



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5A
5171 South Dakota Avenue NE, Suite 125
Washington, DC 20017

zcsubmissions@dc.gov

Zoning Commission
of the District of Columbia
441 4th St. NW, Ste. 200
Washington, DC 20001

Re: Zoning Commission Case No. 22-19 / McDonald's Corporation
4950 South Dakota Ave., NE (Square 3786, Lot 1)

Dear Members of the Zoning Commission:

On June 22, 2022, at a regularly scheduled and duly noticed meeting, and with a quorum of 5 of 8 commissioners present, Advisory Neighborhood Commission ("ANC") 5A, once again voted unanimously 5-0-0 to reaffirm its support for the above-referenced case. ANC5A initially voted unanimously 8-0-0 in 2017 to support redevelopment of the McDonald's properties (see attached).

As originally discussed, McDonald's Corporation sought a map amendment for the property located at 4950 South Dakota Avenue, NE (the "Property") from MU-3A to MU-7B. Following extensive discussion, including proposed amendments to the Comprehensive Plan - Future Land Use Map, and broad community support, ANC 5A continues to support this application and find that the rezoning is not inconsistent with the Comprehensive Plan, and will facilitate the construction of a new McDonald's restaurant with a drive-thru, which is also supported by the community.

The McDonald's team indicates that it made multiple presentations and discussed the application with community stakeholders including the following dates:

- May 5, 2022: ANC 5A-03 SMD Community Meeting
- May 25, 2022: ANC 5A Meeting
- June 1, 2022: North Michigan Park Civic Association Meeting
- June 22, 2022: ANC 5A Meeting

ANC 5A Commissioners (2021-2022)

5A01 Damion McDuffie, Sr.

5A03 Emily Singer Lucio, *Corresponding Secretary*

5A05 Ronnie Edwards, *Chairperson*

5A07 Sandi Washington, *Treasurer*

5A02 Charles T. Lockett

5A04 Alex "Diego" Rojas

5A06 Derrick O. Holloway

5A08 Gordon-Andrew Fletcher, *Vice Chairman*

*Catholic University *Ft. Totten * Lamond-Riggs * Michigan Park*North Michigan Park *Park Place-Trinity Square *Pleasant Hills *Brookland

District of Columbia
CASE NO.22-19
EXHIBIT NO.17


During these meetings, the McDonald's team addressed questions and concerns about the proposed redevelopment of the subject property. The owner/operator of the McDonald's franchise on South Dakota Avenue is a long-standing neighborhood stakeholder who has been pursuing the upgrade of this restaurant for several years. During discussions with ANC5A, it was clarified that this support, and the proposed amendment, is specific to the McDonalds location only and does not include abutting properties.

For the foregoing reasons, ANC 5A urges the Zoning Commission's approval of the application.

ADVISORY NEIGHBORHOOD
COMMISSION 5A

ANC 5A is comprised of eight (8) Commissioners and therefore five (5) Commissioners constitute a quorum. On June 22, 2022, at a duly noticed Public Meeting of ANC 5A, five (5) Commissioners attended the meeting. At the time of voting to ~~approve this action~~ there were five (5) Commissioners present and voting. ANC 5A voted unanimously to support the application; and therefore, specifically request that ANC 5A's Action be afforded the "great weight" authorized pursuant to the DC Home Rule Charter. ANC 5A hereby designates Chairperson Edwards as the authorized representatives.

APPROVED: June 22, 2022



RONNIE L. EDWARDS, Chairman
Advisory Neighborhood Commission 5A

Attachment

- ANC5A 10/2/17 Letter of Support to OP



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October 2, 2017

****VIA EMAIL****

Eric Shaw
Director
D.C. Office of Planning
1100 4th Street, SW, 6th Floor
Washington, DC 20024
Eric.shaw@dc.gov

Re: Support for Amendment to the Comprehensive Plan Future Land Use Map
4950 South Dakota Avenue, NE (Square 3786, Lots 1 and 801)
Tracking No. 2081

Dear Director Shaw:

This letter is to advise that Advisory Neighborhood Commission ("ANC") 5A, at its regularly scheduled, duly noticed public meeting on September 27, 2017, at which a quorum (8 of 8) Commissioners were present, voted unanimously (8-0-0) to support the proposed amendment to the Comprehensive Plan Future Land Use Map for the McDonald's site and the adjacent property located at 4950 South Dakota Avenue, NE (Square 3786, Lots 1 and 801) (the "Property"). Specifically, ANC 5A supports the re-designation of the Property from Low Density Commercial to Moderate Density Commercial on the Future Land Use Map.

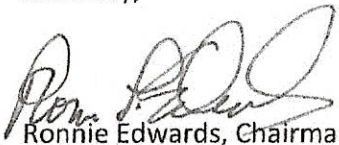
At the meeting, representatives from McDonald's presented schematic plans for redevelopment of the Property with a new and upgraded McDonald's building, and explained that the new building cannot be built under the current zoning and Comprehensive Plan designation. They also described that following the Comprehensive Plan amendment process, McDonalds would be submitting an application to the Zoning Commission for a Zoning Map amendment to rezone the Property to a zone district that is consistent with the Moderate Density Commercial category, and which would then allow for development of the Property with the new McDonalds building, including a drive-through.

Attachment 6/22/22

The Commissioners and the community were supportive of this proposal. The Commissioners are also pleased with the extent of community engagement and proactive outreach that McDonalds has undertaken thus far, and look forward to continuing to work with them as development plans progress.

We are pleased to support this application for an amendment to the Comprehensive Plan Future Land Use Map. Thank you for giving great weight to the recommendation of ANC 5A and/or preparing and submitting the appropriate close-out explaining the lack of consideration for the ANC's recommendation in the final disposition of the matter.

Sincerely,



Ronnie Edwards, Chairman
Advisory Neighborhood Commission 5A

cc: Tanya Stern, OP Deputy Director, tanya.stern@dc.gov
Joshua Ghaffari, OP Comprehensive Plan Program Manager, Joshua.ghaffari@dc.gov

ANC 5A Commissioners (2017)

5A01 Frank Wilds, *Vice Chairman*
5A03 Keisha S. Coefield-Lynch
5A05 Ronnie Edwards, *Chairperson*
5A07 Sandi Washington, *Treasurer*

5A02 Grace J. Lewis
5A04 Isaiah Burroughs, *Corresponding Secretary*
5A06 A. Jamaal Lampkin,
5A08 Gordon-Andrew Fletcher

**Catholic University *Fl. Totten * Lamond-Riggs * North Michigan Park *Park Place-Trinity Square *Pleasant Hills * Brookland*