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D.C. OFFICE OF ZONING
2008 DEC 11 PM 2: 16

To the office of ZONING COMMISSION of the DISTRICT OF COLUMBIA

RE: SUPPLEMENTAL FILING REQUEST EXCEPTION for Title 11 section 3013.1

Case # 08-11

The 2006 Comprehensive Plan Future Land Use Map created by the OFFICE OF PLANNING is highly accurate and specific about this lot and the adjoining 2 lots to be Mixed use (Moderate Density residential and commercial). To assume that the intent of the OFFICE OF PLANNING was only for the Northern Side of the square E 475 but not the southern side of the square would be inaccurate. We have to agree that the group that planned the FUTURE LAND USE are bright individuals with the most accurate technical knowledge and equipments. The FUTURE LAND USE MAP is accurate as is and there is no room for interpretation for this lot. The following are a few examples that will clearly confirm that if the PLANNERS had any other plans other than MIXED USE, they would have indicated it that way on the MAP. They have it marked as MIXED USE.

To support this claim, see attached map. ARROW A shows the intersection of North Capitol NE and Florida av. NE, the planners have clearly marked the Southeast side as HIGH DENSITY and the NORTHEAST side as residential. ARROW B shows the intersection of Florida and New York. This is a complicated corner. But, the planners have it well delineated. It's clearly split between Institutional, Distribution and High Density. ARROW C shows the road on Florida Av NE between Virginia av and Montello. The northeast side shows MIXED USE and the south west side shows residential. ARROW D shows intersection of New York av between 5th st and 4th street. The northern side is marked as mixed use and the southern side as high density. ARROW E shows O st NW between 12th st and 10th st where it delineates mixed use for the southern side and residential for the northern side. There are hundreds of the above examples to show that the FUTURE LAND USE is specific and accurate and should be solely relied upon as is.

Now, I would like to respond to the concerns of the office of planning. The first concern stated, " Whether extending the C2A district south of alley to include a vacant residential property could negatively impact the stable residential neighborhood that is S st". It will positively impact the neighborhood. First the main entrance to property is off New Jersey and there is no access to the property through S st. The neighborhood will benefit from a local store where it will minimize vehicle commute expense thus reduce green house gases plus save neighbors from travel time and expenses. It will also help the city earn extra sales tax.

ZONING COMMISSION
District of Columbia
CASE NO. 08-11
EXHIBIT NO. 20
ZONING COMMISSION
District of Columbia
CASE NO. 08-11
EXHIBIT NO. 20

The second concern was “whether additional commercial zoning would impact the viability of the underutilized retail capacity within the Georgia Av. Mixed use Corridor” There are several hundreds of retail shops in the Georgia av area. A new small store will have no impact on Georgia Av. Furthermore, the small store will not carry everything, so neighbors will still go to Georgia Av for other needs.

The third concern was “ whether establishment of a commercial use on a small property near a busy intersection would complicate the referenced traffic situation”.

New Jersey Av, Florida av. and Rhode Island av have a regular flow of traffic. There is no history of congestion. The DOT shows average traffic of around 20k cars and those numbers have been consistent thru out the years. This indicates that NO new traffic will be created due to this small store opening. And, most common goods will be found anywhere so there will be no need for outsiders to drive down to this particular store. Furthermore, the store will have limited supply due to space restriction. Therefore, the average buyer will buy and carry. There will not be a need to drive. And, its confirmed that most small stores are ONLY frequented by nearby residents. Thus having no impact on Traffic Flow.

I believe I have addressed the above concerns accurately. The granting of this re-zone is kindly requested as it is consistent and within the FUTURE LAND USE. And, it will complement ALL the commercial zones nearby and will create a few extra jobs for the local residents.

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