

Government of the District of Columbia Advisory Neighborhood Commission 4B



RESOLUTION #4B-26-XXXX

Requesting a Change in the Future Land Use Map of 6000 Chillum Place

NE

Adopted January 26, 2026

Advisory Neighborhood Commission 4B (Commission) takes note of the following:

The owners of Martin Wiegand Lumber Wholesale Inc, represented by Chandler Wiegand, have resided within ANC 4B for (insert number of years) on land presently designated as PDR-1, or Production, Distribution and Repair-1, at 6000 Chillum Place NE, pursuant to the District of Columbia's Zoning Regulations.

The owners of the aforementioned property have engaged in proactive, meaningful community outreach and have engaged with Commissioners within ANC 4B to ensure that as the city works toward DC 2050 - the District of Columbia's Comprehensive Plan - that 6000 Chillum Place NE will be able to evolve with and support the city's plans for the future. To that end, ANC 4B supports their request and application that SSL 3379 0821 be successfully reclassified from PDR-1 to Mixed-Use Industrial, which is a new proposed designation under consideration in the 2050 Comprehensive Plan. This application to be reclassified is in light of the Future Land Use Map under consideration in the DC 2050 Comprehensive Plan.

6000 Chillum Place NE presently resides within a narrow PDR zone; however, it is broadly surrounded by residentially zoned areas (specifically R-2), and is within 0.2 tenths of a mile of a MU-3A zone and within 300 feet of a public charter school. The Commission also takes note of the following changes to the area:

WHEREAS, encroaching uses that are not compatible with the current use, substantial and material changes in the character of the surrounding land including the introduction of public charter schools within industrial zones have fundamentally altered the functional landscape of the area; and

WHEREAS, the property driveway entrance is directly across from a public charter school and residentially zoned neighborhood; and

WHEREAS, the immediate vicinity of the property now reflects mixed urban uses, characterized by increased pedestrian activity and increased automotive traffic incompatible with current heavy truck use giving further evidence of the transition from historically industrial activity toward community-serving and mixed-use development; and

WHEREAS, the owners of 6000 Chillum Place NE have spent considerable time and effort seeking consideration of the site for distribution use but has been declined by both private companies and government agencies (DMV, DPW, DGS) in part due to the liability of high pedestrian and automotive traffic associated with the school directly across from the property and one block from the property.

Additionally, pursuant to District of Columbia law, the property is prohibited from being utilized for alcohol production or cannabis cultivation, processing, or manufacturing due to its proximity—within 300 feet—to a school and—within 400 feet—to a church, without a special variant thereby creating a hardship by precluding viable industrial activities and limiting feasible by-right industrial uses; and

WHEREAS, the Advisory Neighborhood Commission finds that such constraints, when considered alongside the citywide demand for housing, community amenities, and flexible-use facilities, render a change to Mixed-Use Industrial zoning both reasonable and necessary; and

WHEREAS, the property is in close proximity to the public transportation, including two metro stations within one mile of the property (Fort Totten to the south and Takoma to the north), established bus routes and a dedicated bicycle trail (Metropolitan Branch Trail) connecting the property with two Metrorail stations located less than one mile from the site, support a land-use pattern more consistent with Mixed-Use Industrial zoning; and

WHEREAS, the change to Mixed Use Industrial is consistent with the goals outlined in the DC 2050 Comprehensive Plan to encourage transit-oriented, mixed-use development in appropriate locations; and

WHEREAS, a change to Mixed Use Industrial zoning would contribute to the economic vitality of the neighborhood by allowing for the creation of jobs and opportunity to create needed housing and reuse an underutilized industrial site; and

WHEREAS, the Commission further finds that establishing Mixed-Use Industrial zoning at this location will strengthen the neighborhood's long-term resilience by enabling a broader range of compatible uses and ensuring that the property may adapt to future, presently unforeseeable, community needs.

RESOLVED;

The Commission urges the Office of Planning and Zoning Commission to give consideration to this resolution in accordance with the rewrite of the DC 2050 District of Columbia Comprehensive Plan; and

ANC 4B hereby expresses its strong and unequivocal support for the change in the Future Land Use Map of the subject property from PDR-1 to Mixed-Use Industrial in the DC 2050 revision of the Comprehensive Plan; and

The Commission believes such a change is consistent with current neighborhood conditions, aligns with established planning objectives, and advances the public interest of Ward 4 and the District of Columbia.

FURTHER RESOLVED:

That the Commission designates Commissioner Jinin Berry of ANC 4B09 to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioner cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

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 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 in any way associated with the Commission.

ADOPTED by voice vote at a regular public meeting (notice of which was disseminated on January __, 2026), by a vote of __ yes, __ no, __ abstentions.

Chairperson: _____
ANC 4B

Secretary: _____
ANC 4B

Date:_____