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## Letter in Opposition (ZC 24-11)

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**From** Malcom Fox <mfox@opportunitydc.us>

**Date** Tue 10/14/2025 3:53 PM

**To** DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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Commissioners,

I'm writing to **support ANC 5C and 5D's position** for Montana Triangle.

The proposal to rezone the area to **PDR-1 industrial** would **block housing and most neighborhood-serving retail** and invite heavy truck traffic and warehouses along a major gateway.

Instead, I support the ANCs' proposal, which would allow **clean/light production with housing and retail**. This approach aligns with the city's long-standing plans for a mixed neighborhood, keeps room for **new homes**, supports **local jobs and small businesses**, and reduces **heavy truck impacts**.

Please choose the mixed-industrial path so New York Ave NE can become a neighborhood where people can **live, work, and shop**.

The District needs more housing and compatible zoning rules to reduce the sky-high cost of living, which by some estimates is 144% higher than the national average. I hope you will reject the proposal rezone the Montana Triangle as PDR-1 industrial.

Sincerely,

Malcom Fox  
1611 Eckington Place NE (Ward 5 resident)