

November 30, 2021

Zoning Commission
441 4th Street NW
Suite 210S
Washington, DC 20001

RE: Letter in Opposition of ZC Application No. 21-14-2026 Jackson Street NE

Dear Members of the Zoning Commission,

My name is Miles Dittmore I am the owner of the property located at 2011 Kearny Street NE.

I am writing to voice my opposition to the above-referenced Zoning Change application. I understand that the Applicant is asking the Zoning Commission to adopt a Zoning Map Amendment in order to change the zoning from R-1-B to MU-4.

I have attended meetings with the property owner (Patrick Walker, representing The New Macedonia Baptist Church), Ian Ruel (the contract purchaser), and Martin Sullivan (land use attorney representing the development team). As this proposal has been explained verbally and in writing, I must object to this proposed zoning amendment for the following reasons.

The proposed zoning change is:

- **Not necessary to develop an underutilized site;**
- **Not necessary to increase density and services;**
- **Will enable development that is not in the best interest of the community.**

In determining cases like this. The current zoning district from the official Zoning Map is of utmost importance, as this is zoning policy. Zoning policy is determined based on extensive research, community engagement, and collaboration across many DC government agencies. The current zoning for the lot in question is R-1-B, which includes a set of allowable uses. Primarily this is low density residential, detached single family homes. This zoning allows for a number of matter-of-right uses, and special exemption uses. None of which are mixed use or multiple residences - except for accessory dwellings. The development team for 2026 Jackson Street NE intends to develop this lot for mixed use. Doing this requires a zoning amendment for MU-4. The development team has projected that the lot is appropriate to be zoned as MU-4 as based on DC's Future Land Use Map (FLUM). The FLUM, however, does not determine appropriate zoning on it's own. The Zoning Map is intended to be used in conjunction with the FLUM and the General Policy Map. The FLUM is generalized guidance for how the future of zoning and development might change for DC. The FLUM is not a policy document. Notably, the FLUM paints with a wide swath and ignores property boundaries. As depicted in the FLUM (<https://dcgis.maps.arcgis.com/apps/webappviewer/index.html?id=0470b35d5da54ad1a64235b8d95ef5cc>), only portions of 2026 Jackson Street NE (and the affiliated lot of 3200 22nd Street NE) might be considered for Residential-Moderate Density with Mixed Use zoning. Does this mean that 2026 Jackson Street NE should become Residential-Moderate Density with Mixed Use? Not necessarily, as there are important distinctions between the words "might", "should" and "are".

The General Policy Map, which represents DC Office of Planning strategy, excludes 2026 Jackson Street NE as part of a mixed use strategy. Instead, this lot, and all parts of the lot's square, is detailed as a "Neighborhood Conservation Area".

This zoning change is not necessary to develop an underutilized site

Interestingly enough, the developers have presented the argument that these lots cannot be subdivided and they are too large for single family homes. Only one of these points is true. The lot cannot be subdivided - this is true. But too large for a single family home? Categorically false, if not just a blatant lie.

Here's some evidence, using lots within 300 feet of 2026 Jackson Street NE:

Location	Lot Size (square feet)
2026 Jackson Street NE	9400
3200 22nd Street NE	7100
2013 Kearny Street NE	5500
3204 22nd Street NE	5500
3300 22nd Street NE	9300
2114 Kearny Street NE	8500

While the parking lot is 70% larger than 2013 Kearny Street NE and 3204 22nd Street, the lot of 2026 Jackson Street NE is only 1% larger than 3300 22nd Street NE. Are these large lots a rarity in our neighborhood, or are they part of the original design - the rhythm and character that makes the neighborhood distinct? If you know the neighborhood, you'll quickly realize they are not rare. In the 7 residential blocks that compose the 20th Street/South Dakota Ave/Rhode Island Ave triangle, 4 of the blocks have at least 1 lot that is substantially larger than the average lot on the block. Examples of these lots include:

