



Advisory Neighborhood Commission 8C

June 3, 2019

VIA ELECTRONIC MAIL

The District of Columbia Zoning Commission
441 4th Street, NW, Suite 200S,
Washington, DC 20001
dcozi@dc.gov

Re: Support for ZC Case No. 19-17 of Atlas MLK, LLC & 3715 MLK, LLC

Dear Chairman Hood:

The ANC 8C Commission, at a duly noticed public meeting at its May 1, 2019, meeting, voted, with 4 Yeas, 1 Nays, 0 Abstentions to support Atlas MLK, LLC & 3715 MLK, LLC (the "Applicants") request for a Zoning Map Amendment from MU-3A to MU-4 for 3703, 3705, 3707 & 3715 MLK Jr. Ave. SE (Sq. 6070, Lots 50-52 & 48).

Four members represents a quorum, and there were 5 members present at the May meeting. ANC 8C voted to fully support the Applicants' Zoning Map amendment application because it is consistent with the overall intent of the Comprehensive Plan Future Land Use (FLUM) and the Comprehensive Plan Generalized Policy Map Neighborhood Commercial Center designation.

It is our opinion that the Zoning Commission can consider a Zoning Map Amendment if it is determined to be "not inconsistent" with the Council-approved Comprehensive Plan, which provides direction on overall land use throughout the city. As you know, an important part of the Comprehensive Plan is the Future Land Use Map, which generally sets out intended land use patterns. For the Congress Heights 3700 block of Martin Luther King Jr Ave., the Future Land Use Map currently calls for it to be "low density commercial", which also allows low density mixed use or residential development. The existing MU-3A zones is consistent with that designation. A somewhat denser zone, MU-4, is also considered consistent with the low- density commercial designation.

Mustafa Abdul-Salaam, the Single Member Commissioner for the Properties (8C05), and myself are authorized to present this report. If you have any questions, please let us know.

Respectfully,

Mike Austin, Chairman, ANC 8C