



GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5B
1920 Irving Street NE, Washington, DC 20018

**Resolution Regarding Historic Preservation Review Board Case 22-328 /
Brookland Bowling Alleys (3726 10th Street NE):**

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Whereas, Urban Investment Partners (UIP) proposes to construct a mixed-use development on the west side of the 3700 block 10th Street NE in Single Member District (SMD) 5B05, which would incorporate the landmark Brookland Bowling Alleys building at 3726 10th Street NE (“landmark”);

Whereas, UIP has submitted an application to the Historic Preservation Review Board to determine whether the proposed project is compatible with the character of the landmark;

Whereas, UIP proposes that the exterior of the Brookland Bowling Alleys building remain largely intact, except for the installation of a rooftop pool and the replacement of features such as doors and windows;

Whereas, UIP’s proposed 321-unit, five-story development surrounding the landmark would have 100 off-street parking spaces, a bike room, and a façade made of a combination of brick and concrete fiberboard;

Whereas, UIP proposes to include commercial ground-floor space to the south of the Brookland Bowling Alleys building, while the development to the north of the landmark would be entirely residential;

Whereas, the Advisory Neighborhood Commissioner for SMD 5B05 held a public SMD meeting about this proposed project on June 14, 2022; discussed the project at ANC 5B’s meetings on May 25, 2022, June 1, 2022, and June 22, 2022; and solicited and received direct and detailed feedback from dozens of residents;

Whereas, residents offered constructive feedback as to a number of proposed building features that fall within the purview of HPRB’s review;

Be it therefore resolved that, after reviewing and consulting residents about the proposed project, ANC 5B recommends that HPRB request that UIP and its associate partners rework the design in response to residents’ concerns, as follows:

1. Residents expressed concern that the concrete fiberboard on the upper levels was not compatible with the façade of the landmark and suggested that a different colored standard-sized brick (e.g., light gray, tan, or manganese/dark gray) be used as the predominant building material so it more closely matches or complements the landmark. (One resident, an architect, suggested that manganese brick replace the dark gray concrete fiberboard.);
2. A number of residents suggested that the building height be reduced or stepped back, particularly on the north end, so the building does not

overpower the landmark or residential homes to the north, and so that the new building more closely matches the human scale of the landmark; and

3. Residents recommended that UIP add more open space on either side of the landmark to better differentiate it from the new taller building, to showcase and celebrate its distinctive art deco features, and to allow the landmark to “breathe.” (Instead of including outdoor dining space at the SE corner of the project near a loud, busy intersection, UIP could carve out some outdoor space in the middle of the development immediately adjacent to the landmark. Including more outdoor gathering space closer to the landmark would be compatible with the original use of the landmark as a place for social gatherings. It could also help to address HPO’s recommendation to “improve the relationship between the small historic building and the much larger new building.”).

The Commission designates Commissioner Colleen Costello (5B05) to represent the Commission in all matters relating to this resolution.

Adopted on 6/29/2022 by a vote of 4-0, with three commissioners required for quorum, at a regularly scheduled and duly noticed public meeting with a quorum present.