



Government of the District of Columbia
Advisory Neighborhood Commission 5C
Arboretum | Brentwood | Fort Lincoln | Gateway | Langdon | Woodridge

**Resolution on Renewing, Refining, and Renaming the
Langdon Park Moratorium Zone**

Sponsor: Commissioner Jacqueline Manning (5C04)

Whereas:

- The Langdon Park Moratorium Zone (LPMZ)¹ has been in effect since 2017, capping or prohibiting certain alcohol licensing by the Alcoholic Beverage and Cannabis Administration (ABCA) within portions of Commission Area 5C's Langdon and Gateway neighborhoods
- the moratorium specifically affects an area described in official ABCA documents as:
 - bounded by a line beginning at the 2200 block of 24th PI NE
 - continuing in a northeast direction to the 2200 block of 25th PI NE
 - continuing east to the 2400 block of Bladensburg Rd NE
 - continuing in a southeast direction to the 2800 block of V St NE
 - continuing southwest along the north side of the 2700 block of New York Ave NE to the 2000 block of Bladensburg Road NE
 - continuing in a northwesterly direction to the 2200 block of Adams PI NE
 - continuing north to the 2100 block of Queens Chapel Rd NE
- while no official cartographic artifact for these official boundaries appears to exist², these boundaries would approximate the coordinates detailed and rendered in *Appendix 1*
- the conditions of the moratorium include:
 - capping the number of nightclub licenses (CN/DN) and multipurpose facility licenses (CX/DX) at three (3)

¹ <https://abca.dc.gov/page/langdon-park-moratorium-zone>

² only an "old" simple radius is contained in the official cartographic data:
https://opendata.dc.gov/datasets/1092394719a44d72af2c9b6ddb269551_35

- prohibiting the issuance of new entertainment endorsements for restaurant and tavern licenses (CR and CT) that sell wine, beer, and spirits
 - exempting from the above hotel licenses (CH/DH)
- ANC 5C petitioned for renewal of the moratorium zone in 2021 upon its initial expiration, which ABCA granted, with an additional provision:
 - prohibiting licensees from expanding their premises into adjoining properties or lots except for the purposes of increasing their onsite parking
- ANC 5C's 2021 ask also included two requests which ABCA denied:
 - to increase the duration before expiration from three to five years
 - to change the name from "Langdon Park Moratorium Zone" to "ANC 5C Moratorium"
- the renewed and amended moratorium is now set to expire on June 11, 2024
- since the 2021 renewal, the Council has since expanded the role of the agency previously known as ABRA to including medical cannabis licensing, of which there are now many license types of unlimited issuance
- other industry, zoning, development matters have continued to proceed within the existing moratorium zone and nearby, leading to the new viability of community-serving businesses currently prohibited from licensing by the moratorium, as well as new business types and facilities that need to be controlled by the moratorium
- a number of existing nightlife establishments including Echostage, StadiumClub, Aqua, and Bliss, continue to create a consistent and undue burden on the community surrounding the Moratorium Zone, disrupting the peace, order, and quiet of the residential areas, consuming residential street parking capacity, inducing noise, crime, trash, litter, public intoxication and urination, and overall poor perception of the neighborhood, in turn decreasing real property values
- existing establishments operate nearly two miles from the nearest Metrorail station, lack consistent and/or adequate Metrobus service, have limited to no parking facilities, thus propelling driving patrons to park within the neighborhood - forcing seniors, retirees, caretakers, and working families to park at a greater distance from their residence while club venues maintain hours from as early as 7PM and as late as 4AM
- the surrounding community is vulnerable to reduced parking since many streets are not zoned for residential parking permits resulting in hundreds if not thousands of additional vehicles in residential areas
- the number of patrons attending existing establishments far outnumber MPD Reimbursable Detail Officers (RDO) resources for maintaining the security and safety of citizens thus creating challenging situations regarding crowd control and traffic directions

- the surrounding community is additionally vulnerable to cannabis license applications or the expansion of existing licenses due to the availability of large-scale warehouse spaces while potentially jeopardizing the ongoing operations or the development of the commercially zoned district

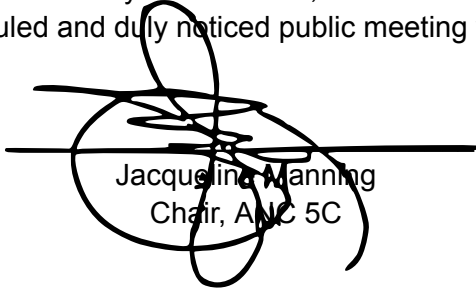
Therefore, be it resolved that ANC 5C:

