

**From:** [Walter Tersch](#)  
**To:** [DCOZ - ZC Submissions \(DCOZ\)](#)  
**Cc:** [ANC 5C Office \(ANC 5C\); ward5contact@dccouncil.gov](#)  
**Subject:** Letter in opposition to ZC 24-11  
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Hi, I write to log my opposition to rezoning the rare and spacious 15-acre gem of land bordered by New York Ave, Montana Ave, and Bladensburg Road industrial at this time, because the current proposal would lock the site into decades of stagnant missed opportunity.

This drab warehouse as planned looks like a depressing data center like you see out in Reston, or a suburban big-box warehouse. It is not a real industrial site that would be creating jobs in manufacturing or fabrication in DC, nor does it do anything to alleviate the housing crisis or add useful amenities.

Land use does not get much more boring and sterile than a warehouse with 200 parking spaces. This fantastic site along the gateway to the nation's capital and near the national Arboretum Should be developed right, instead of hastily rezoned to allow a warehouse.

Douglas development has done some good things in DC, but this proposal does not warrant the special treatment sought. Let them go back to the drawing board to combine some warehouse space with more housing, green space, onsite renewable power generation, businesses that people can enjoy, etc.

Thank you for your consideration,  
sincerely, Walter Tersch  
Ward 5 homeowner

