

**BZA 21438 – Opposition to Wingstop
406 - 8th Street SE**

**Entrance to Historic Barracks Row
Pennsylvania Avenue intersection**

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Resident since 1981- 2 blocks away - 10th and Pa, SE**

CONTEXT– THIS WEEK 5 BARRACKS ROW BUILDINGS BURNED

Historic Buildings on Fire – Eastern Market’s History

Eastern Market just had its third fire of historic buildings in 20 years – Fragers Hardware, Eastern Market farmers market and now this week 5 buildings on this same Barracks Row 2 blocks to the south.

These buildings suffered even with daylight visibility to see it and call it in. Fire response was quick and brought 100 fire fighters. This building had all around access and were unoccupied.

In contrast, 406 - 8th Street is surrounded on 3 sides by a much taller wrap around 801 Pa. Ave., SE with no back exit for any of the tenants/workers and no back access for fire and rescue. Any grease fire from this Wingstop would engulf these 3 little buildings all potentially with humans and even children inside.

REMINDER:

This is a historic district that needs protecting.

I live one block from the block Wingstop would occupy

Here is my OUTLINE of the reasons I am opposed to Wingstop in this defective site

QUICK SUMMARY

This is an industrial-level factory high-volume deep fry outlet in MU-4 zone.
It belongs in a PDR zone, or at least a corner with access to air flow
The building itself is defective for the purpose Wingstop desires.
It is unable to safely operate over 1000 orders per day at a super busy intersection

These short buildings 404/406 have air trapped topographically
They are surrounded on back and 2 sides by 5-story u-shaped 801 Pa Ave SE

The air flow for 5 tenants in 404/406 is blocked from wind dilution of pollutants
It will sit stagnant and backflow into the buildings only receiving west wind

That blows the stagnant area into 801 it does not dilute or release it
Even the much larger 801 Pa. Ave. SE will suffer through its many windows

This stuck air is like smog in California canyons
It just gets sucked back into the buildings and breathed by humans.

This sucked in air coats the ducts with grease creating fire risk
It puts all tenants at risk of immediate carbon monoxide
Longer term health effects documented are lung cancer, stroke and heart attack

This is not a compatible project in a mixed use residential/small business zone.
It violates the intent of the Zoning Regs to protect health and safety
It weakens and undermines this code to have industrial cooking in MU-4
It harms the public good of this community and lowers property values

It has a powerful detrimental impact on the near neighborhood

The ones covered here are Traffic Chaos, Fire Hazards and Toxic Indoor Air
It causes multiple categories of other harms including –
TRASH, RATS, NOISE, SEWER BACKUPS

There is no Hardship need for this Wingstop business here.
There is a Popeyes directly across the street.
It is a liability for the owners and the neighbors

This is an incompatible location multi-modal traffic wise
It is the entrance to historic Barracks Row and the Marine Barracks at EM Metro

Fire Safety –

The building jeopardizes tenants with no back egress for any.
All 3 storefronts have no back access for fire and rescue
All second and third floor tenants have no rear egress
Upstairs is operated as barbershop or prayer groups or childrens camp

CONTEXT OF WINGSTOP IN MU-4 ZONE

Wingstop plans 70 orders per hour (10:30 am to 2 am on weekends) -
That's 15 hours a day x 70 orders per hour = 1,050 pickups a day!!
This is industrial factory level of delivery/carryout only!!

This intersection (8th and Pa. Ave. SE) cannot absorb more traffic volume
Wingstop does not serve any neighborhood need - Popeyes is across the street

The residential parking on 2 blocks on the square are already packed to the gills.
The fire station is already blocked daily by Door Dash for other fast food

1. TRAFFIC – CONGESTION DANGERS ARE VASTLY INCREASED

ROADS, SIDEWALKS, AND CROSS WALKS BECOME HAZARDOUS

**THIS LOCATION HAS MULTIPLE HAZARDS FROM HIGH FLOW OF --
PEDESTRIANS, STROLLERS, SCOOTERS, BIKES, DOOR DASH, CARS,
TRUCKS, AND FIRE ENGINES**

These vehicular bottlenecks (Bus/Truck/Door Dash) create hazards
They are particularly hazardous for the old, the young, the infirm

400 block of 8th SE is already a mecca for fast food seekers
There are around 10 on the opposite side of 400 block of 8th

The narrow sidewalk cannot accommodate 70 more people picking up per hour.
That is one pickup per minute and 1000 plus per day!!

