

## Cochran, Patricia (DCOZ)

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**From:** Cheryl Dixon <cheryl.j.dixon@gmail.com>  
**Sent:** Monday, September 26, 2022 2:30 PM  
**To:** DCOZ - ZC Submissions (DCOZ); Schellin, Sharon (DCOZ)  
**Subject:** Letter in Opposition of ZC 21-14, 2026 Jackson St. NE

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To whom it may concern:

This letter of opposition is in regard to Zoning Commission case 21-14, a map amendment to convert the property at 2026 Jackson St. NE to being zoned MU-4.

I do not believe allowing mixed-use development here is appropriate, because:

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

This zoning change is not necessary to increase density and services.

This project does not provide enough benefit to the community. There are other lots available, and which are more appropriately located, ready for developing into a mixed use property of value to the community, and zoned accordingly.

The 2026 Jackson Street NE lot can be a used for many other purposes according to the current zoning policy including school, daycare, urban farming, health care, among others. Agricultural use was mentioned at the ANC 5C07 meeting on 11/3/2021, but the invited Office of Planning representative didn't understand her presence at the meeting was requested for her to talk about the growing number of much needed urban farming sites in DC. So, she was absent when her name was called. In fact, 2026 Jackson was the location of the original Sherwood Farm, which occupied this site before any church/vacant lots came.

Our community has not had the opportunity to discuss these other uses that could benefit the community and even the Rhode Island Avenue commercial area. As DC rebounds from the pandemic, more churches are coming to this area occupying storefront space. Some would like their own locations, but no contact information from the Applicant is posted as available.

For these reasons and many others, it is best to keep 2026 Jackson Street NE zoned as R-1-B.

Very respectfully,

Cheryl Dixon  
2000 Jackson Street, NE