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3054 Mount Pleasant Street project

RESOLVED: ANC 1D does not support the current plan submitted by the property owner of 3054 Mount Pleasant to convert the former Mount Pleasant Auto Repair shop into a multi-unit residential condominium building. It recommends that the property owner work with the ANC, Historic Mount Pleasant, the HPRB and the community to find a development solution which is more compatible with Mount Pleasant Street commercial corridor in terms of architectural design, economic development and the established strategic vision for the neighborhood. The general preference for this space would be mixed commercial use with ground level retail and professional office space above.

WHY: Mount Pleasant has had various studies conducted over the last several years with local organizations, residents, local business owners and government agencies such as the DC Office of Planning, DMPED and DDOT which outline needs and the vision for the commercial corridor. These include the Mount Pleasant Small Area Plan passed into law by DC Council in 2010, a Responsible Hospitality (RZA) study and the Vibrant Retail Streets Grant in 2013 with DC Office of Planning, Main Street and vendor Street Sense. All of these studies point to "smart growth", sustaining and developing our commercial corridor with appropriate businesses, improving product/service mix and development of a daytime economy by creating more professional services workspaces. The proposed design does not satisfy neighborhood visionary requirements as a multi-use commercial space nor is it compatible with the scale, style and rhythm of this commercial area. Sitting at the south-west entrance to Mount Pleasant St., it would also establish a negative precedent for more commercial condominiums, over scale heights and density which would eventually smother Mount Pleasant's village-like appearance and cherished atmosphere.

Passed by 4 to 0 vote at the legally noticed, public meeting of ANC1D on June 23, 2015, with a quorum present. Voting "yes": Commissioners Hoey, Rivas, Agbro, McKay. A quorum for this commission is three; four commissioners were present.