



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



April 19, 2014

Ms. Rosalynn Hughey, Interim Director
Office of Planning
1100 Fourth Street, SW, Suite E650
Washington, DC 20024

Re: Rezoning Square 1070 (East Capitol, 15th, A, and 16th Streets, NE)

Dear Ms. Hughey,

At a regularly scheduled and properly noticed meeting¹ on April 10, 2014, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to request that the Office of Planning rezone the majority of the western half of Square 1070, which is bounded by East Capitol Street to the south, 15th Street to the west, A Street to the north, and 16th Street to the east. Notwithstanding the fact that the only commercial establishments contained in the Square are those fronting on East Capitol Street to the south, the entirety of the western half of Square 1070 is currently zoned C-2-A. We request that those portions of the Square not fronting on East Capitol Street be rezoned to R-4, so that the block may maintain its residential character and remain in keeping with the surrounding area.

Several residents of this Square recently have expressed concern regarding the possibility of its commercial development, and the resulting additional density and increased vehicle traffic. We note that under the current C-2-A zoning regime, new construction may occur up to fifty feet in height by right and there is no requirement that there be at least 900 square feet of lot area for each residential unit, as would be the case in an R-4 zone. Such development would detract from the quiet, residential character of the Square, which consists almost exclusively of traditional two-story rowhomes. We agree that this action is warranted to secure the continued quiet, residential character of the neighborhood and to prevent the increased density and increased vehicle traffic that will result from the type of development that is permitted in a C-2-A zone.

Thank you for your consideration of this matter. I can be contacted at 6A04@anc.dc.gov.

On Behalf of the Commission,

Nicholas Alberti
Chair, Advisory Neighborhood Commission 6A

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@googlegroups.com, ANC-6A and NewHillEast yahoogroups, on the Commission's website, and through print advertisements in the Hill Rag.