Location	Lot Size (square feet)	Square
2026 Jackson Street NE	9400	4220
3200 22nd Street NE	7100	4220
3215 20th St NE	7500	4220
3300 22nd Street NE	9300	4221
2114 Kearny Street NE	8500	4221
3308 22nd St NE	6900	4221

2030 Lawrence St NE	12100	4222
2018 Lawrence St NE	10600	4222
3416 22nd St NE	9700	4222
2019 Monroe St NE	10600	4222
2014 Monroe St NE	10200	4223
2024 Monroe St NE	8900	4223

This design is original to the neighborhood and adds appreciated character. It is a design that is noticeable on other blocks in Brookland, Woodridge, and Langdon. While I cannot speak for the intention of those who laid out these original parcels and lots, and while I cannot afford to purchase or live on a lot of that size, it is an opportunity to have a mixed income neighborhood with a diverse housing stock.

Thus, the statement that the lots cannot viably transition to a single family, detached residence, is blanketly false, as many detached, single family residences currently exist within the neighborhood. There is ample evidence in the surrounding community that these lots are appropriately sized and appreciated. Additionally, current zoning policy for R-1-B allows for an accessory dwelling unit on each of these lots - which can appropriately increase the density of the property owners felt the need. Some of these residences have sold in recent years - so there is evidence that the market can support this. According to Zillow, single family, detached homes on a large lot with recent sales history include:

- 2018 Lawrence Street NE
- 2014 Otis Street NE
- 1708 Lawrence Street NE
- 1815 Jackson Street NE
- 1706 Irving Street NE
- 2013 Franklin Street NE
- 2416 Otis Street NE
- 2525 17th Street NE
- 1525 Kearny Street NE

Again, this is not a comprehensive list. All of these homes are within a 2,500 foot buffer of 2026 Jackson Street NE and provide evidence that this size lot is typical to the neighborhood, is valued in the neighborhood, and contributes to a tax-generating segment of the real estate market.

Another argument the the owner and developer have presented is that the zoning change is required so the lot can become a mixed use property since it can no longer be affiliated with religious institution use. Linked to this argument is the statement that the only way this underutilized lot can become productive for the community is for it to be mixed use and/or moderate density.

I want the city to receive the taxes they are due, just like the developer (and property owner, allegedly) - I support the lot converting from an empty parking lot related to religious institution use. But guess what? The 2026 Jackson Street NE lot can be a used for many other purposes according to the current

zoning policy. As one example, the lot can become an educational facility. With the population increase within ANC5C07 (and surrounding environs) plus the demand for better services - a school seems quite appropriate. Public, charter, private school - all are current options. More good schools in our neighborhood would certainly decrease the reliance and need for cars to travel across DC in order to drive children to school - which is an extremely regular daily activity for most families in the community.

That's one example, but what about non-profit use? Seems like an easy option as many residents of the community work for non-profits or support their efforts through DC, the region, and internationally! What about healthcare? Pretty easy to imagine those being successful in the neighborhood since many of our community members are nurses, doctors, and EMTs. What about some more imaginative ideas? Performing arts facility? Agricultural use (wasn't that mentioned in the ANC5C07 meeting on 11/3)? And wait for it... temporary circuses and carnivals. While I won't lobby for the latter, all of these, and more, are viable options for which the lots are currently zoned for.

A zoning amendment is not required for 2026 Jackson Street NE to be a productive, tax-generating lot as a single-family, detached residence, nor is the zoning amendment required for the lot to be used for another purpose that is additive to the community.

This zoning change is not necessary to increase density and services

Another argument the development team has made which I want to address is, "This lot should be converted into condos to increase the density of the neighborhood." I love density too and I can agree with why some in the community are supportive of this. But why seek a zoning conversion for this? It is clear that 2026 Jackson Street NE is partially categorized as "Mixed Use" in the FLUM, but why not increase the density on lots that are currently zoned for mixed use, according to the Zoning Map? I believe development, zoning changes, and density increases should be well coordinated for equity and smart growth across the city. Because of this, I want to take a larger look at this issue than just the immediate area around 2026 Jackson Street NE.

