

Dear Members of the D.C. Zoning Commission:

I am writing this letter in response to the D.C. Zoning Commission's request for, and the Office of Planning's inclusion of, a special exception requirement for large format retail stores in the text of the proposed modifications to the draft Zoning Code.

Overall, this modification is a significant improvement to the draft Zoning Code, although it is necessary that the modification's exemption for large format retail stores subject to Large Tract Review be removed.

Large format retail stores, relative to smaller retailers, present unique adverse impacts on a community in terms of traffic, neighborhood character, and the effect on surrounding businesses. Therefore, it is essential to require that a proposal for these types of stores go through a public process that evaluates its costs and benefits to the community prior to receiving any approval to proceed with the proposal.

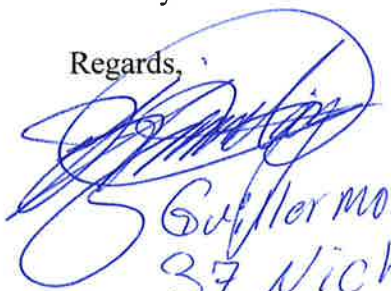
Requiring a special exception for these stores facilitates such a process. It is a common-sense solution to the problems posed by large format retail stores since the requirement of securing a special exception is designed to reward meritorious development while discouraging undesirable development. This process also ensures that citizens will be able to raise their concerns and/or support of a project publicly. As a result, citizens will gain greater confidence that any issues they raise are taken into account by their public officials.

Nevertheless, there is one major problem in the proposed modification: it exempts large format retail stores subject to Large Tract Review from needing to secure a special exception. This exemption would render the proposed special exception requirement moot since nearly all proposed large format retail stores would be subject to Large Tract Review. Staff at the Office of Planning has indicated that if the Zoning Commission adopts the proposed special exception requirement, it will advise the Zoning Commission to remove this exemption. However, until this exemption is removed, the proposed special exception requirement as currently stated will have no meaningful application to large format retail stores that are proposed in the future.

Assuming this exemption is removed, I applaud the efforts by the Zoning Commission and Office of Planning to include a special exception requirement for large format retail in the proposed modifications to the draft Zoning Code. I hope that you continue to support the inclusion of this requirement as part of the draft Zoning Code and its ultimate enactment.

Thank you.

Regards,


Guillermo Zelazny
37 Nicholson St NW
Washington DC 20011

9/8/14

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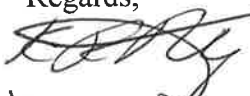
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Regards,

 9/8/14
KARINA ROSADO.

3850 TUNLAW Rd NW #504
WASHINGTON DC. 20007.

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Regards,

Alejandro Miranda.

4117 Illinois Av. NW

WASH, DC 20011


9/9/2014

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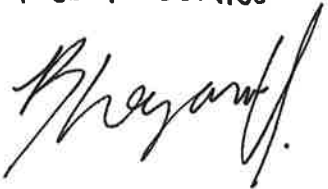
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ROSA LOZANO — 9/8/2014



4609 9th St. NW
Washington, D.C. 20011

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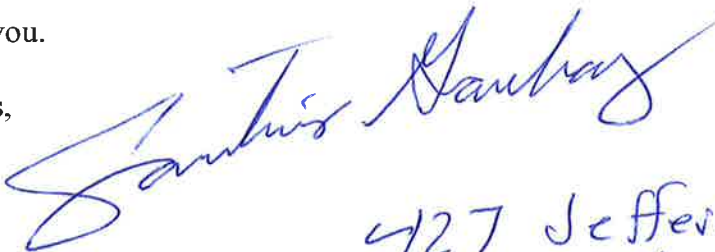
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Santino Garibay

427 Jefferson St. N.E.
Washington D.C. 20011

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Roque M. Broady
725 BRANDYWINE ST. SE #101

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Willie L. Baker Jr.