

November 13, 2013

SUBTITLE G MIXED USE (M) ZONES

102 USE PERMISSIONS

102.1 Use categories are identified in use tables provided for each zone, in the zone chapter.

102.2 Uses in the M zones are either permitted **by right without conditions (P)**, **by right subject to conditions (C)**, or as a special exception (S).

102.3 Use categories are permitted as either principal or accessory uses subject to any Condition

Dear Mr. and/or Madam Chairman,

Thank you for giving me an opportunity to speak on a matter that concerns me greatly in proposed Zoning Code.

My name is Gary Cha.

My family and I have been in business in DC since 1982 such as Gary's Café in Florida Avenue Market, China Grove Cafeteria on K Street and now a chain of 7 stores Yes Organic Market. The livelihood of my family and 150 employees who work at Yes Organic Market depend on our ability to survive in constantly changing DC market.

The size of the District of Columbia is 30 square miles bordering Maryland on North and East side, Virginia on South West side. The commerce of DC is very sensitive whenever there is a slight change in how we do business.

I have not found a good reason to allow big-box retailers to disrupt, destroy and drain the economy of our city.

I am in favor of **requiring special exception for big-box retailers for the following reasons:**

1. DC is ranked #1 in the country for worst traffic congestion. It is unthinkable to expect people living in Maryland or in Virginia to drive into DC to spend their money in retail stores. We do not need to make this traffic situation worse than it already is by allowing big-box retailers who rely on shoppers that travel by cars.
2. When a big-box retailer generates sales revenue of \$100 -\$150 Million per year, that business is not coming from Maryland or Virginia residents. That revenue is siphoned from many existing small and local businesses. The money spent at small and local businesses stay in our community while the money spent at the big-box retailers leave our community to their out of town or out of country headquarters which leaves our city poorer.

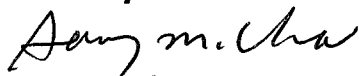
3. Please do not believe in rhetoric of big-box retailers bring in new tax revenue for DC. When a big-box retailer siphons businesses away from existing businesses, it is not a net gain in tax revenue. Replacing 30 to 40 businesses with one big-box retailer who pays the same amount for business licenses would be a net loss in city revenue.
4. Please do not believe in rhetoric of big-box retailers bring in jobs to our city. A big-box retailer siphon businesses away from existing businesses and often puts them out of business. Therefore, good paying jobs offered by locally owned companies are often replaced with low wage jobs.

Although there are many more reasons that make sense to require special exception for big-box retailers who are allowed to build as a by right zoning, I hope the Zoning Commission would taking a stance to protect the people and retailers in our community.

Every sport team whether it is football, baseball or soccer, they can always count on playing at home for home field advantage. A visiting team has to deal with jet lags, new sleeping situations, navigating through unfamiliar town and loud noise of hometown fans. The Zoning commission has an opportunity to give the home grown retailers a home field advantage. Keep the money circulating in our community, don't let it escape; nurture the character of locally owned businesses and provide opportunities for startup of local businesses.

Thank you for your time,

Sincerely



Gary M. Cha, Owner

Yes! Organic Market

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