

Cochran, Patricia (DCOZ)

From: Littlepage, Melissa (Council) <mlittlepage@dccouncil.gov>
Sent: Tuesday, October 14, 2025 4:46 PM
To: Billy Friebele
Cc: ANC 5C Office (ANC 5C)
Subject: Re: Opposition to ZC 24-11

Follow Up Flag: Follow up
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Billy -

Thank you for reaching out to our office about this zoning case. Councilmember Parker shares residents' concerns about the proposed zoning changes at the Douglas Development site at New York Ave, Montana Ave, and Bladensburg Rd NE. Over the past several years, he's advanced legislation to address environmental justice in Ward 5, focusing in particular on the ways Ward 5 is overburdened by industrial-use land. He also shares neighbors' disappointment at the proposed changes as he was looking forward to the activation of mixed-use development at this site. He plans to document his concerns in a letter to the Zoning Commission.

As you may already know, the Zoning Commission is an independent body, and the decisions of the commission are separate from Council action. (This is also true of ABCA - the Alcoholic Beverage and Cannabis Administration). These bodies are independent for a reason - to keep them separate from direct political influence and to avoid the appearance of impropriety. In other words, Councilmembers are not key players in zoning cases. This allows neighbors, ANCs, civic associations, and others most impacted by zoning decisions and developments to have the greatest say. We support neighbors availing themselves of every opportunity to make their voices heard in this zoning case and are glad you have shared your thoughts directly with the Zoning Commission.

That being said, the Council's primary role in zoning issues is through the Comprehensive Plan (DC 2050) which is already underway with community engagement and will come to the Council for review and consideration in 2027. Councilmember Parker remains committed to advancing environmental justice and reducing the number of industrial sites in Ward 5 through the Comp Plan.

Thank you again for sharing your comments with our office, and please do not hesitate to be in touch again about this or other issues that are important to you.

Warmly,
Melissa Littlepage (she)
Communications Director
Councilmember Zachary Parker, Ward 5
How are we doing? <<https://us12.list-manage.com/survey?u=0cd3f22dbb41253440b441d5b&id=bb1d1147c6&attribution=false>>

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On 10/14/25, 3:47 PM, "Billy Friebele" <bfriebele@gmail.com <<mailto:bfriebele@gmail.com>>> wrote:

I strongly oppose the proposal to rezone sections of New York Ave for industrial use. Ward 5 already has some of the highest air pollution levels in the city. Please do not make it worse.

Sincerely,
Billy Friebele
1349 Randolph St NE

Cochran, Patricia (DCOZ)

From: Littlepage, Melissa (Council) <mlittlepage@dccouncil.gov>
Sent: Tuesday, October 14, 2025 4:47 PM
To: Bree Ryback
Cc: ANC 5C Office (ANC 5C)
Subject: Re: Letter in Opposition to ZC 24-11

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Bree –

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Warmly,

Melissa Littlepage (she)

Communications Director

Councilmember Zachary Parker, Ward 5

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From: Bree Ryback <bree.ryback@gmail.com>
Date: Tuesday, October 14, 2025 at 3:37 PM
To: "zcsubmissions@dc.gov" <zcsubmissions@dc.gov>
Cc: "ANC 5C Office (ANC 5C)" <5c@anc.dc.gov>, Ward5 Contact <Ward5Contact@dccouncil.gov>
Subject: Letter in Opposition to ZC 24-11

Hello - I am writing in regards to recently learning about the proposed zoning changes related to ZC 24-11. I live in Ward 5 and often drive near this area and am very opposed to this becoming industrial use verse the planned mixed-use for housing and retail. This erases decades of planning, and what citizens and neighbors of this area want - favoring a development company, as DC so often loves to do. New York Avenue needs to be for people - not for trucks and pollution that already burdens Ward 5 communities.

I deeply oppose this propose change and hope the voice of the people and neighbors and citizens of this ward are taken into more consideration.

Thank you,
Bree Ryback
Ward 5 Resident

Cochran, Patricia (DCOZ)

From: Littlepage, Melissa (Council) <mlittlepage@dccouncil.gov>
Sent: Tuesday, October 14, 2025 4:47 PM
To: Lauren Algee
Cc: ANC 5C Office (ANC 5C)
Subject: Re: Letter in opposition to ZC 24-11

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Lauren –

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Warmly,

Melissa Littlepage (she)

Communications Director

Councilmember Zachary Parker, Ward 5

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From: Lauren Algee <lalgee@gmail.com>
Date: Tuesday, October 14, 2025 at 2:03 PM
To: "zcsubmissions@dc.gov" <zcsubmissions@dc.gov>
Cc: "ANC 5C Office (ANC 5C)" <5c@anc.dc.gov>, Ward5 Contact <Ward5Contact@dccouncil.gov>
Subject: Letter in opposition to ZC 24-11

Hello,

I am writing to give community feedback on the case ZC 24-11, specifically to strongly oppose the rezoning of the land between New York Avenue, Montana Avenue, and Bladensburg road for industrial use.

