

## Cochran, Patricia (DCOZ)

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**From:** Prof. Maria Hardy, IMA(ASCP), AHI & CLC(AMT) <prof.mariahardy@gmail.com>  
**Sent:** Tuesday, October 14, 2025 6:43 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Cc:** ANC 5C Office (ANC 5C); ward5contact@dccouncil.gov; Team Zachary Parker Contact; Littlepage, Melissa (Council); Tequia Hicks Delgado; Konyka Dunson  
**Subject:** Letter in Opposition to ZC 24-11

**Follow Up Flag:** Follow up  
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Greetings Zoning Commission

I am emailing to oppose the approval of this change in zoning.

Ward 5 was promised mixed used residential property.

We need a grocery store and shopping along this corridor.

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.

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.

 Case record: [https://app.dcoz.dc.gov/Home/ViewCase?case\\_id=24-11](https://app.dcoz.dc.gov/Home/ViewCase?case_id=24-11)

Respectfully  
Maria Hardy  
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