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**Letter in Opposition (ZC 24-11)**

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**From** Charquinta McCray <mccray.charquinta@gmail.com>  
**Date** Tue 10/14/2025 12:51 PM  
**To** DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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Dear Members of the Zoning Commission,

I am writing to express strong opposition to the proposed rezoning of New York Avenue (between Montana Ave and Bladensburg Rd) to industrial use, as proposed by Douglas Development in Case ZC 24-11.

This rezoning would:

- Lock the area into warehouse use for decades, undermining long-term planning for a mixed-use, walkable neighborhood at the Montana Triangle.
- Set a precedent for additional industrial rezonings along New York Avenue.
- Add to Ward 5's already significant burden of pollution-prone, truck-heavy uses.

Mixed-use spaces present an opportunity to create additional blue-collar jobs in areas such as construction trades (electrical, plumbing, HVAC), building maintenance, logistics, and local retail and service positions. Importantly, these opportunities do not replace existing jobs but add to them, fostering a more diverse local economy.

Equally important is ensuring that new development is deeply affordable for residents who have long called Ward 5 home. Balancing good jobs, affordability, and walkable, livable neighborhoods is essential for the long-term health of our community.

I urge the Commission to consider the community's concerns and deny the proposed industrial rezoning to preserve the Montana Triangle as a mixed-use, walkable neighborhood.

Thank you for your consideration.

Best,

 [linked](#)

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ZONING COMMISSION  
District of Columbia  
CASE NO. 24-11  
EXHIBIT NO. 65

## *Administration*