Let's examine Rhode Island Avenue lots, from the Metro/CSX tracks, to Eastern Avenue. This is an appropriate area to study because:

- It is this community's primary transit artery, for cars and mass transit
- It is anchored by a Metro Station and transit hub
- It is the historic commercial area of this area
- It is a primary gateway into the District
- It unifies many communities on this side of DC

Along this corridor, we have lots with a variety of zoning, as detailed in the table below.

Zoning	Lot Count *
PDR-2	2
PDR-4	3
MU-3A	2

MU-4	128
MU-5A	2
MU-6	8
RA-1	33
R-1-B	48

* The lot counts include lots which appear to be Rhode Island Avenue addresses and were hand counted - so it may not be exact, just close enough for this. The lot locations and boundaries are sourced from DC Office of Zoning's Official Zoning Map: <https://maps.dcoz.dc.gov/zr16/>.

Please take note of the significant amount of lots currently zoned as R-1-B. 21% of the lots in this study area are in a R-1-B zoning district, and almost all of these are categorized on the FLUM as "Neighborhood Conservation Areas". R-1-B lots are valued assets within the Rhode Island Avenue corridor and part of the character that makes these neighborhood special.

If all those Mixed Use, RA-1 and PDR lots were developed, I could support a zoning change for additional lots in order to increase density, because DC must continue to increase in density. That is the point of the FLUM, right? To help inform future development. The FLUM isn't a zoning policy - it is guidance and there is a difference. So have all those lots which are already zoned for mixed use been developed?

As of 11/30, travelling the Rhode Island Avenue corridor, there is ample evidence that few lots that are currently zoned for Mixed Use have been developed or increased their density. So why would anyone be interested in developing the church and parking lots? Because it's cheaper to acquire these properties. The church and developer have a lower cost of entry and can turn around and sell these condos for **a lot of money**.

Here are some comparisons of tax assessments for similarly sized buildings on Rhode Island Avenue, which have not been developed yet:

Address	Tax Assessment (\$)	Square Feet	Price per Square Foot (\$)	Zoning
2026 Jackson Street NE	261,590	7100	37	R-1-B
3131 Rhode Island Ave NE	939,180	12200	77	MU-4
3200 22nd Street NE	738,770	9400	79	R-1-B
1206 Rhode Island Ave NE	671800	7700	87	RA-1
2318 Rhode Island Ave NE	400,790	4500	89	MU-4
1700 Rhode Island Ave NE	1,145,260	12200	94	MU-4
2029 Rhode Island Ave NE	1,196,300	10500	114	MU-4
1731 Rhode Island Ave NE	1,511,740	12600	120	MU-4
1420 Rhode Island Ave NE	1,360,400	11200	121	MU-4

1000 Rhode Island Ave NE	664,000	5200	128	RA-1
1927 Rhode Island Ave NE	845,750	6500	130	MU-4
3013 20th Street NE	717,220	5100	141	MU-4
1617 Rhode Island Ave NE	953,060	4200	227	MU-4
1814 Rhode Island Ave NE	1,690,910	5600	302	MU-4

The average price per square foot for these selected lots is \$121 per square foot. Note that 2026 Jackson Street NE is the cheapest price per square foot (\$84 per square foot cheaper than comparable lots), and it's affiliated lot, 3200 22nd Street NE, is the 3rd cheapest (\$42 per square foot cheaper). This is basic research, done by some guy in the neighborhood, using publicly available resources. If I can do this, clearly the developers have done this and more. They know that 2026 Jackson Street NE is far more affordable than any other options in the Rhode Island Avenue corridor which are currently zoned for mixed use. And a parking lot makes it cheaper to develop since they don't even have to hire a demolition crew.

