



BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	17-17	Case Name:	1401 22nd Street SE
Address or Square/Lot(s) of Property:	Square 5564, Lot 812		
Relief Requested:	(Rezoned) Map Amendment from PDR-1 to RA-2		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	01/10/2018	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Meeting notice was provided via local newspapers, email listservs, social media, website and meeting announcements posted in and around the SMDs of ANC 8A.					
Number of members that constitutes a quorum:	4	Number of members present at the meeting:	7			

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (a separate sheet of paper may be used):

please see attached

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (a separate sheet of paper may be used):

please see attached

AUTHORIZATION

ANC	8A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	7-0-0
Name of the person authorized by the ANC to present the report:	Holly Muhammad		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Troy Don't Prestwood		
Signature of Chairperson/ Vice-Chairperson:			Date: 3/16/18

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.

ZONING COMMISSION
District of Columbia
CASE NO.17-17
EXHIBIT NO.35



ADVISORY NEIGHBORHOOD COMMISSION 8A

Government of the District of Columbia
Anacostia/ Fairlawn/ Hillside/ Sheridan

Executive Officers

March 16, 2018

Troy Donté Prestwood
Chairman

Chairman Anthony Hood
District of Columbia
Zoning Commission
441 4th St, NW, Ste. 220
Washington, D.C. 20001

T'Chaka Sapp
Vice Chair

Terri Acker
Treasurer

Greta Fuller
Secretary

Via: Email: zcsubmissions@dc.gov

Commissioners

Re: Zoning Case 17-17 (Square 5564, Lot 812, 1401 22nd Street SE from PDR-1 to RA-27)

Holly Muhammad
SMD 8A01

Dear Chairman Hood:

Barbara J. Clark
SMD 8A02

At its regularly scheduled, properly noticed meeting on January 9, 2018, with a quorum of 7 Commissioners present (a quorum is 4 of 7 Commissioners), Advisory Neighborhood Commission (ANC) 8A voted **7-0-0** to reiterate its support for the request made in Zoning Case 17-17 for a map amendment to rezone Square 5564, Lot 812, 1401 22nd Street SE from PDR-1 to RA-2.

Terri Acker
SMD 8A03

Troy Donté Prestwood
SMD 8A04

The proposed map amendment reflects the anticipated land use on the Comprehensive Plan Future Land Use Map. Rezoning of this lot will allow for moderate residential housing to be developed and become consistent with the surrounding land uses in the neighborhood.

Travon Hawkins
SMD 8A05

Greta Fuller
SMD 8A06

T'Chaka Sapp
SMD 8A07

The requested map amendment will be consistent with the Office of Planning's recommendations stated in the Far Northeast and Southeast Element and Policies of the Comprehensive Plan to include:

FNS-1.1.1: Conserving of Low Density Neighborhoods

Recognize the value and importance of Far Northeast and Southeast's stable single family neighborhoods to the character of the local community and to the entire District of Columbia. *Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect and protect the existing low-density land use pattern while allowing for infill development that is compatible with neighborhood character.*

FNS-1.1.7: Row House Neighborhoods

In the *Fairlawn* and *Twining* neighborhoods, encourage infill housing constructed in the architectural style and materials compatible with the brick row houses and semi-detached homes that predominate in these areas. *New development in these neighborhoods should be consistent with prevailing densities.*

FNS-1.2.2: Connecting to the River

Link the neighborhoods of Far Northeast and Southeast to the Anacostia River through trail, path, transit, and road improvements. Provide new amenities and facilities in the waterfront parks that meet the needs of Far Northeast and Southeast residents.

H-1.1.3: Balanced Growth

Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low and moderate-density single family homes as well as the need for higher-density housing.

The proposed map amendment would be consistent with these recommendations. Remapping the site from PDR-1 to the RA-2 zone district would permit residential development consistent with the surrounding land uses.

The location of the proposed map amendment is in a prime location for residential living. It is surrounded by residential homes and apartments. It is located less than 50 feet from the entrance to Anacostia Park (a National Park located in Southeast D.C.) that connects the neighborhood to recreational activities such as roller skating, soccer, fishing, smart bikes, basketball, a fitness center, walking trails and much more. It is less than two blocks from Orr Elementary School and three blocks from Kramer Middle School.

Developing moderate density residential at this location will allow (vehicle free urban living) with access to the Anacostia Metro (Green Line) less than a mile away, the Potomac Metro (Orange, Blue and Silver Lines) also less than one mile away. This location is also well serviced by the Minnesota Avenue, SE bus lines (B2, V7), along with the Pennsylvania Avenue, SE bus lines (30S, 30N, 36, 32, M6) and others. There is also a ZipCar location on Fairlawn Avenue, SE less than one block from the subject lot. Rezoning of this lot to moderate density residential will be consistent with Mayor Bowser's commitment to providing housing opportunities in "All 8 Wards."

Allowing for the PDR-1 zoning to remain in this area will permit the encroachment of an inappropriate commercial use in a residential area.

The PDR-1 zoning is incompatible with the surrounding residential zoning and community.

The PDR-1 zoning allows development that will destroy the walkability of the community adjacent to a National Park and causes a pedestrian safety hazard for residents and neighborhood children.

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RE: Zoning Case 17-17

The PDR-1 zoning allows for industrial type uses that are not compatible with the surrounding residential neighborhood that includes an elementary and middle schools as well as recreational types of activities such as cycling and jogging due to the proximity to Anacostia Park.

The PDR-1 zoning, which allows for industrial uses and commercial trucks in the middle of a residential neighborhood, is inconsistent with Mayor Bowser's "Vision Zero" Initiative put forth by DDOT to create safe streets for D.C. and eliminate vehicle related fatalities. "Creating opportunity... means being able to take a walk or wait for a bus without concern for your safety". – Mayor Bowser, State of the District March 2015.

ANC 8A requests that the Zoning Commission accept its recommendation to rezone Square 5564, Lot 812 from PDR-1 to RA-2 for the benefit of the Fairlawn Community and Ward 8 residents.

The Chairman of ANC 8A designates the SMD Commissioner of 8A01 to represent the Commission on this matter.

Thank you for the opportunity to provide this letter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Troy Donté Prestwood", written over a faint, larger version of the same signature.

Mr. Troy Donté Prestwood

Chairman

Advisory Neighborhood Commission 8A