



Fairlawn Citizens Association, Inc.

**P.O. Box 30912
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www.fairlawndc.org**

February 6, 2018

Office of Zoning
441 4th Street, NW, Suite 200S
Washington, DC 20001

Re: Zoning Case #17-17

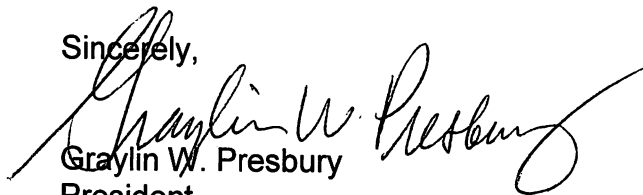
Dear Zoning Commission,

The Fairlawn Citizens Association (FCA) supports ANC 8A in its request to rezone the lot located at 1401 22nd St, SE, to residential R-3 or RA-2. The FCA is adamantly opposed to the current plan to build a storage facility under the existing but obsolete PDR-1 (Production, Distribution, and Repair) zone. We believe that the rezoning of this lot would be in the spirit of and consistent with the Land Use Element of the Comprehensive Plan, even though this lot is too small to be subject to the Large Tract Review Procedures of the Office of Planning. However, that notwithstanding the FCA wholeheartedly supports ANC 8A request to rezone the lot at 1401 22nd Street, SE.

The planned storage facility is out of character for this modest residential community located near one of the few entrances to the U.S. National Park Service's Anacostia Park with its growing recreational use by both the immediate local community and the larger metropolitan area as other high use parks around the National Mall become more restrictive. This planned storage facility would place a high traffic-drawing commercial establishment at the corner of a non-traffic light controlled, five-way intersection where two of the streets it would abut are one-way streets (both Fairlawn Avenue and 22nd Street), and another street (Nicholson) is the entrance to the heavily used (especially in the summer months) waterfront park (Anacostia Park). Meanwhile another side of the building, the side with the loading dock, is only accessible from a funneled public alley that is narrowest at the entrance of the planned storage facility's driveway to the loading dock. Customers will need to back their trucks in, turn and continue backing up to reach the loading dock of the planned facility because there is not enough space to drive in and turn around to back up to the loading dock. The average driver is not accustomed to driving a truck, to say nothing of backing a trucking into a loading dock area; that is the stuff of a CDL driver test.

In addition, the traffic management plan expects the users of the planned storage facility to obey the one-way street signs and to not use the rest of the public alley as a thruway to get to the facility. That traffic management plan is wishful thinking at best. As many, if not most, drivers will likely take the shortest route once they are within eyesight of the facility. It is a bad plan that proposes the improbable with the expectation that people will operate against their intuitive nature. Add to this, navigating the narrow residential streets surrounding the planned storage facility which the traffic management plan proposes and the close proximity of the Orr Elementary School in the same block of 22nd Street, and we have a recipe for disaster, that also compromises the walkability of that entire area around the planned storage facility. The Fairlawn Citizens Association urges the Zoning Commission to rezone the lot located at 1401 22nd St, SE, from the antiquated PDR-1 to the contemporary R-3 or RA-2.

Sincerely,

A handwritten signature in black ink, appearing to read "Graylin W. Presbury". The signature is fluid and cursive, with a large, sweeping "P" at the end.

Graylin W. Presbury

President,

Fairlawn Citizens Association

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