Why are we, the residents, being asked to accept a zoning change just so a company ("church", if you will) can make a larger profit? Their profit comes at our expense. It really seems like an inappropriate request to me, and I'm clueless on why we should support this change. Let's develop the already zoned lots and prepare to have this conversation at a more appropriate time. Doing this will appropriately increase our density, increase our services, and reflect the planning which is reflected in the current zoning districts.

This zoning change will enable development that is not in the best interest of the community

Next, I want to delve into another important argument that the property owner and his representatives have made: "The lot must be converted into mixed use, moderate density, because it cannot be a viable religious institution." And to clarify, 2026 Jackson Street NE is owned by The New Macedonia Baptist Church. It is a R-1-B zoned lot, intended to be used as a parking lot for the adjoining lot at 3200 22nd Street, which is a vacant church (also zoned as R-1-B). These uses are consistent with R-1-B zoning. It is important to establish that information as it pertains to the use by and for a religious institution.

Looking at the history of The New Macedonia Baptist Church's involvement in 2026 Jackson Street NE is very interesting. I'll supply text copied from the "History" page of the New Macedonia Baptist Church website (<http://www.tnmbc.org/our-history>) on 11/30/2021:

*Father's Day of 2016, our pastor was requested to **provide assistance to the Evangel Missionary Baptist Church, located at 3200 22nd Street, NE, Washington, DC.** The congregation was facing foreclosure due to a sharp decline in its membership. His assistance led to the leadership of Evangel requesting a more **formal partnership with TNMBC.** It was agreed that the purpose of the partnership would be to grow the membership and **improve the facilities** to a point of self-sustainability. On February 24, 2017, The New Macedonia Baptist's Evangel Campus was officially established. Several facility repairs have taken place and plans for more extensive building*

*improvements are being made. The ministry is experiencing growth, as we are **committed to growing and maintaining a gospel presence in the northeast community.** We are excited to see how the Lord is **using the Evangel Campus to bless His people**, as we seek to honor His name!*

It is worth noting that Zillow reports 2026 Jackson Street NE as having been sold on 3/24/2017. Thus, it is safe to assume that the above mentioned “formal partnership” and “officially established” can be translated to “purchased.”

As a neighbor residing 147 feet from 2026 Jackson Street NE and 130 feet from the affiliated church at 3200 22nd Street NE, I can recall many church services held there. Organ music, singing, parking, etc. I, and many of the surrounding neighbors, had assumed the church dissolved. Any activity at the church, from 2017 onward, had become a rare occurrence. Many of us were surprised, during the pandemic, when 2 outside services were held in the parking lot. There weren’t many in attendance. I remember a lot more services prior to 2017 - I even liked the organ music. The New Macedonia Baptist Church took over a less-than-viable church community. His own website admits this, and I too admit that this happens. I grew up in a church that hardly seemed viable. And to be clear, services do not occur. Regular services, or any church activity, has not occurred in many years, and that change occurred when The New Macedonia Baptist Church took over the properties.

For a church and pastor that have claimed to be active in our community and looking to grow their presence and relationship, it is very interesting that The New Macedonia Baptist Church never bothered to change the sign on the 2026 Jackson Street NE parking lot or the front of the church. In the below photos, note the church remained named “Evangel Missionary Baptist Church” and that the presiding reverend is “D.G. Parker, Pastor”.



Photo 1. The church sign at 2026 Jackson Street NE parking lot, taken 11/5/2021. Contrary to the sign’s claim, the surrounding residents cannot recall a Saturday (or any day) service being held in a very, very long time.



Photo 2. The church sign at 3200 22nd Street NE, taken 11/5/2021.

About all the church has had since 3/24/2017 is walls. And Pastor D.G. Parker is not mentioned at all on The New Macedonia Baptist Church's website.

