



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5A
5171 South Dakota Ave. NE Suite 125
Washington, DC 20017

Resolution in Support of Large Tract Review Application for a Proposed Subdivision of Lot 71 in Square 3810 into Two New Record Lots in Connection with Construction of a New Academic Building for Mundo Verde Bilingual Public Charter School

WHEREAS, Mundo Verde Bilingual Public Charter School (“Mundo Verde Bilingual PCS”) owns the property located at 817 Varnum Street, NE (“Subject Property”) and has plans to construct a new academic building to serve its existing Calle Ocho campus that is located to the north of the Subject Property at 4401 8th Street, NE;

WHEREAS, Mundo Verde Bilingual PCS’ new academic building will comprise a one-story structure that contains approximately 16,297 square feet of space that is intended to serve the existing students and staff at the Calle Ocho campus. The new academic building is not intended to increase the number of students and staff served at the Calle Ocho campus;

WHEREAS, the Subject Property has a land area of just over four acres;

WHEREAS, construction of the Mundo Verde Bilingual PCS’s new academic building requires a subdivision of the Subject Property to create two new record lots;

WHEREAS, Mundo Verde Bilingual PCS submitted a subdivision application to the Surveyor of the District of Columbia that is currently pending (the “Subdivision”). The Subdivision proposes to divide the Subject Property into two new record lots. The larger of the two new record lots will contain approximately 135,344 square feet of land area, upon which Mundo Verde Bilingual PCS’ new academic building will be constructed. The smaller record lot will contain approximately 48,293 square feet of land area, upon which an existing institutional building at 821 Varnum Street will be located.

WHEREAS, pursuant to 10-B DCMR § 2300.1(c), subdivisions of tracts and land comprising three to ten acres may be subject to Large Tract Review (“LTR”) under 10-B DCMR, Chapter 23, if deemed necessary by the D.C. Office of Planning (“DCOP”);

WHEREAS, DCOP has deemed LTR to be necessary for the proposed subdivision;

WHEREAS, Mundo Verde Bilingual PCS submitted an application for LTR to DCOP on August 30, 2024;

WHEREAS, pursuant to 10-B DCMR § 2302.1(a)-(c), the scope of LTR includes an assessment of (i) consistency with laws in the District of Columbia, including the Comprehensive Plan; (ii) potential traffic, neighborhood and design impact; and (iii) quality of life and environmental impact;

WHEREAS, the Subject Property and the Mundo Verde Bilingual PCS - Calle Ocho campus are located within Advisory Neighborhood Commission (“ANC”) 5A,

WHEREAS, representatives of Mundo Verde Bilingual PCS presented the proposed Subdivision to the community at a meeting hosted by ANC Single Member District 5A03, Commissioner Emily Singer Lucio, on October 10, 2024, and at the ANC’s regularly scheduled and duly noticed meeting on October 23, 2024, at which a quorum of Commissioners was present.

WHEREAS, no major issues or concerns were raised by the community or Commissioners in regards to the Subdivision, or Mundo Verde Bilingual PCS’ new academic building that will be facilitated by the Subdivision. Rather, the community and Commissioners recognize the importance of the new academic building to Mundo Verde Bilingual PCS’ long-term facility needs and programmatic success;

WHEREAS, ANC 5A does not have any concerns regarding the Subdivision of the Subject Property to create the two new record lots needed to facilitate construction of Mundo Verde Bilingual PCS’ new academic building that will support its existing Calle Ocho campus.

THEREFORE, BE IT RESOLVED, that ANC 5A voted unanimously at its duly noticed meeting on October 23, 2024, to support Mundo Verde Bilingual PCS’ LTR application for subdivision of Lot 71 in Square 3810 into two new record lots.

APPROVED: October 23, 2024

Gordon Andrew Fletcher
Gordon-Andrew Fletcher, Chairperson

ANC 5A Commissioners (2024-2025)	
5A01 Duvalier Malone	5A02 Karlus Cozart, <i>Parliamentarian</i>
5A03 Emily Singer Lucio, <i>Vice Chairwoman</i>	5A04 Alex “Diego” Rojas, <i>Recording Secretary</i>
5A05 Tyeron Boston	5A06 Vacant
5A07 Vacant	5A08 Gordon-Andrew Fletcher, <i>Chairman</i> 5A09
Shelagh Bocoum – <i>Treasurer</i>	

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