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**RESOLUTION ON COMMUNITY INTEREST RE:
REDEVELOPMENT OF 1617 U STREET**

WHEREAS: The Office of the Deputy Mayor for Planning and Economic Development (DMPED) announced a potential surplus designation and disposition of the District-owned property at 1617 U Street NW and 1620 V Street NW;

WHEREAS: The site is comprised of two parcels that front 17th Street NW, U Street NW, and V Street NW and is currently home to the Metropolitan Police Department (MPD) Third District Police headquarters and Fire and Emergency Services (FEMS) Engine Company 9 and its related uses;

WHEREAS: The site is located in ANC 1B, across the street from ANC 2B, within several blocks of ANC 1C, surrounded by the Strivers' Section Historic District and 16th Street Historic District, and at the end of the U Street Corridor;

WHEREAS: The [2021 Comprehensive Plan](#) envisions this site as high-density mixed-use and the Office of Planning (OP)'s [Mid-City Area Element](#) identifies the site as one that "should be used to create a significant amount of new affordable housing, establish space for cultural uses, and provide for additional public facilities...";

WHEREAS: The project has attracted significant interest from neighbors, the broader community, and elected officials who desire a role in the development process and recognize that the redevelopment of this property will impact the broader community including nearby naturally occurring affordable housing;

WHEREAS: The ANC previously passed a resolution calling for upzoning to MU10 with care given to the process and transparency, fit and impact on immediate community, massing and height and additional family housing;

WHEREAS: The economic development committee of ANC 1B held an additional public hearing in October 2023 to solicit input on any future development:

THEREFORE, be it resolved:

Prior to any public announcement on the disposition of the site, the following issues should be discussed and integrated into a Request for Proposals ("RFP"). Many details will be resolved by the actual proposals, but three areas stand out as worthy of a discussion prior to issuing a RFP:

1. **Continuing public service agencies:** A commitment to maintain MPD and DC FEMS on site and a future discussion with relevant agencies (including DDOT) on the sizing of future use, a plan for the transition, noise mitigation strategies, parking use for public agencies, the environmental impact of the fueling station and curb cuts for the new fire and police station. Models of other joint stations and their integration into

the community would be helpful. The question of where the parking entrances and their sizing should be discussed with community prior to any RFP. Studies on traffic patterns or parking demand on V street are based on curb cuts and entrances are also needed. Moving as much current off-street parking into a new structure is desirable.

2. Other public facing uses that should be considered in the RFP are:

- Housing: As stated in the previous resolution, community sentiment favors increased family housing as part of a redevelopment. We would request an updated inventory of available affordable housing in the ANC 1B area (as well as the Mid City planning area) by both number of bedrooms and income levels. Many community members want to see continued public ownership of the property and suggest ownership models suggested in the proposed Green New Deal for Housing legislation. The ANC suggests that the Green New Deal for Housing target of 70% affordable housing in a good goal for this project. And also recommend adapting some of public ownerships provisions of Green New Deal. Equitable access to amenities for all residents is also an important community goal.
- Library: The Mid City element specially cites a library as a potential use. Community meeting have been very excited by the possibility of a library coming and that possibility must be explored with the relevant agencies before the RFP is issued. ANC 1B is circulating a community survey on future public uses, but an inventory and future plan of public facing cultural institutions in the area would be helpful. The site is near the ARTS-4 overlay district, and an arts and music use in particular would leverage other assets. Based on the ANC’s two public meetings, two community needs that a library would help with are meetings spaces and a place for children and families to read, study and learn.
- Retail: If retail is included in the development a priority should be on locally owned business with a racial equity lens to enhance the historic nature of the surrounding districts.
- Maintenance: Ensure there are clear provisions and funding streams for upkeep and maintenance of the building (all components of the properties), to ensure the site continues to meets the needs of the community over time. The West End library, for example, has a dedicated trust fund from air rights buildings for maintenance needs.

3. Setbacks and community fit: The Mid City Element also says “*New construction should concentrate density towards U Street and use design strategies to visually reduce building height and bulk to provide appropriate transitions to adjacent lower density areas.*” The ANC supports the Office of Planning (“OP”) November 8 proposal to clarify setback requirement along V Street to harmonize with existing rowhouses. In addition, as the area is adjacent to the Strivers Section and 16th Street Historic District, future design elements should be also be harmony with sitting next to a historic district. The historic fire house across the street (1624 U Street) is a cited example of harmonious government

architecture within the district. As the site is adjacent to two historic districts and also low-rise housing, design elements respecting those qualities need to be part of the RFP. Better design will help integrate a larger building into the Neighborhood Conversation Area. The OP addition of a side yard on the east side of lot is also a positive step, and a RFP should preserve and enhance the existing green public space along 17th Street NW#

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Certification:

After providing sufficient notice for and with a quorum of 8 of 9 present at its December 7, 2023 meeting, Advisory Neighborhood Commission 1B voted, with 6 Yeas, 2 Nos, and 0 Abstention, to adopt the above resolution



Sabel Harris
Chair, ANC 1B
ANC 1B08



Tucker Jones
Secretary, ANC 1B
ANC 1B09