I'll admit, I don't know The New Macedonia Baptist Church - I can just observe what I see and make limited conclusions on what information is available to me. One piece of information that becomes quickly evident is that The New Macedonia Baptist Church is no stranger to real estate and development. Again, their website provides addresses for the multiple properties that the church has acquired and developed over the years:

Location	Tax Assessment (\$)
4115 Alabama Avenue SE	8,016,350
4339 Bowen Road SE	4,911,880
4210 Massachusetts Avenue SE	230,560
4135 Alabama Avenue SE	1,001,640?
4100 Alabama Avenue SE (a former gas station)	741,520
4254 Massachusetts Avenue SE	313,320
3200 22nd Street NE	738,770
2026 Jackson Street NE	261,590
4205 Barker Lane SE	438,530
4121 Alabama Avenue SE	476,450
4201 Massachusetts Avenue SE	314,230

These aren't all churches. Some are church related offices, a senior home, a 1-acre vacant lot, an apartment building, parking lots, private schools, and clergy housing. This is a church with a well-functioning real estate enterprise - and they definitely know the zoning policies, and options, better than I do.

The various properties owned by The New Macedonia Baptist Church, which their website lists and a few others that are easily found on DC's property tax assessment site (<https://mytax.dc.gov/>), are assessed at more than \$17,400,000. I'm sure this is not a comprehensive list of their properties.

\$17,400,000 of value which is tax-exempt. Yes, turning the 2026 Jackson Street NE into condos will generate tax revenue for the city - but for the development team, speaking on behalf of The New Macedonia Baptist Church, to make the statement that they value this project because:

"the tax assessed value will increase to over \$17,000,000 which will generate approximately \$150,000 in annual property taxes for the District that can be used to fund much-needed government programs, education, affordable housing, etc ..."

For a church with at least \$17,400,000 holdings, most being tax-exempt properties, to make this statement seems hollow and patronizing.

So we can establish that The New Macedonia Baptist Church knows more about real estate than they have presented to us during ANC5C07 meetings or nicely printed pamphlets. Everything is perfectly legal and fine. Churches can own property. I just think that we are a better community if we can be more open and honest. So I'll put it out there and say what you're probably thinking at this point, especially if you are a nearby neighbor to 2026 Jackson Street NE. From all appearances, The New Macedonia Baptist Church invested itself into the property of 2026 Jackson Street NE and 3200 22nd Street NE in order to convert the properties into condos - and make a handsome profit in doing so. I get it - churches need income too. But let's be honest about what it is. The current property owner bought out the previous church and is going to make a lot of money if we put the character and quality of our neighborhood at risk.

What does our community stand to risk? Quite a lot!

The negative impact on parking is evident. Initially, the developer hadn't included parking in their plan - on a block that already suffers from a constant lack of parking spaces for residents. They amended the plans to include parking, but their calculation only includes 1 parking space per unit. "Per unit" is interesting, as these units have been presented as for families, and composed of 2-3 bedrooms. I have a family. I know a lot of families, and it is extremely rare for them to only have one car. This part of DC is still overwhelmingly car-dependent. If you're bringing more families, and retail, and planning to remove multiple street parking spaces for your building's loading zones and curb cuts, then the impact that this development will have on parking is being severely understated by the developer.

More important and consequential, is the potential for zoning creep. By allowing 2026 Jackson Street to be zoned as an alternative to R-1-B, precedent is set to allow for other properties to successfully seek zoning amendments. In this case, the properties at risk are:

- 2008 Jackson Street NE
- 2010 Jackson Street NE
- 2012 Jackson Street NE
- 2014 Jackson Street NE
- 2018 Jackson Street NE
- 2020 Jackson Street NE
- 2022 Jackson Street NE
- 2024 Jackson Street NE
- 3200 22nd Street NE

Across DC there is evidence that zoning is applied, either through amendments or originally, consistently from street to street or street to alley. This is particularly visible along diagonal “Main Street” avenues such as Rhode Island Avenue. The rationale behind this seems to be to promote a consistent zoning across a natural grouping of lots.

