

****From:** Eileen Finnegan**

****Sent:** Sunday, March 9, 2025**

****To:** Stewart's Office, Councilmember ; Mink's Office, Councilmember ; Friedson's Office, Councilmember ; Fani-Gonzalez's Office, Councilmember ; Jawando's Office, Councilmember ; Glass's Office, Councilmember ; Albornoz's Office, Councilmember ; Sayles's Office, Councilmember ; Katz's Office, Councilmember ; Balcombe's Office, Councilmember ; Luedtke's Office, Councilmember**

****Subject:** Testimony Re: ZTAs 25-02 and 25-03**

Hello Council President Stewart and fellow Councilmembers,

I ask that you consider two modifications to ZTAs 25-02 and 25-03:

ZTA 25-02: ****Please specifically exclude properties along service roads of the identified corridors.**** In the Hillandale area, this would eliminate the properties along New Hampshire's 20-foot-wide service road from Ruppert to McCeney. Service roads are narrow by design, accommodate much-necessary on-street parking, and currently have difficult vehicle passage and intersection issues. Adding housing density would create problems for all residents and users of these roads. BTW, south of the Beltway in Oakview, the service roads are even more problematic.

ZTA 25-03: ****Please do not endorse changing the Neighborhood Retail Zone to include housing, potentially eliminating retail.**** This change is in direct opposition to approved master plans. In Hillandale, the White Oak Science Gateway Master Plan specifically applied NR to a small area along the east side of New Hampshire Avenue, north of Powder Mill Road, to continue local, small, entrepreneurial retail close to existing residential areas. This small area provides lower-cost retail space than the larger CR retail properties in the area. When the other larger retail areas redevelop with a mix of residential and commercial, retail rents will undoubtedly be prohibitive and vehicle access more difficult. Please keep the NR zone restricted to neighborhood-serving retail.

Thank you for giving this input your consideration.

Regards.

Eileen Finnegan