I live just north of this project in Brookland. My family drives and bikes past this site -- down Montana to West Virginia Ave -- many times a week. For years I have lamented that this triangle contributes to the desolation of NY Ave when it could be used for building Ivy City into the great central DC neighborhood it could be -- proving space for much needed new housing and walkable neighborhood businesses. DC continues to experience a housing crisis that will only get worse due to rising federal firings that will have an impact for years to come. NY Ave and Ivy City is currently highly underutilized and should be prioritized for mixed use development. Neighborhood ANC and civic groups are invitation opposed to industrial rezoning. Turning this space into yet another warehouse (when many are already available for rent in this corridor!) will allow this space to remain an industrial dead zone. Please do not allow a decade of planning for mixed use to be thrown away.

Sincerely,
Lauren Algee
3117 13th St. NE

Cochran, Patricia (DCOZ)

From: Littlepage, Melissa (Council) <mlittlepage@dccouncil.gov>
Sent: Tuesday, October 14, 2025 4:47 PM
To: Brandon Isaacs
Cc: ANC 5C Office (ANC 5C); Miguel
Subject: Re: Opposition to ZC 24-11

Follow Up Flag: Follow up
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Brandon -

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Warmly,
Melissa Littlepage (she)
Communications Director
Councilmember Zachary Parker, Ward 5
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On 10/14/25, 1:47 PM, "Brandon Isaacs" <brandon.m.isaacs@gmail.com <<mailto:brandon.m.isaacs@gmail.com>>> wrote:

Good afternoon:

My name is Brandon Isaacs, a long-time resident of the neighborhood abutting this proposed project, between New York Ave, Montana Ave, and Bladensburg Road, for the past 14 years. I am vehemently opposed to the proposed zoning change of this parcel to a zoning for industrial use. I recognize that the DC Government has faced challenges in its attempts to improve this parcel of land for some time now, in no small part due to Walmart's reneging on its commitment to opening a store at this site many years ago. Therefore, it is perhaps not unreasonable that DC would want to consider an industrial improvement to this parcel considering these historical challenges. However, re-zoning this parcel to an industrial use would not achieve DC's broader improvement objectives for the surrounding area, would curtail any new residential and commercial improvement of the surrounding area. Since I first moved to the neighborhood 14 years ago, the area surrounding this parcel has rapidly transformed in a dramatically positive way for residents and business owners alike. Many streets are now conducive to walking and many of the new residential developments nearby are highly-desired urban living spaces. I am deeply concerned that re-zoning this parcel for industrial use will curtail further urban development efforts and even reverse benefits of past improvements that took decades to achieve. Re-zoning this parcel to an industrial use would lock-in this land, potentially for several decades, to warehouse spaces that do not fit within the broader development plan for the surrounding area and will greatly harm current residents and business owners.

Brandon Isaacs

iPhone (please excuse typos)

Cochran, Patricia (DCOZ)

From: Littlepage, Melissa (Council) <mlittlepage@dccouncil.gov>
Sent: Tuesday, October 14, 2025 4:48 PM
To: Amanda Dykema
Cc: ANC 5C Office (ANC 5C)
Subject: Re: Letter opposing ZC 24-11

Follow Up Flag: Follow up
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Amanda –

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Warmly,

Melissa Littlepage (she)

Communications Director

Councilmember Zachary Parker, Ward 5

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From: Amanda Dykema <amanda.dykema@gmail.com>
Date: Tuesday, October 14, 2025 at 10:05 AM
To: "zcsubmissions@dc.gov" <zcsubmissions@dc.gov>
Cc: Ward5 Contact <Ward5Contact@dccouncil.gov>, "ANC 5C Office (ANC 5C)" <5c@anc.dc.gov>
Subject: Letter opposing ZC 24-11

Hi DC Zoning Commission and other decision makers,

I'm writing as a Ward 5 resident who frequently passes through the Montana Triangle area to let you know why I oppose ZC 24-11, a proposal to rezone part of New York Avenue between Montana and Bladensburg to industrial use.

Rezoning this area for industrial use is a terrible idea that will reverse many years of efforts to make this area more desirable, walkable, bikeable, and safe. This key neighborhood is a crucial connection between growing neighborhoods like Union Market, Ivy City, Arboretum/Gateway, Woodridge, Brookland and Edgewood.

In Ward 5, we are tired of the city dumping truck-heavy, pollution-prone uses onto communities that are already overburdened. We want trees, parks, and safe streets for all modes of transportation. We want clean air, less congestion, and better ways of traveling that don't put our residents at risk. We want more housing, especially housing for all income levels! Rezoning this area to industrial use compromises all of this.