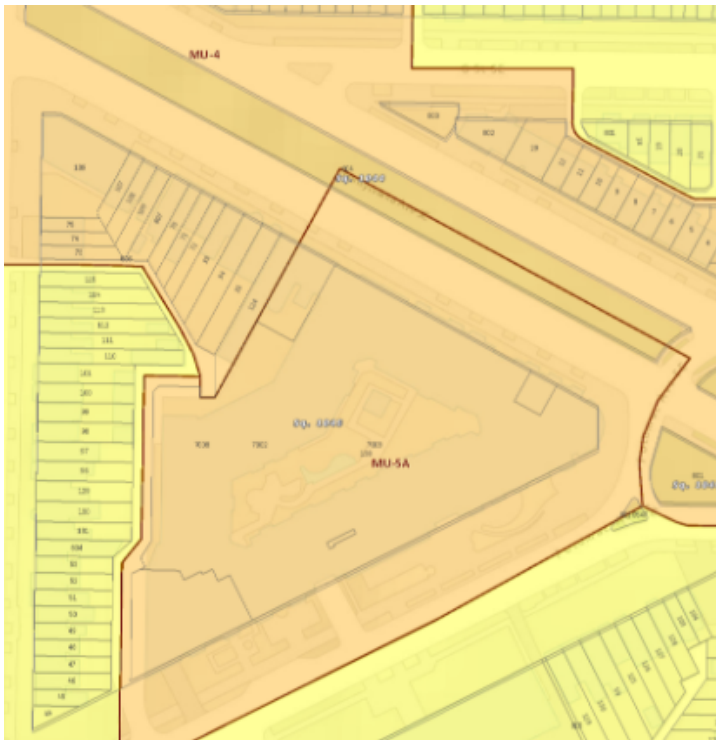
The issue of consistent zoning is compared to zoning creep in the maps below:



Map 1. Zoning consistently applied to the sub-blocks of Square 4248, immediately east of 2026 Jackson Street NE. Observe how the MU-4 zoning district is consistently applied to a group of properties until an alley or street occurs.



Map 2. This map shows the area immediately south of 2026 Jackson Street NE. MU-4 and R-1-B zoning is applied consistently to SQ 4219. Observe how the alley between 20th Street NE and Jackson Street NE delineates a change in zoning district.

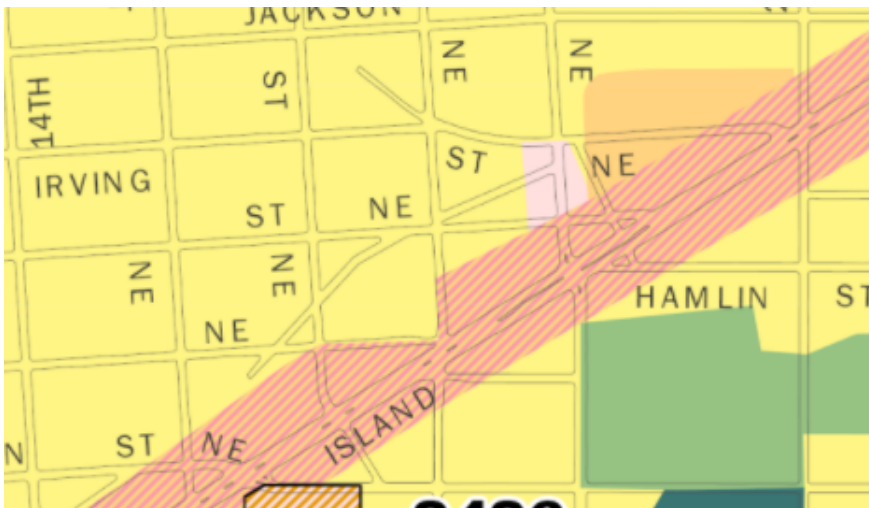


Map 3. Another example of consistent zoning districts not crossing streets or alleyways. Here, We see MU-5A and RF-1 zoning following streets and alleys near Pennsylvania Avenue SE and Potomac Avenue SE.

