

COMMISSIONER KHADIJAH WATSON SINGLE MEMBER DISTRICT 8B01 OBJECTIONS TO ZONING REWRITE

Corner Stores

ANC 8B01 and residents – Foresees many problems and issues such as parking issues, unwanted traffic of people loitering, congregating, and noises in the neighborhood with created by the corner store proposal. We strongly urge Office of Planning and the Zoning Commission to only permit corner food stores based on a small plan requesting them be approved by the Council with the support of the ANCs. Neighborhoods should determine if this use, which is currently prohibited would benefit our community, and under what circumstances. The current proposal is full of holes. The distance requirement and the concentration limits only apply to food stores and they can be waived by Special Exception. The Special Exception process does not really protect our neighborhood because it is assumed that applications will be approved and that the only question is what conditions might be added to the order. That does not give neighborhoods much comfort that any row house ground floor won't be converted to a commercial use and that the stores won't proliferate in the neighborhood. ANC 8B01 Commissioner oppose to commercializing our neighborhoods to commercial corner store such as food, liquor, retail, and service stores, including outdoors seating, music, change of façade, number of employee, and hours. We want to continue to enjoy the choice to live in a quiet, stress free neighborhood.

You talk about having a walkable neighborhood. Our neighborhood have Safeway, Giant, 711 and other stores and commercial businesses that we can walk to in the community. We think that this is sufficient for us. Additionally, we are slated to have more stores in our community which will be located on 24th & Alabama Avenue SE, the new Skyland Town Center. The Anker Store is The Walmart that is already in process and undergoing construction now as we speak. 8B abuts that project even though this project is actually located in SMD 7B. We can walk right across the street to that commercial area. We foresees that this project will also cause parking and traffic problems in our neighborhood.

If our neighborhoods (row house and single-family homes) decide that they need commercial, we would like to work with our residents to determine what that would mean and then approach you about permitting it. **Please reject or eliminate the proposed by right or by Special Exception corner store proposal. This includes providing Commercial businesses should not be permitted in our neighborhood as well. We foresee the same problems and issues as stated regarding the corner stores.**

Alleys Dwellings/ Commerical

Pop-ups

There must be a moratorium regarding Pop-ups immediately, it is out of character and disrespects the residents in the communities.

ELIMINATE Office of Planning Zoning Rewrite Poposal

Commissioners I have reviewed this Zoning Rewrite documents, and noticed that most of the rewrite proposal does not fit our neighborhoods in Ward 8, because there were people outside of our neighborhood who sat down with the Office of Planning to make all of the plans and decisions regarding changes for all of the Wards. Additionally, we are aware that the Advisory Neighborhood Commissioners residing in Georgetown was allowed the privileged by Office of Planning to make pertinent decisions and changes to fit their neighborhood.

This is what you call discrimination against people who lived outside of Georgetown, especially in Ward 8. Ward 8 ANCs never had a chance to do the same. They never came into our Community to walk around with us to better understand our neighborhoods. Nor did they allowed us to sit at the table to make changes to fit our community. Most of the zoning rewrite decisions were ideas from people who lived outside of the District of Columbia bringing their ideas with them from their home town and imposing them on our communities. They would rather put people on the streets to have the convenience of clubs, stores, and restaurants that serves alcohol. I see a lot of this on H. Street, NE. The changes on H. Street caused people to lose their business, because of the parking situations, they lost many of their customers. As far as I am concerning the Office of Planning did poor planning decisions for our neighborhoods in Ward 8. DC's poor planning and uninformed decision-making has and continues to result in massive displacement of longtime residents, the driving out of small businesses, and the significant reduction of affordability in the District to its lowest levels ever, and a tremendous surge in homelessness. We want all of this to HALT now!
Therefore. I feel that this Zoning Re-write should be eliminated.

Khadijah Watson, Chair
Advisory Neighborhood Commissioner 8B/SMD 8B01