Multiple Door Dash now causes hazards to fire station and pedestrians daily
Add in 70 more per hour waiting for orders in a bus zone and whizzing out.

Roadway and Crosswalks – Jeopardizes Pedestrians

Pa. Ave. is the crossing intersection from Eastern Market Metro into Barracks Row
Seniors and kids enter historic Barracks Row here for movies/restaurants
Trader Joes and Yes! Organic Market criss-cross pedestrian movement across Pa.

Worse there are 2 Crosswalks at Pa. Ave. for 8th
Only the north one has a traffic light with walk signal
Most cross at the intersection below to avoid turning cars at the light

The new “Speedy” bus bulb out at that corner blocks visibility
Pedestrians, people in wheelchairs, strollers become hidden by the bus here

A car lane is removed for this dedicated bus lane
Over 50 spaces on the 3 blocks of Barracks Row are removed

Trucks use 8th Street SE too since 7th and 9th and 10th are too narrow.
Children’s playground is just north on Pa. Ave with tricycles/strollers entering Row

Car and Truck drivers become angry and could try to scoot past bus
Pedestrians would not be seen if they rush through the left lane.
The walkers are also blindsided and can’t see the truck coming.

Loading Zone will be activated with across the public sidewalk activities –
trash daily pickup from front
recycle nearly daily pickup
food deliveries daily - 1000 pounds of chicken
oil rendering with hose across sidewalk to truck
mechanical maintenance and cleaning with ladders and equipment
grease trap cleaning services
duct cleaning services

pcu maintenance service

Now add 70 Wingstop orders an hour into this mix - most by delivery.
...and the wait.....according to the 2 - 2.5 level of Wingstop reviews in dc/md
This over-the-top congested corner just cannot handle this level of increase

2. FIRE HAZARDS - FOR WHOLE BLOCK

This is a defective site for a high flammability factory operation
It is part of historic Barracks Row

The storefront is about 14' wide with NO REAR EXITS
All 5 upstairs and downstairs tenant have NO REAR EXITS

In Wingstop, 6-8 people need to cross paths by 350 degree vats of oil
They walk across slippery floors to lift chicken from oil by flame stove
The wings are pulled in a cage that slops oil onto floor
This is directly in front it's the low pilot light for these vats
The gas stove also provides flame if oil is carried over it or too close to vats of oil.

They will be working at factory speed like I Love Lucy show

Highly technical maintenance is required to protect multi-building fire includes –
clogged filters, clogged grease traps overflowing grease,
grease leaking down ducts and pooling between floors under PCU
Grease pooling inside a concealed ceiling is a critical fire hazard

What's at Risk???

List of current Businesses on this small square block at risk for Fire

Community Connections at 801 Pa Ave is a social services non-profit
They help people in need and people with mental health or drug issues

Yes! Organic Market is the south part of 801

It is a cherished and necessary business for Eastern Market since 2011

Metro Motor gas station adds explosive gasoline vapors to the possibilities here

It is behind the fire station and along the alley between them

By nature there are flammable vapors in a gas station that are flammable

Rusted/cracked/open **Dumpsters** – 11 of them - form a “dumpster train”

We recently had a serial dumpster arsonist in this area with 35 fires started

So this shows how easy a spark from Wingstop fire can catch these open dumpsters

There are two spiritual meeting places in the block -

Chabad East is directly above Wingstop in 406 - 8th SE

It is a big wide open space with a ceiling with a vaulted roof

Graceway Church is behind on 9th across the alley from the Metro Motor

They are on either side of the flammable open dumpsters

They have such bad rat problems already that white rocks are in their green space

Jajoe's Barbershop above 404 has 5 star reviews on 2 floors

The barbers and customers have no fire escape

Fire station already filed to BZA on Feb 7 a letter with strong objections

They already have daily problems with vehicles blocking their driveways

This delays the rescues from EMT/Fire and seconds save lives.