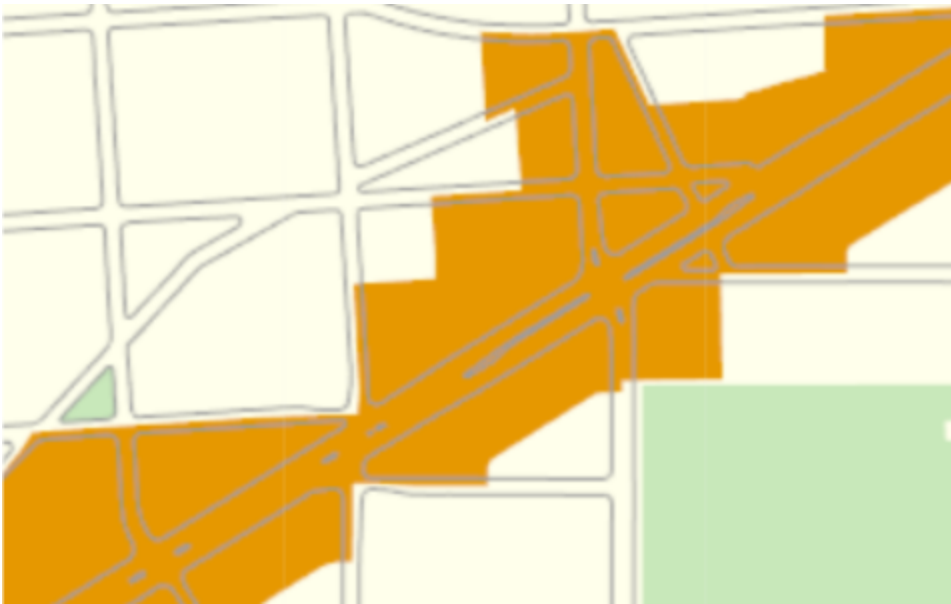
Now I'll present a selection of locations which are at risk of zoning creep. These locations have not had zoning districts consistently applied, resulting in zoning districts that are not perpetuated across lots until a natural boundary of a road or alley is met.



Map 4. Here we have the area of Rhode Island Avenue NE, 17th Street NE, and Hamlin Street NE. Observe how the MU-4 zoning district ends abruptly between lot 4134-0010 and 4134-0011. The MU-4 zoning is consistently applied for lots 14, 20, 19, 801, 21, and 10 in square 4134. The remaining lots of 11, 12, and 13, which are single family detached homes, are now surrounded by condo developments. I anticipate that the owners of lots 11, 12, and 13 will eventually seek a zoning amendment for MU-4 and be developed into condos.



Map 5. In this case of square 4134, the FLUM partially crosses the square as shown in the Map 6 below. Again, the FLUM is zoning guidance, not policy.



Map 6. This map shows the same area, but is sourced from the Comprehensive Plan Policy Map. Observe how lots 11, 12, and 13 are not included in the orange area (“Main Street Mixed Use Corridor”). Also observe that lots 14, 12, and 19 are included in the orange area, even though the FLUM shows those lots as only partially being included in the Mixed Use zone. This is the balance of created zoning policy, having guidance for the future, and ensuring it is consistently and logically applied.

Let’s observe another location that represents the potential for zoning creep. The below map is of Rhode Island Ave NE and Eastern Avenue.



Map 7. Observe how in Square 4130 the MU-4 zoning district follows Rhode Island Avenue (as it should), goes along Monroe Street NE, and then follows the alley. This is done to prevent Mixed Use

from encroaching into the area of lower density, detached single family homes (zoned R-1-B). However, between lots 30 and 31, the zoning district changes between lots - and not along an alley or street. This is an attempt to balance MU-4 from dominating the block, as it would if it continued to Clinton Street NE. But not lots 31-36 have MU-4 lots across from them on Newton Street NE. Why would these property owners not attempt a zoning amendment for MU-4?