I join ANCs 5C and 5D, the Arboretum Community Association, the Woodridge Civic Association, and many other individuals to oppose this rezoning. Please, it's time to use the land already zoned for industrial use more effectively before you take this step. Don't set Ward 5 back - help us move into the future together.

Sincerely,
Amanda Dykema
18th and Newton NE

Cochran, Patricia (DCOZ)

From: Littlepage, Melissa (Council) <mlittlepage@dccouncil.gov>
Sent: Tuesday, October 14, 2025 4:48 PM
To: Melanie Weldon-Soiset
Cc: ANC 5C Office (ANC 5C)
Subject: Re: Letter in Opposition to ZC 24-11

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Melanie –

Thank you for reaching out to our office about this zoning case. Councilmember Parker shares residents' concerns about the proposed zoning changes at the Douglas Development site at New York Ave, Montana Ave, and Bladensburg Rd NE. Over the past several years, he's advanced legislation to address environmental justice in Ward 5, focusing in particular on the ways Ward 5 is overburdened by industrial-use land. He also shares neighbors' disappointment at the proposed changes as he was looking forward to the activation of mixed-use development at this site. He plans to document his concerns in a letter to the Zoning Commission.

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Warmly,-

Melissa Littlepage (she)

Communications Director

Councilmember Zachary Parker, Ward 5

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From: Melanie Weldon-Soiset <mweldonsoiset@hotmail.com>
Date: Tuesday, October 14, 2025 at 9:44 AM
To: "zcsubmissions@dc.gov" <zcsubmissions@dc.gov>
Cc: "ANC 5C Office (ANC 5C)" <5c@anc.dc.gov>, Ward5 Contact <Ward5Contact@dccouncil.gov>
Subject: Letter in Opposition to ZC 24-11

Dear DC Zoning Commission,

As a Ward 5 resident of DC, I'm writing today in opposition of **Douglas Development** and affiliates to **rezone a large stretch of New York Avenue (between Montana Ave and Bladensburg Rd)** to *industrial* use.

This change would **erase decades of planning for a mixed-use neighborhood** at the Montana Triangle — housing, shops, and walkable streets — and lock the site into warehouse use for decades. Worse, it could **set a precedent for even more industrial rezonings** along New York Avenue, continuing the long pattern of **dumping truck-heavy and pollution-prone uses onto Ward 5 communities** that are already overburdened.

Community sentiment is **universally opposed**. Opposition is already on file from:

- **ANC 5C** (the containing commission)
- **ANC 5D** (adjacent commission)
- **Arboretum Community Association**
- **Woodridge Civic Association**
- **19 individual residents and counting**

I am writing today to add my opposition to all of these community voices. Please listen to the voices of those of us who must live with the consequences of your decisions, and support us in our desire to seek new homes and retail, as well as new public roadway construction and small plots for neighborhood-scale projects.

With Regards,

Melanie Weldon-Soiset

Cochran, Patricia (DCOZ)

From: Littlepage, Melissa (Council) <mlittlepage@dccouncil.gov>
Sent: Tuesday, October 14, 2025 4:49 PM
To: Jon Alfuth
Cc: ANC 5C Office (ANC 5C)
Subject: Re: Letter in Opposition to ZC 24-11

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Jon –

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Warmly,

Melissa Littlepage (she)

Communications Director

Councilmember Zachary Parker, Ward 5

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From: Jon Alfuth <jalfuth@gmail.com>
Date: Tuesday, October 14, 2025 at 8:55 AM
To: "zcsubmissions@dc.gov" <zcsubmissions@dc.gov>
Cc: "ANC 5C Office (ANC 5C)" <5c@anc.dc.gov>, Ward5 Contact <Ward5Contact@dccouncil.gov>
Subject: Letter in Opposition to ZC 24-11

Hello, I am writing to express my opposition to the proposed rezoning along New York Avenue to industrial use. NE DC is a vibrant and growing community, yet we need more affordable housing. The triangle of land between New York Ave, Bladensburg, and Montana has been slated to help address this shortage for years now. To rezone this land to industrial use and build a warehouse when so many DC families could benefit from the housing and commercial investment that could be placed in this location would be a betrayal of over a decade of work in the area, not to mention the potential of the site. Maintaining the residential zoning could help increase residential density which would benefit surrounding areas including Ivy City, Fort Lincoln, the Bladensburg corridor, and others. It would make it more commercially viable for businesses to set up shop in the area, which would add to the city's tax base at a time when we are projecting long term losses due to upheaval at the federal level. The last thing we need is another warehouse in this area.

Thank you for considering my request.

