publicly agreed to reconsider the use of the lot for residential housing and to work with the 8A01 Single Member District Commissioner in this effort;



**WHEREAS**, the C-M-1 zoning of the lot located at 1401 22<sup>nd</sup> St., SE was previously used for industrial uses which is not compatible with the Far Northeast and Southeast Area Elements Future Policies FNS-1.1.6, FNS-1.1.7, and FNS-1.1.9 as outlined by the D.C. Office of Planning which encourages single family homes and row houses in the Fairlawn community and considers pedestrian safety;

WHEREAS, the 8A01 SMD Commissioner will request a change to the zoning category for the lot located at 1401 22<sup>nd</sup> St., SE and it would be unproductive for the public space committee to permit an industrial use on this public space at this time;

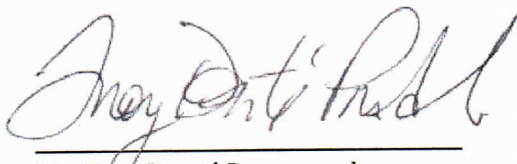
**BE IT RESOLVED**, that ANC 8A opposes the curb cut and notes that it would facilitate endless truck activity as demonstrated in the traffic studies submitted on 22<sup>nd</sup> St., SE and Fairlawn Ave., SE both local residential streets, and create adverse noise, pollution, and vibrations in a quiet residential neighborhood;

**BE IT RESOLVED**, that ANC 8A opposes the curb cut for the purposes of increasing commercial truck activity in a location that is less than one block from Orr Elementary School and at the entrance of Anacostia Park;

**BE IT RESOLVED**, that ANC 8A requests that the Public Space Committee deny DDOT application #202701;

**BE IT FURTHER RESOLVED**, that the Chairman of ANC 8A designates the SMD Commissioner of ANC8A01 to represent the Commission on this matter;

This Resolution passed by a vote of **5-0-0** at a duly noticed public meeting of ANC 8A on Tuesday, June 6, 2017, at which a quorum was present. (A quorum is 4 of the 7 members.)



Mr. Troy Donté Prestwood  
*Chairman*

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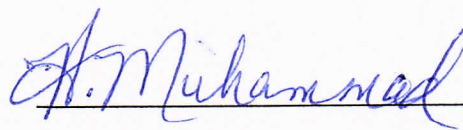
Tchaka Sapp  
ANC 8A07    8A07@anc.dc.gov

### **CERTIFICATE OF SERVICE**

I hereby certify that on September 27, 2017 an electronic copy of the foregoing Applicant's application to the Zoning Commission of the District of Columbia for a map amendment was served on the following:

Jennifer Steingasser  
Deputy Director, Development Review and Historic Preservation  
District of Columbia, Office of Planning  
1100 4<sup>th</sup> Street SW  
Suite 650 East  
Washington, DC 20024  
[jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)

Deborah Crain  
Neighborhood Planner Ward 7  
District of Columbia, Office of Planning  
1100 4<sup>th</sup> Street SW  
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Commissioner Holly Muhammad  
Advisory Neighborhood Commission 8A