

Date: Thursday, October 16, 2025

Subject: Testimony in Opposition to ZC 24-11, Jemal's Schaeffer LLC & Jemal's Bumper George LLC

Case Summary: Consolidated PUD & Related Map Amendment from MU-5B to PDR-1, New York & Montana Aves. NE (Sq. 4268, Lots 6, 12, 14, 801, 804 & 819; and Parcels 153/113, 153/152 & 153/153) - Ward 5

Greetings members of the Zoning Commission and the Board of Zoning Adjustment:

I'm here to testify today, on behalf of the Arboretum Neighborhood Association, **in opposition** to Zoning Commission [case 24-11](#) which would allow for the rezoning the identified lots and parcels located along New York Avenue NE, between Montana Avenue and Bladensburg Road, from an MU-5B to a PDR-1.

The Arboretum Neighborhood Association stands with more than 50 community members, leaders and civic organizations who have also submitted letters of opposition to this rezoning proposal. We do not believe the Zoning Commission should grant the applicant's request to amend the map rezone, for the following reasons:

1. Ward 5 already includes the highest portion of PDR land in the city (see [Ward 5 Zoning Map](#)). Residents want a walkable community with amenities but that will require more housing and mixed use zones, not industrial zones.
2. The area surrounding the land parcel in question today is already overburdened with PDR zones that have not provided jobs or services for the community (they are filled with used cars, parked cars, storage units and other uses that do not serve local residents).
3. Instead of more underutilized industrial zones, we need more housing and improved transportation connections to downtown – we do not want or need more industrial zones in Ward 5.

I would like to emphasize to the Zoning Commission, [DC's Comprehensive Plan](#) (<https://dc2050.dc.gov/>) provides a roadmap for future development in DC. The plan recognizes that Production, Distribution, and Repair (PDR) land, or industrial land, is **“almost entirely located proximate to predominantly low-income (i.e. Black) neighborhoods,”** and says industrial land should **“ideally be designated throughout the District,” not concentrated in lower-income areas.**

With the Comprehensive Plan in mind, and a vision for 2050 (25 years from now), the Arboretum Neighborhood Association implores you to please keep the current “mixed use” designation for the parcel and find ways to support the developer in creating a

mixed use vision like what was originally planned and envisioned as [New City DC](#), which included housing and retail.

I am sympathetic to the developer and the reality of the current political and economic environment, but I believe the gateway to the nation's capital *can* and *should* aspire to a more optimal use of the land along New York Avenue NE. Because of the economic challenges currently facing the DC area, development of this site may require a public-private partnership or assistance from the DC government, to encourage smart growth and development of the land parcel in a manner that is truly commendable.

Thank you for hearing Arboretum Neighborhood Association concerns on this issue.

Respectfully,

John Healey (Ward 5 resident for more than 20 years)
2200 R St NE, Washington, DC

cc: Randall Chandler (Arboretum Neighborhood Association)
Commissioner Shawn Nelson (ANC 5C04)
Councilmember Zachary Parker (Ward 5)