Residential blocks (E and 9) are already awakened by Door Dash beepers, from 10

pm to 3 am they are frequently awakened by car parties, hollering, laughing

Vehicles coming to pickup will circle their bloc waiting for late order

They already double park and take all the spaces available for residents

3. AIR – TOXIC HAZARDS TO OUTDOOR AND INDOOR AIR

REMAINING TOXINS LEFT AFTER PCU – 10-20%

MEDICAL EFFECTS – LUNG CANCER, STROKE AND HEART ATTACK

Even with a PVU (Pollution Control Device) very dangerous health hazards left.
The site of the building creates toxic air inside for all tenants and neighbors
The roof where the PCU exhausts is surrounded on the back and 2 sides

404/406 are short and narrow and only 3-stories

They are in a low topographic area surrounded by “canyon amphitheater”
Air is trapped by being surrounded by 5-story 801 Pa Ave.
It is close to twice as tall 20-25 feet higher/
Its like a canyon in California with smog settling in a valley

There are no wind currents passing through to dilute toxins
The only wind is from West and would just force toxins and grease to stay there.

There are deadly carcinogenic toxins in the leftover toxins from the PCU

It is not simply - does the exhaust smell bad, look gray and feel greasy
The PCU cleans only 80-90% of the visible and smellable parts of the outflow
That percent goes down if not excellent technical scheduled maintenance
It leaves behind the micro particles that cause deadly diseases
These are medically known carcinogenic and mutagenic to human body

VOCs volatile organic chemicals

PAHs - polycyclic aromatic hydrocarbons, amines, aldehydes

Particulates damage lungs, heart, kidneys

Codes

DOEE Air Quality codes and Mechanical codes and Fire Safety codes cover this.

The PCU works on diminishing the smoke and the grease and the smell
Even if PCU has perfectly scheduled technical maintenance these toxins remain
A normal building has fresh air circulation on the roof

These particles are diluted and blown away and the PCU functions as intended
But at this defective site - it still leaves behind the lung and cardiovascular toxins

**THIS STAGNANT POOL OF TOXIC GREASY AIR EXHAUSTED ONTO
THE ROOFS IS THE PERMANENT AIR SUPPLY FOR THE BUILDINGS.**

**BUILDINGS REQUIRE 8 AIR EXCHANGES PER HOUR WITH FRESH
AIR.**

**THIS SITUATION DEPRIVES THE CHILDREN AND ADULTS INSIDE OF
SAFE BREATHING AIR.**

**THE TOXINS ARE SUCKED BACK INTO ALL THE “FRESH AIR”
DUCTS AND THE CENTRAL AIR CONDITIONERS ON THE ROOFS -**

**THIS CREATES SICK BUILDINGS WITH CARBON MONOXIDE FOR
THE WORKERS AND CUSTOMERS/VISITORS**

**THIS IS LONG TERM DAMAGE TO LUNGS - ASTHMA AND HEART
ATTACKS AND STROKE.**

**SUCKING THE AIR INTO THE BUILDINGS INCLUDES GREASE WHICH
LINES THE DUCTS AND CLOGS THE HVAC SYSTEMS CREATING
EXTREME FIRE HAZARDS**

**EVEN THE 5-STORY 801 PA AVE SUFFERS DUE TO MANY WINDOWS
SITTING AT LEVEL WITH THE STAGNANT TOXIC AIR ON THE
ROOFS BELOW.**

Dear BZA,

Please do your true duty to not rubber stamp yet another fast food establishment
amidst this glut of them on this block. This is a far worse choice than a Subway on
the block. The ramifications and liabilities are pronounced.

I request that you choose not to okay these hazard here near our homes.

This can be a Win-Win with Wingstops choosing an appropriate active hipster Door Dash location with staging, loading, private property, no tenants above or beside in a super busy foot traffic block H- Street NE It is already massively noisy so no one will notice a loud PCU.

Example: 1125 H Street NE for lease

It is well-sited and already a beautiful modern chicken outlet fitted out

This was the 4.5 star reviewed home to mom & pop Chicoba

It has a beautiful interior only a few years old.

It has a large side public space lot the length of the building

It has room for a dumpster and food staging and loading and trash pickup

It has room for Door Dash and customers to wait in the side lot

It has an loading zone beside it on a 1-way wide street for mechanical service

It has an alley right behind it

It has large windows on corner catching eye in two directions.

Emerald Wings can stop flailing to “Try to Make a Silk Purse out of a Sow’s Ear” with this flawed 406 = 8th Street SE - Barracks Row site.