

Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 7E
Marshall Heights ▪ Benning Ridge
www.anc7e.us



Zoning Commission
DC Board of Zoning Adjustment
441 4th St NW, Washington, DC 20001

February 3, 2026

Greetings,

As the Chairperson of the **Advisory Neighborhood Commission (ANC) 7E**, I am writing to communicate formal **notice of our opposition** to BZA Case No. 21377, the Application of Hampton East Owner, LLC.

ANC 7E does not support the requested relief due to significant concerns regarding the applicant's process, lack of meaningful community engagement, and unresolved cumulative impacts on the surrounding neighborhood.

First, the applicant has had the project underway for approximately eighteen months prior to meaningfully engaging with the full Commission. This prolonged period of project development without substantive consultation with ANC 7E undermines the intent of the District's planning framework, which relies on early and continuous engagement with affected communities.

Second, the applicant has repeatedly failed to engage the community in a meaningful and sustained manner. Residents and Commissioners were encouraged to participate in public meetings; however, when those most affected showed up, the applicant was unable to provide clear or substantive responses to questions and concerns. This issue has persisted despite repeated attempts by ANC 7E to obtain clarity and collaboration.

Third, the applicant has not presented a clear or credible plan to mitigate the cumulative impacts anticipated from overlapping large-scale developments in the area. Of particular concern is the convergence of this proposed project with the forthcoming approved development at Fletcher-Johnson, as well as the JC Nalle Elementary School renovation. These concurrent projects raise serious concerns regarding construction spillage onto surrounding residential streets, traffic congestion, pedestrian safety, construction staging, and general neighborhood disruption. Residents and Commissioners have raised these concerns at every public meeting to date, yet they remain unaddressed.

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Additionally, the existing apartment complex has a well-documented history of poor property maintenance, including overgrown foliage and persistent illegal dumping of trash and abandoned or improperly stored vehicles. ANC 7E, in coordination with residents and multiple District government agencies, has organized numerous cleanups and site walk-throughs to address these issues. The property owners have not been collaborative participants in these efforts, further calling into question their willingness or ability to responsibly manage the impacts of an expanded or intensified development.

Given the applicant's lack of meaningful engagement, failure to respond to longstanding community concerns, absence of a comprehensive mitigation strategy for concurrent developments, and history of non-collaboration on basic property management issues, ANC 7E cannot support the application as currently presented.

We respectfully urge the Board of Zoning Adjustment to give great weight to these concerns and to deny the requested relief, or, at minimum, require substantial revisions, enforceable mitigation measures, and demonstrable good-faith engagement with the community before any approval is considered. Thank you for the opportunity to submit this testimony for the record as ANC 7E approved submitting this letter by unanimous consent with a quorum at our February 2026 Public Meeting.

Sincerely,



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