
Government of the District of Columbia



Office of the Deputy Mayor for Planning and Economic Development

**Z.C. Case No. 17-27 – Zoning Map Amendment
1125 Spring Road, NW (Square 2902, Lots 804 and 807)**

**Testimony of
Tsega Bekele, Project Manager
Office of the Deputy Mayor for Planning
and Economic Development**

Before the
Zoning Commission

April 23, 2018
6:30 pm

Testimony of Tsega Bekele, Project Manager
Office of the Deputy Mayor for Planning and Economic Development

Good evening, Commissioners. My name is Tsega Bekele and I am the project manager with the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”) managing the redevelopment of 1125 Spring Road, N.W. I am here to testify in support of the proposed map amendment for 1125 Spring Road, N.W., from RF-1 to RA-2.

The 1125 Spring Road site is located in Ward 4, on the boundary with Ward 1 in the Petworth neighborhood. The Property consists of a trapezoidal-shaped lot of approximately 144,000 square feet and is bounded by 10th Street, N.W. to the east; an alley to the north; a District-owned parcel to the west; and Spring Road, N.W. to the south. The Property is improved by the vacant Hebrew Home for the Aged, a utility/chiller building, a vacant former mental health treatment facility known as the Paul Robeson School for Growth and Development, a parking lot, and the adjacent portion of 10th Street, N.W. The Hebrew Home and parts of the area surrounding it are listed in the D.C. Inventory of Historic Sites and the National Register of Historic Places. The Georgia Avenue/Petworth Metro stop is 0.3 miles from the Property and the Property is also served by major bus lines on Georgia Avenue, New Hampshire Avenue, and 14th Street, N.W.

The 1125 Spring Road site has sat vacant in a rapidly changing neighborhood for some years. The map amendment would allow the site to be put back into productive use while also creating much needed affordable housing for seniors and families. The site was actually the subject of an OurRFP process that gathered community input regarding priorities and desires for the potential future of the site. Overwhelming themes throughout the community input process included the need to create more affordable housing and also increase the density of the site. Approval of this map amendment will allow the District the opportunity to do just that. The change from RF-1 to RA-2 will allow the creation of moderate-density residential product, increasing the total number

of affordable units that could be built at the site. This change is not inconsistent with the Comprehensive Plan and will support District policy goals, including the creation of affordable housing and revitalization of historic assets.