Sincerely,

Jon Alfuth
2946 Carlton Ave NE
Washington, DC 20018

Cochran, Patricia (DCOZ)

From: Littlepage, Melissa (Council) <mlittlepage@dccouncil.gov>
Sent: Tuesday, October 14, 2025 4:49 PM
To: Rathore, Zahid (SMD 5B07))
Cc: ANC 5C Office (ANC 5C)
Subject: Re: Letter in Opposition to ZC Case 24-11

Follow Up Flag: Follow up
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Commissioner Rathore –

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Councilmember Zachary Parker, Ward 5

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From: "Rathore, Zahid (SMD 5B07))" <5B07@anc.dc.gov>
Date: Tuesday, October 14, 2025 at 8:41 AM
To: "DCOZ - ZC Submissions (DCOZ)" <DCOZ-ZCSubmissions@dc.gov>
Cc: "ANC 5C Office (ANC 5C)" <5c@anc.dc.gov>, Ward5 Contact <Ward5Contact@dccouncil.gov>
Subject: Letter in Opposition to ZC Case 24-11

Dear Chairperson Hood and Members of the Commission,

Attached please find my formal letter of opposition to Zoning Commission Case 24-11 concerning the proposed industrial rezoning along New York Avenue NE between Montana Avenue NE and Bladensburg Road NE.

As outlined in the attached statement, I believe this proposal contradicts the District's adopted New York Avenue Vision Framework and would further burden Ward 5 communities already saturated with industrial uses. I urge the Commission to deny the requested map amendment or, at a minimum, require a development plan consistent with the Framework's mixed-use and housing goals.

Thank you for your consideration and for including this correspondence in the official record.

Zahid Rathore

Advisory Neighborhood Commissioner, Single Member District 5B07

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Cochran, Patricia (DCOZ)

From: Littlepage, Melissa (Council) <mlittlepage@dccouncil.gov>
Sent: Tuesday, October 14, 2025 4:50 PM
To: Lugarda P-B
Cc: ANC 5C Office (ANC 5C)
Subject: Re: ZC 24-11 opposition

Follow Up Flag: Follow up
Flag Status: Flagged

[Some people who received this message don't often get email from mlittlepage@dccouncil.gov. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Lugarda -

Thank you for reaching out to our office about this zoning case. Councilmember Parker shares residents' concerns about the proposed zoning changes at the Douglas Development site at New York Ave, Montana Ave, and Bladensburg Rd NE. Over the past several years, he's advanced legislation to address environmental justice in Ward 5, focusing in particular on the ways Ward 5 is overburdened by industrial-use land. He also shares neighbors' disappointment at the proposed changes as he was looking forward to the activation of mixed-use development at this site. He plans to document his concerns in a letter to the Zoning Commission.

As you may already know, the Zoning Commission is an independent body, and the decisions of the commission are separate from Council action. (This is also true of ABCA - the Alcoholic Beverage and Cannabis Administration). These bodies are independent for a reason - to keep them separate from direct political influence and to avoid the appearance of impropriety. In other words, Councilmembers are not key players in zoning cases. This allows neighbors, ANCs, civic associations, and others most impacted by zoning decisions and developments to have the greatest say. We support neighbors availing themselves of every opportunity to make their voices heard in this zoning case and are glad you have shared your thoughts directly with the Zoning Commission.

That being said, the Council's primary role in zoning issues is through the Comprehensive Plan (DC 2050) which is already underway with community engagement and will come to the Council for review and consideration in 2027. Councilmember Parker remains committed to advancing environmental justice and reducing the number of industrial sites in Ward 5 through the Comp Plan.

Thank you again for sharing your comments with our office, and please do not hesitate to be in touch again about this or other issues that are important to you.

Warmly,
Melissa Littlepage (she)
Communications Director
Councilmember Zachary Parker, Ward 5
How are we doing? <<https://us12.list-manage.com/survey?u=0cd3f22dbb41253440b441d5b&id=bb1d1147c6&attribution=false>>

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On 10/14/25, 7:46 AM, "Lugarda P-B" <lugardapb@gmail.com <<mailto:lugardapb@gmail.com>>> wrote:

Good morning,

I was made aware that the DC Zoning Commission will hear a case from Douglas Development and affiliates to rezone a large stretch of New York Avenue (between Montana Ave and Bladensburg Rd) to industrial use.

I am a Ward 5 resident since 2012. I oppose this industrialized plan. We do not need more large vehicles driving through our neighborhoods. We have two people in our family with asthma, who depend on clean air for quality of life. Added industrialized areas near us means difficulty breathing, missed school days, added medical visits, added medical costs, and missed work days to help care for all the children in the family (weather sick or not).

Lugarda Parra-Bencomo
Ward 5 Resident