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Hi, my name is Terra Weirich and I moved to the neighborhood about 3 years ago because I could see the potential for greatness on Georgia Avenue. A lot of people in this room tonight envision a mix of shops, restaurants and housing that create a vibrant, mixed-use, pedestrian corridor with all components working together to meet the needs of the neighborhood. The Overlay zoning being considered tonight is an important step toward that vision and toward greatness on Georgia Avenue. It sets forth what I think is a smart balance and strategy between commercial and residential uses – after all they work together – the neighborhood needs shops, restaurants & jobs to attract residents and the shops & restaurants need residents to keep them in business.

The overlay will help our neighborhood to build a successful business core that is high-quality, pedestrian-friendly and will attract residents to fill upstairs units. Retail requirements will include lots of display windows, buildings built right up to the sidewalk, tall ceilings, rear or underground parking, and security grills that let the light in. The overlay will also give residents, the very important ability to influence new large developments (those on land parcels over 12,000 sf) that seek to move into our neighborhood. A similar clause helped the Macomb-Wisconsin neighborhood achieve compatible uses and revitalization and is a clause that I, along with fellow residents, consider crucial to the Overlay, as this part of Georgia Avenue is fragile with 30-35% of stores sitting vacant, liquor stores literally on every block, and a large strip club.

I attended a Georgia Avenue retail forum 2 nights ago and heard a lot of the great ideas developers, planning professionals & residents had for the corridor. Tonight, we need you, the Council, to give us a foundation to carry out those ideas. I urge you to vote in favor of the Georgia Avenue Overlay.

**CIM GROUP
INVESTING IN URBAN COMMUNITIES**

ZONING COMMISSION
District of Columbia

CASE NO. 06-48EXHIBIT NO. 28

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