

## Cochran, Patricia (DCOZ)

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**From:** Noel Gurwick <noel.gurwick@gmail.com>  
**Sent:** Tuesday, October 14, 2025 11:05 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Cc:** ANC 5C Office (ANC 5C); ward5contact@dccouncil.gov  
**Subject:** ZC 24-11 - Please Deny Industrial Zoning

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Dear Zoning Commissioners:

I write to urge you in the strongest possible terms to deny the request from Douglas Development and affiliates to rezone a stretch of New York Ave near Montana Triangle to industrial use (ZC 24-11). I am a Washington, DC resident and regularly shop, bicycle, and drive in the area that this proposal influences.

The proposal requires going against many existing policies and decisions.

- DC Comprehensive Plan (2021 Amendment)
- New York Avenue NE Vision Framework (November 2023)
- ZC Case 14-16: New York Avenue and Montana Avenue Text and Map Amendment
- MoveDC: The District's Long-Range Transportation Plan
- Sustainable DC 2.0 Plan
- Resilient DC Plan
- Housing Equity Report (2019)
- Ready2Play: DPR Parks and Recreation Master Plan (2022)
- DC Comeback Plan
- Clean Energy DC and Climate Ready DC
- New York Avenue Green Infrastructure Assessment
- Section 108 Loan Application for New City DC

Notably, the DC Comprehensive Plan (2021) specifically designates this as a Gateway Corridor for High-Density Mixed-Use.

The New York Avenue NE Vision Framework (2023) explicitly calls for a mixed-use, mixed-income community with thousands of residents,

ZC Case 14-16 shows the zoning map amendment that rezones the corridor for mixed-use.

Moreover, these policies cut across multiple considerations:

Housing (Housing Equity Report)  
Transportation (MoveDC)  
Sustainability and climate (Sustainable DC, Clean Energy DC)  
Parks and recreation (Ready2Play)  
Economic development (DC Comeback Plan, Great Streets)

I understand that several community organizations have already opposed the rezoning request. We all live someplace, and citizens of communities deserve to have their voices count. In this case, a decision to approve the rezoning would contradict multiple policies and decisions about the direction of development in this area as well as the voices of community residents. I strongly urge you to deny the rezoning request and favor, instead, the thoughtful decisions that have gone before which align with the hearts and minds of community residents.

Thank you,

Noel Gurwick  
Washington, DC