

October 14, 2025

Zoning Commissioners
DC Office of Zoning
Board of Zoning Adjustment
1350 Pennsylvania Avenue, NW
Washington, D.C. 20004

Dear Zoning Commissioners:

I, Randall S. Chandler, a lifetime DC resident and a 32-year resident of the Arboretum Community, opposes the locating of a warehouse on New York Avenue near our neighborhood in Zoning Case 24-11 for the following reasons:

1. **Promise Broken:** When my wife and I first purchased our home here in the Arboretum Community in 1993, there was a Purple Line Metro Station planned for New York Avenue, now it is being built in Maryland. Next, in 2011, The Point at the Arboretum proposed New York Avenue, Bladensburg Avenue and Montana Avenue but that fell through. Then the proposed Wal-Mart which did not materialize. After that there was New City and all its iterations. These are a list of the proposals that we wanted but for a lack of vision and money by the city and developers. Because of the efforts in the past to bring some of value that would enhance the community for future growth that would bring more amenities to the area, I opposed this warehouse and the negative environment impact to our community. I hoped for a town center, a bustling meeting place that would bring activity to the community. In 2018 this is what Douglas Development also wanted a more inclusion and beautiful town center. See the following Attachment below on the email.
2. **A Return to the Past:** There was a warehouse on Montana Avenue near Bladensburg Road, a used car dealership facing MPD 5th precinct on Bladensburg Road, and a host of other business including an automotive repair shop between Montana Avenue and Bladensburg Road on New York Avenue. It became an eyesore over time. Because of the zoning that existed at the cite, the proposed project included “Mega Car Dealership” and a trash transfer station. So, I was so happy when the zoning was changed to mix-use so we would not have to defend The Arboretum community against anymore projects that would endanger our health. Although we have become a more diverse community in recent years, we are still largely an African American community. This is why I believe we have had trouble attracting the support needed to bring these projects to fruition.
3. **Bias in the PDR Land Use:** Most of the land designated PDR borders African American communities according to the District of Columbia’s own study: Production, Distribution and Repair Land use Study. In the study under Racial Equity Analysis on page 16 the study reads: “A majority of PDR land is in Ward 5 along New York Avenue NE and the Red Line corridor. Current and future residents who live near PDR land are likely to be the most impacted stakeholders in the land use policy decision-making process. Other stakeholders include the business owners, employees, and end users who are most likely to benefit from PDR land and spaces.” This supports the known and inherent bias in the New York Avenue Vision Framework and the rezoning process. Additionally, on page 16, the degree of the bias is further illustrated “ As of

2022, 76% of residents who live within census tracts where more than 30% of the land area is dedicated to PDR identify as Black.” There is already a concentration of PDR land usage in Black neighborhood, when you consider that there were ample warehouses at Florida Avenue Market which has been and is being changed into a residential community with many amenities. I oppose trying to remake the Arboretum Neighborhood into what Union Market was. See following link: <https://planning.dc.gov/PDR-Report>

The proposed PUD changes in case 24-11 is not the vision that I or Douglas Development had for the neighborhood in 2018. I am still looking for a Gateway to the city that offers a future to its communities’ vitality. Instead of broken promise that reminds you of what you don’t deserve. Or a return to a blighted past of rundown businesses lining the streetscape, used car lots and a tire repair shop between Bladensburg Road and Montana Avenue. As you can see when driving on New You Avenue, there is no shortage of Production Distribution or Repair businesses from Florida Avenue to Bladensburg Road. Please keep the existing mix-use zoning on this small slither of New York Avenue. There are several links below that are related to support my opposition to case 24-11.

<https://planning.dc.gov/node/1694186>

<https://dc.urbanturf.com/articles/blog/how-office-of-planning-wants-to-gets-33000-housing-units-built-on-new-york-/19442>

<https://planning.dc.gov/NYAroadmap>

Respectfully,
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