- **formally requests ABCA renew the existing Langdon Park Moratorium Zone** for an additional three-year period
- **formally requests modification of the restrictions** to both contract some alcohol-related caps and prohibitions while expanding to some new cannabis-related licensing, to include:
 - **while maintaining in full force the cap on nightclub facilities, make allowances for the cap on multipurpose facilities** such that family-friendly businesses might set up operations in the subject area, as they have nearby
 - **remove the prohibition on new entertainment endorsements for restaurants and taverns**, with the understanding that the Protest and Settlement Agreement processes remain available to ANC 5C to time-limit entertainment and/or eliminate outdoor amplification entirely
 - **add the prohibition on all applicable medical cannabis license types**, to include Medical Cannabis Cultivation Center, Internet Retailer, Manufacturer, and Retailer
- **formally requests ABCA** expand the existing boundaries to encompass Production/Distribution/Repair facilities susceptible to use by cannabis cultivators, manufacturers, and dispensers, to include (cartographically specified in *Appendix 2*):
 - additional blocks of V St NE east from the current segment within the moratorium zone (the 2800 block) to the entirety of the the street and properties on both sides of the street from Bladensburg Rd NE to South Dakota Ave NE (from the 2800 block through the 3500 block of V St NE)
 - additional blocks of Bladensburg Rd NE south from the current segment within the moratorium zone (the 2000 block through the 2600 block), to include properties on both sides of Bladensburg Rd NE from Queens Chapel Rd NE to Montana Ave NE (the addition of the 1800 block of Bladensburg Rd NE and the 1900 block of Bladensburg Rd NE)
 - the addition of the entire “Montana Triangle,” most recently slated for redevelopment as Douglas Development’s NewCityDC project, and bounded by Bladensburg Rd NE to the east/southeast, Montana Ave NE to the west/southwest, and New York Ave NE to the north
- **formally requests ABCA rename this zone the “Arboretum/Gateway/Langdon Alcohol/Cannabis Moratorium Zone”** to adequately reflect the expansion in licensing

and geographic scope, and once again detach the moratorium from the now long-defunct Langdon Park Community Association

- **urges the Council to formalize this renewal and refinement** through necessary acts
- **authorizes Commissioner Jacqueline Manning to speak on behalf of the Commission** in advocating for the aforementioned

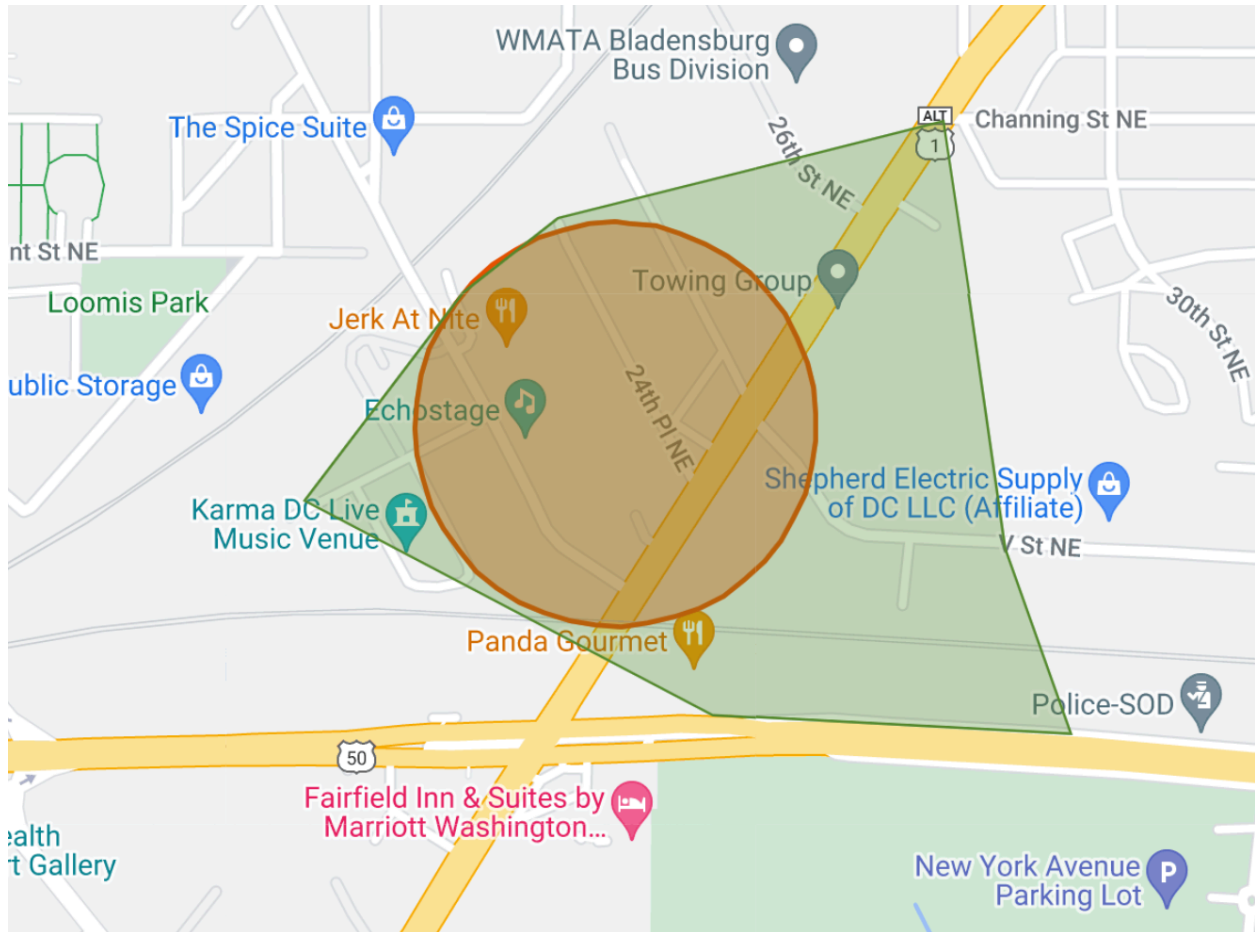
Certification: Adopted on **3/20/2024** by a vote of **6-0**, with four commissioners required for quorum, at a regularly scheduled and duly noticed public meeting with a quorum present.