Seeking a zoning amendment like this is financially lucrative. But with an abundance of MU-4 and similarly designated lots available for development, if not vacant, along Rhode Island Avenue, why should zoning creep be allowed? Increased density drives much of the DC economy. It certainly dictates if ANC5C07 will have another restaurant, grocery store, or coffee shop located in our community. But these increases also affect our property taxes - which will increase too. If we allow for zoning creep, we make it more expensive for ourselves while attempting to make it more financially profitable for the incoming development. I do want more services, but I want good, smart development. Allowing zoning creep is not smart, nor coordinated. The opportunities for development, and the lots, already exist. Let's amend the zoning for lots like 2026 Jackson Street NE at a later time, if the DC Office of Zoning and DC Office of Planning determine it is appropriate to do so.

In many areas of DC, this type of zoning creep is not an issue or evident. This is a situation caused by a combination of 3 physical elements to our urban design:

1. Diagonal thoroughfares, such as Rhode Island Avenue, which are aligned more east-west
2. Rectangular city blocks, which are longer on their east-west axis than north-south
3. The diagonal thoroughfares passing through blocks at an angle of less than 20 degrees

Quite simply, this is predominantly an issue in Wards 5 and 6. As the avenues cross the east-west/north-south grid, again, in a more east-west, low angle fashion, there are occasions where some rectangular blocks have a corner that approaches the diagonal street. But let's be clear, because if anything, property lines and zoning need to be extremely well defined - just because a block, or lot, is close to something, it doesn't equate to being the same thing. 2026 Jackson Street NE is not on Rhode Island Avenue and should not be considered part of the mixed use corridor.

By allowing the zoning of 2026 Jackson Street NE to change from R-1-B, the potential for contiguous lots to seek a zoning change increased. This would have a negative impact by driving denser development away from the Rhode Island Avenue corridor. Negative effects include the aforementioned parking problems, increased traffic, decrease in sunlight, and noise issues.

In Conclusion

With all this being put in the open, why should this community even be considering this? We have a property owner who has not been an active participant in this neighborhood. We have a developer trying to make a lot of money. Neither one has been particularly open with us or demonstrated commitments other than painting a nice picture of hypothetical coffee shops and retail. But they haven't made any real plans or engaged with existing community-based businesses. While the developer has offered up some consolation, such as limited parking for residents of the proposed building and maybe some dwarf trees or a fence on a shared property line, this project does not provide enough benefit to the community to warrant our continued engagement. Meanwhile, there are other lots available, and ones which are more appropriately located, ready for developing into a mixed use property of value to

the community, and zoned accordingly. The property owner (a tax-exempt organization) is seeking a zoning change for their financial benefit - which will come at a financial, social, and environmental cost to the surrounding community and DC.

Simply put, the zoning change is being requested in order for the current property owner to develop the land at a price below market rate.

Development is still thriving in DC, and in ANC5C. Much of this is a direct result of strong and well thought out zoning policies. These policies are both effective and well-intended within ANC5C07 and should continue to be applied to 2026 Jackson Street NE.

For the 2026 Jackson Street NE, and it's related 3200 22nd Street lot, to become mixed use or moderate density condos, the DC Zoning Commision is being asked to issue a zoning change, from R-1-B to MU-4. As a resident within the 200 ft radius of these lots, I do not support this ZC Application No. 21-14-2026 Jackson Street, NE.

This is not a wise zoning change as a MU-4 designation is not necessary to improve 2026 Jackson Street NE to a point of being productive for tax revenue. The zoning change is not necessary to increase the density and services in the neighborhood, because density and service increases are already occurring. Additionally, there are existing, nearby lots that are zoned MU-4, are better suited for development, and currently available. Finally, the zoning change is not in the best interest of the community and will have negative impacts to property owners within 200 feet and beyond.

On behalf of us and other local residents, please deny this zoning change and keep 2026 Jackson Street NE zoned as R-1-B.

Thank you for your time, consideration, and support for our neighborhood!

Sincerely,

By: *Miles Dittmore*

Name: Miles Dittmore