

**Single Member
District 5A09**

Riggs Park, North
Michigan Park,
Fort Totten



Nov. 22, 2022

Re: Z.C. Case No. 22-19, concerning 4950 South Dakota Ave. NE

To whom it may concern:

I am Advisory Neighborhood Commissioner-elect for the new Single Member District 5A09, which begins one block northwest along South Dakota Avenue from the location of the proposed rezoning for 4950 South Dakota Avenue NE.

Generally speaking, upzoning is something that I view as strongly positive, helping to add additional units to DC's housing stock, thus contributing to lowering the cost of housing in the DC area and allowing us to welcome more neighbors into our community – both of which I strongly support. However, I absolutely do *not* support upzoning merely to allow for the construction of a drive-through for a fast food restaurant by-right, which is precisely what the applicants in this case are asking the Zoning Commission to approve. I am thus writing today to ask that the Zoning Commission **deny the request** to upzone the property at 4950 South Dakota Ave. NE and instead consider upzoning to a different Mixed Use zone to allow for similar levels of density but without allowing for the by-right construction of a drive-through, for the following reasons:

- Constructing a drive-through would exacerbate already congested traffic conditions along the South Dakota Avenue corridor, which is already in desperate need of traffic calming and a serious road diet to make it safer for pedestrians, bicyclists, and other vulnerable road users, as well as for drivers. Allowing for the construction of a drive-through in this area would only further aggravate the already unsafe current road conditions, particularly for the most vulnerable road users;
- A drive-through would, by its very nature, induce more car trips in the area, creating additional greenhouse gas emissions, running directly counter to DC's sustainability goals. This is particularly egregious when considering the proximity of the proposed drive-through to a priority bus route and the nearby Fort Totten metro station;
- The additional vehicles trips which would be induced by the construction of the drive-through would inevitably lead to additional conflicts between pedestrians, bicyclists, people accessing transit on the nearby priority bus routes, and other vulnerable road

users, impeding the District's Vision Zero goals, as DDOT rightly noted in their report for the Commission;

- There is significant community opposition to the construction of a drive-through at this site, which is almost entirely surrounded by relatively quiet residential areas. This opposition is not at all surprising given the above negative impacts that I've already mentioned, but also due to things like drive-through queueing which will inevitably spill over into the surrounding residential areas, which start directly across Delafield Street NE.

I again ask that the Zoning Commission **deny the request** for rezoning the site in question to MU-7B in order to construct a drive-through on the grounds that it would increase greenhouse gas emissions by inducing vehicles trips to the site, would create increased traffic congestion in a largely residential area, exacerbating an already difficult and unsafe traffic situation (particularly for the most vulnerable road users), and, finally, due to the substantial community opposition. Instead, I would ask the Commission to consider the alternative proposal offered by DDOT in their report filed Nov. 18, 2022, and to rezone the area to a **different Mixed Use zone that allows for similar density** (such as MU-5) without allowing for the construction of a drive-through by-right. A designation of MU-5 would still allow the property owners to construct densities of up to 4.2 FAR (with IZ), only slightly less than the 4.8 FAR (IZ) allowed under the MU-7 designation.

Sincerely,

Zachary Ammerman

Commissioner-elect

Single Member District 5A09

Riggs Park, North Michigan Park, Fort Totten

Advisory Neighborhood Commission 5A

Northeast Washington, DC