

**RESOLUTION OF ADVISORY COMMISSION 6E SUPPORTING A DAYTIME CARE  
USE AT 810 NEW JERSEY AVENUE, N.W.**

Advisory Neighborhood Commission (“ANC”) 6E takes note of the following:

1. **WHEREAS** the Project is located within ANC 6E, in Single Member District 6E07;
2. **WHEREAS** an application for a consolidated planned unit development (“PUD”) and related zoning map amendment to D-4-R filed by Capitol Vista Community Partners and the District of Columbia (“Applicant”) was approved by the Zoning Commission on September 11, 2017<sup>1</sup>;
3. **WHEREAS** the PUD approved an apartment house including a total of 104 residential units and approximately 3,200 square feet of ground-floor retail (“Project”);
4. **WHEREAS** all of the new residential units have been set aside as affordable units, with 16 units dedicated to families earning up to 30% of the median family income (“MFI”), 16 units dedicated to families earning up to 50% MFI, and 72 units dedicated to families earning up to 60% MFI or below;
5. **WHEREAS** the approved PUD order indicated that the ground floor may be occupied by retail uses from the following use categories: (i) Retail (11-B DCMR § 200.2(cc)); (ii) Services, General (11-B DCMR § 200.2(dd)); (iii) Services, Financial (11-B DCMR § 200.2(ee)); and (iv) Eating and Drinking Establishments (11-B DCMR § 200.2(j)). If the ground-floor space is leased by a Financial Services use, the Financial Services use shall not exceed 25% of the ground-floor area, as permitted by 11-I DCMR § 302.2(f);
6. **WHEREAS** the building was completed and has been occupied since Fall 2020; however, the portion of the ground floor proposed to be converted to daytime care use has remained vacant for three years;
7. **WHEREAS** the Applicant proposes to lease 2,000 square feet of the ground floor to a daytime care use, which use is not listed as “retail” in the Zoning Regulations or PUD order;
8. **WHEREAS** the D-4-R zone permits daytime care uses as a matter-of-right;
9. **WHEREAS** childcare presents a financial challenge for families in the District<sup>2</sup>;
10. **WHEREAS** the Mayor’s DC Comeback Plan proposes to launch a multi-pronged childcare affordability initiative, focusing on ages 0-2 by increasing the supply of childcare slots, bolstering subsidies to households, and exploring employer support for childcare

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<sup>1</sup> See Zoning Commission Case No. 17-06.

<sup>2</sup> Source: Economic Policy Institute, “The cost of child care in Washington, DC” (last updated October 2020).

through an innovative public-private funding model, and building the most robust free before- and after-school programs in the nation;

11. **WHEREAS** there is only one child development center licensed by the DC Office of the State Superintendent of Education (“OSSE”) in the Mount Vernon Triangle neighborhood;
12. **WHEREAS** representatives from the property owner provided a presentation to Advisory Neighborhood Commission 6E’s regularly scheduled meeting on May 2, 2023.

**THEREFORE, BE IT RESOLVED**, that ANC 6E:

1. Supports a modification to the PUD to allow a child care development center to occupy 2,000 square feet of the ground floor of the existing affordable housing development located at 810 New Jersey Avenue, N.W.

**BE IT FURTHER RESOLVED**, that ANC 6E

2. **Designates** Commissioner (Name), ANC 6E(SMD), to represent the Commission in all matters related to this resolution;
3. **Authorizes** the Chair to designate another member of the Commission to represent the Commission in all matters related to this resolution, in the event the designated representative cannot carry out their representative duties for any reason;
4. **Notes** that consistent with DC Code § 1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

This Resolution of Advisory Neighborhood Commission 6E supporting the proposed change of use from retail to daytime care was considered May 2, 2023, before ANC 6E at a duly noticed meeting of the Commission in the presence of a quorum.

The vote of the Commission was (number) in favor, (number) against, and (number) abstentions. The resolution is hereby adopted as resolution number (insert number).

Signed by

Dated: May 2, 2023

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Chris Hart  
ANC 6E Chairperson