

2000 14 STREET, NW  
SUITE 100B  
WASHINGTON, DC 20009  
(202) 481-3462  
[1b@anc.dc.gov](mailto:1b@anc.dc.gov)  
@ANC1B

**COMMISSIONERS**

**LARRY HANDERHAN**  
*VICE CHAIR*  
1b01@anc.dc.gov

**SEAN HOLIHAN**  
1b02@anc.dc.gov

**JAMIE SYCAMORE**  
1b03@anc.dc.gov

**SANTIAGO LAKATOS**  
*TREASURER*  
1b04@anc.dc.gov

**ALAN KENSEK**  
1b05@anc.dc.gov

**MARK JOHNSON**  
1b06@anc.dc.gov

**ASHLEIGH FIELDS**  
1b07@anc.dc.gov

**SABEL HARRIS**  
*CHAIR*  
1b08@anc.dc.gov

**TUCKER JONES**  
*SECRETARY*  
1b09@anc.dc.gov

**A RESOLUTION  
REGARDING SUPPORT OF MAP AMENDMENT  
TO REZONE 1617 U STREET NW**

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 FEMS Engine Company 9 was constructed in 1968, the 3D Police Headquarters was constructed in 1963, and the Fueling station was constructed in approximately in 1968;

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 Zoning Commission is currently considering a map amendment to rezone the property from MU-4 to MU-10 to allow mixed-use development including residential and retail in conjunction with municipal facilities including new police and fire stations, which is an early step in a broader disposition process that is likely to take several years;

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;

*(continued on next page)*

**THEREFORE; BE IT RESOLVED BY THE ADVISORY NEIGHBORHOOD COMMISSION 1B OF THE DISTRICT OF COLUMBIA, SUPPORT THE MAP AMENDMENT TO REZONE THE SITE FROM MU-4 to MU-10.**

FURTHER BE IT RESOLVED that OP, DMPED, and the Council give great weight to the following recommendations as they relate to the zoning map amendment and overall disposition process:

- **Process and transparency:** We support a redevelopment process that is transparent and fronts voices of those impacted, including immediate neighbors, all residents of the U Street corridor, and residents of the surrounding areas and strongly believe that DMPED should hold the release of an RFP until after the zoning map amendment determination is made.
- **Fit and impact on the immediate community:** Considering the broad and varied context of development around the site, we support development that acknowledges the goal to stabilize the area north of the site which is designated as a “neighborhood conservation area” in the Comprehensive Plan and respects the low-density residential properties on V Street and 17th Street.
- **Massing and height:** Recognizing the low-density residential properties on V Street and 17th Street, we support significant setbacks (e.g. lower height) on the north and west side of the property and encourage DMPED to conduct a study on daylight access and adjust the RFP requirements accordingly.
- **Housing:** We would like to see family sized units and deeply affordable (30-50% AMI) units as part of the affordable housing investments at the site. The possibility of ownership would also help meet goals of equity and legacy homeownership. We also support noise mitigation interventions for residents as part of the RFP. We strongly encourage DMPED to consider displacement in the immediate surrounding area for naturally occurring affordable housing. DMPED should conduct and publish a displacement risk assessment to determine the impact on the surrounding affordable housing in the neighborhood.
- **Public amenities:** We support parking being made available for use by the public as well as the municipal and residential tenants. We support preserving publicly accessible green space at the site on 17<sup>th</sup> Street and adding a library if deemed viable by the District of Columbia Public Library system. A small public park resembling the tenth street community park should be considered to offer increased access to light and outdoor space to surrounding residents. A city service should be included on the site to account for the loss of public services from the Reeves Center Redevelopment.

*(continued on next page)*



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
ADVISORY NEIGHBORHOOD COMMISSION 1B

####

Certification:

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

A handwritten signature in black ink, appearing to read 'Sabel Harris'.

Sabel Harris  
Chair, ANC 1B

A handwritten signature in black ink, appearing to read 'Tucker Jones'.

Tucker Jones  
Secretary, ANC 1B