Jacqueline Manning
Chair, ANC 5C

Appendix 1: Existing Boundaries

This represents a best attempt at actualizing as a cartographic artifact the boundaries specified in the ABCA rulemaking of the Langdon Park Moratorium Zone.



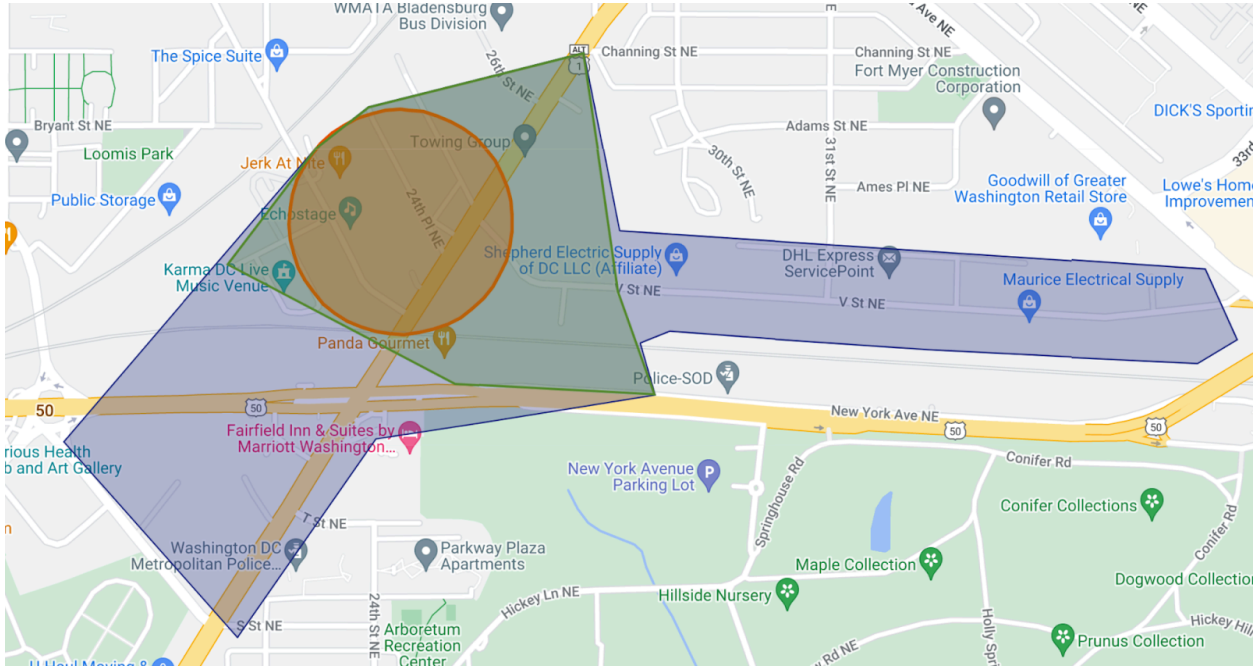
In orange: ABCA's unofficial/"old" moratorium artifact
In green: an interpretation of the ABCA's official moratorium boundaries

Coordinates

These are the Lat/Long coordinates of the green polygon rendered above:

- -76.972279,38.92157,0
- -76.973266,38.920978,0
- -76.9749053,38.9192911,0
- -76.9706637,38.9175458,0
- -76.9669408,38.9173956,0
- -76.9676167,38.9189065,0
- -76.9682557,38.9223659,0
- -76.972279,38.92157,0

Appendix 2: Proposed Boundaries



In orange: ABCA's unofficial/"old" moratorium artifact

In green: an interpretation of the ABCA's official moratorium boundaries

In blue: ANC 5C's proposed new boundaries

Coordinates

These are the Lat/Long coordinates of the blue polygon rendered above:

- -76.972279,38.92157,0
- -76.973266,38.920978,0
- -76.9779308,38.9167368,0
- -76.9746978,38.9138895,0
- -76.9721176,38.9167612,0
- -76.9669408,38.9173956,0
- -76.967209,38.9181552,0
- -76.9666803,38.9183131,0
- -76.9618815,38.9180536,0
- -76.9568897,38.9178441,0
- -76.9561464,38.9182022,0
- -76.9567353,38.9192339,0
- -76.9676001,38.9197899,0
- -76.9682557,38.9223659,0
- -76.972279,38.92157,0