



## **RADNOR-WINSTON IMPROVEMENT ASSOCIATION**

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### **TESTIMONY OF RADNOR-WINSTON IMPROVEMENT ASSOCIATION IN SUPPORT OF SB 869 – SMALL BOX DISCOUNT STORES – ZONING REQUIREMENTS AND COMMUNITY AGREEMENTS**

**Before the Senate Education, Health, & Environmental Affairs Committee**

**March 3, 2022**

My name is Dan Pontious, and I serve as president of the Radnor-Winston Improvement Association. Radnor-Winston is a neighborhood along the York Road corridor in northern Baltimore City with more than 300 residences, including single-family bungalows and duplexes, apartments, and affordable homes for senior citizens and people with disabilities. We support Senate Bill 869, sponsored by our Senator Mary Washington and others, which would direct the Baltimore City Council to limit the density of Dollar Stores and their ability to undermine needed grocery stores. The bill would also require those that do locate to reach community agreements with nearby neighborhoods.

When my wife and I bought our house in 1998, there was a Food Lion grocery store along our section of York Road, many other retail options, including discount retail, and no dollar stores. More recently dollar stores seem to have perfected a particularly extractive business model that profits from lower-income communities, undermining grocery stores with healthy food and other retail options. Now part of that Food Lion space is a Family Dollar, the first of now-three dollar stores within one mile of each other on our section of York Road. Just down the street where York Road becomes Greenmount Avenue in Waverly, it was just announced that a long-time Rite Aid store would become yet another dollar store.

We are concerned that the proliferation of dollar stores in Baltimore City will undermine the needed proliferation of grocery stores with healthy food, as well as other retail. We urge you to support SB 869.