



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
ADVISORY NEIGHBORHOOD COMMISSION 5D

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Advisory Neighborhood Commission 5D  
371 Morse St. NE  
Washington, DC 20002

March 8, 2022

Zoning Commission of the District of Columbia  
441 4<sup>th</sup> St NW, Suite 210  
Washington, DC 20001

**Re: ANC 5D's Opposition to Zoning Regulation Changes Proposed in ZC Case No. 22-07**

Dear Members of the Zoning Commission,

ANC 5D opposes all changes proposed as part of Zoning Commission Case No. 22-07. The changes may be summarized as follows:

1. Add a definition to 11-B DCMR § 100.2, to define *WMATA Bus Facility* as, "A public transit bus facility operated by the Washington Metropolitan Area Transit Authority."
2. Add a matter-of-right use for WMATA bus facilities in R-zoned areas under 11-U DCMR § 201.1 by creating a new subsection 201.1(d). This would allow WMATA to install bus facilities by right in any R-zoned area identified on the Future Land Use Map as mixed-use moderate-density residential or local public facility. Such facilities would be subject to setback conditions, though this could be waived with a special exception.
3. Add a matter-of-right use for WMATA bus facilities in areas zoned MU Use Group D under 11-U DCMR § 510.1 by amending subsection 510.1(y). This would allow WMATA to install bus facilities by right in any areas zoned MU Group D, subject to the same setback conditions.

ANC 5D echoes all opposition that other parties have voiced to these proposed changes. And, given ANC 5D's history and characteristics, we oppose any attempt to install a bus facility within our boundaries.<sup>1</sup> Ivy City has had to fight against a bus facility before, with concerns over pollution and residents' health.<sup>2</sup> Those concerns remain. And just as Ivy City is an inappropriate location for a WMATA bus facility, so too are the other neighborhoods within ANC 5D. ANC 5D is largely residential,

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<sup>1</sup> It might be that no properties within ANC 5D would be eligible for a WMATA bus facility under the proposed changes. But ANC 5D cannot be sure because, as the DC Office of the Attorney General points out, the Office of Planning has not provided an impacted-properties map. Zoning Comm. Case No. 22-07, Ex. 4, at 1. ANC 5D thus "cannot anticipate or evaluate the potential environmental, traffic, and racial equity impacts" or other impacts. *Id.*

<sup>2</sup> Darryl Fears, *Ivy City, Tired of Being a D.C. "Dumping Ground," Takes on Gray Over Bus Depot*, WASH. POST (Aug. 12, 2012), <https://wapo.st/3hnPH7d>. The District eventually dropped its plans. Sam Ford, *Ivy City Bus Depot Plan Dropped, Some Residents Relieved*, WJLA (Aug. 3, 2015), <https://bit.ly/3M8wNiK>.

with some commercial activity. A WMATA bus facility anywhere in ANC 5D would pose a danger to our neighbors and create other issues. ANC 5D opposes the proposed zoning-regulation changes, and would oppose any attempt to bring a WMATA bus facility to ANC 5D.

This letter, presented by Comm. Sebrina Rhodes, came before ANC 5D at a duly noticed public meeting on March 8, 2022. ANC 5D is composed of 7 Commissioners, and 4 Commissioners constitute a quorum. With 7 Commissioners present, ANC 5D voted 7 Yea, 0 Nay, and 0 Abstain.

Respectfully,

A handwritten signature in black ink, appearing to read "A. Sydelle Moore". The signature is fluid and cursive, with the first name "A." and last name "Moore" clearly distinguishable.

Comm. A. Sydelle Moore  
Chairperson, ANC 5D