

A map of the Langdon Park area. The park is a green-shaded irregular polygon in the center. To its north is a large red 'X' representing a closed intersection. The map is bounded by Rhode Island Ave NE to the north, South Dakota Ave NE to the east, and Evarts St NE to the south. 24th St runs east-west to the south of the park. Various icons are placed along the streets: a shopping cart, shirt, and bicycle on Rhode Island Ave NE; a car, motorcycle, and person on South Dakota Ave NE; a person on Evarts St NE; and a person, trash can, and person on 24th St. The text '5C07' is written in large red and black letters in the top left corner.

northeast corner, it's *not 7.4 acres* as the Applicant's representative mentioned earlier and in closing. I know this error well as we had to correct it in one of our own filings.

OP's report goes on to characterize the proposed structure as a "warehouse." But "warehouse" is a specific, mostly accessory, use in the zoning regulations—and the applicant would not be bound to it. Rather than enumerating any of these specific uses, the Applicant is offering to pluck a few of an infinite number of PDR uses off of noncomprehensive lists. In other words, in the infinite number of PDR uses, the Applicant is only binding itself to infinity minus 17, or, infinity. This wordplay is highlighted in **Appendix 1**.

This rhetoric bleeds into substance. We saw it on the DDOT report with the conflict on parking spaces, and we do see it in the OP report. For instance, on page 17, in the racial equity analysis meant to consider the disparate impacts that this proposal would have on the black and brown communities surrounding Montana Triangle on all sides, OP offers that the *conceptual*, non-binding warehouse use makes the proposal "*light industrial*" and therefore "*not expected to significantly impact public health.*"

And while OP gives a brief, dismissive nod to the *New York Avenue Vision Framework* under Section 9 ("*Other Planning Documents*"), it completely omits mention of its own *PDR Land Use Report* issued just a year ago—one that recommends OP lead an effort, within 0–2 years, to implement MU-PDR zoning typologies just like those ANC 5C, ANC 5D, and Councilmember Parker have all called for as an alternative to this case. That same report also recommends a **70 percent preservation goal for exclusive use PDR**, which would read as advice against the exclusive use PDR expansion proposed here.

I know the Zoning Commission will want to give technical deference on these matters to OP, but I'd urge you to consider whether the agency has properly balanced that technical judgment with the lived experience of those who have filled this record with opposition. And I want to emphasize that I do believe our communities understand what's at stake in this case.

The Comprehensive Plan isn't a series of physics equations or computer code. Its meaning is ultimately executed through your deliberation.

I thank you for that work and look forward to seeing it proceed. Happy to take any questions.

Appendix: PDR-exclusive uses and offered exclusions

PDR-exclusive uses from [Exhibit 123A2](#) (slide 48) and their examples as provided in 11-B § 200.2, with the Applicant's exclusions from Exhibit 123A2 (slide 49) struck through.

- Education uses, public (no limitations offered by Applicant)
- Wholesale or storage establishment (no listed examples, no limitations offered)
- Youth rehabilitation home and adult rehabilitation home (no listed examples, no limitations offered)
- Self-storage, subject to conditions (no listed examples, no limitations offered)
- Waste-related service uses: **per 11-B § 200.2(hh):** *"Examples include, but are not limited to:*
 - *composting facility*
 - ~~*incinerator*~~
 - ~~*solid waste handling facility*~~
 - *non-intensive recycling facility."*
- Production, distribution and repair uses **per 11-B § 200.2(z):** *"Examples include, but are not limited to:*
 - *manufacturing facility*
 - ~~*concrete plant*~~
 - ~~*asphalt plant*~~
 - ~~*material salvage*~~
 - ~~*hauling or terminal yard*~~
 - *chemical storage or distribution*
 - ~~*outdoor material storage*~~
 - ~~*acetylene gas manufacturing*~~
 - ~~*fertilizer manufacturing*~~
 - ~~*rock quarrying*~~
 - *warehouse*
 - *storage*
 - *self-storage establishment*
 - *ground shipping facility*
 - *wholesale sales"*
- Basic utilities **per 11-B § 200.2(gg):** *"Examples include, but are not limited to:*
 - ~~*electrical sub station*~~

- telephone exchange
- optical transmission node
- electronic equipment facility [includes data centers per 11-B § 100.2]
- ~~sewer plant~~
- ~~water treatment plant~~
- methods and facilities for renewable energy generation other than a community solar facility
- ~~utility pumping station~~
- Animal sales and care **per 11-B § 200.2(c)(3):** "Examples include, **but are not limited to:**
 - pet shop
 - veterinary clinic or hospital
 - pet grooming establishment
 - dog day care center
 - animal boarding facility
 - animal sales establishment
 - animal shelter"
- Government uses, large scale **per 11-B § 200.2(r)(2):** "Examples include, **but are not limited to:**
 - airports
 - jails
 - truck dispatch facilities
 - police/fire training facilities;"
- Transportation infrastructure **per 11-B § 200.2(ff):** "Examples include, **but are not limited to:**
 - streetcar or bus passenger depots
 - transportation rights of way
 - ~~Metro stations~~
 - mass transit stations
 - bus stops
 - bicycle paths
 - bus transfer stations
 - ~~access ways, airports~~
 - bicycle facilities

- *multi-use paths*
- *pedestrian connections*
- *streets”*
- Motor vehicle-related sales and repair (provided not within 200 ft. of R, RA or RF zone or residential development): **per 11-B § 200.2(v): “Examples include, *but are not limited to***
 - ⊖ ~~*gasoline service station*~~
 - *auto repair facility*
 - *car wash*
 - *automobile sales*
 - *boat sales*
 - *motorcycle sales”*