

Date: October 13, 2025

Subject: Letter 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

Dear D.C. Zoning Chairperson Anthony Hood and members of the Zoning Commission:

This letter of opposition concerns Zoning Commission case 24-11, which would allow for the rezoning and amendment of the map of identified lots and parcels located within the Montana Triangle from an MU-5B to a PDR-1.

Ward 5 has the highest number of PDR-designated areas within the District and has carried this burden for many years. The plot in question is prime land for building housing that offers access to green space and river access. Why would the city even consider putting another warehouse on this land? The lot is close to the National Arboretum which is over 400 acres of green space. It is close to the new Stadium that is being built over the old RFK lot and could provide housing for those who will work there, or those who want to live near a stadium. It has great potential for providing walking and biking access to the beautiful bike trails that line the Anacostia River. The generations that are buying homes/apartments/condos now and in the future, are looking for housing that allows them to be in nature, to recreate safely, that allows children to walk safely to the grocery store for milk and eggs or even go out to play. Community design matters and requires space. The parcel of land in question has a current "mixed use" designations, which would allow for thoughtful community design.

I do not believe the Zoning Commission should grant the applicant's request to amend the map rezone.

The DC Comprehensive Plan (DC 2050) explicitly acknowledges that PDR space is already concentrated in low-income neighborhoods and that the burden of industrial spaces should be distributed across the District. With this re-designation, the District is not signaling a good faith effort to abide by the DC 2050 Plan.

Thank you for considering the communities thoughts on the matter.

Respectfully,

MaurLo Parker