

Cochran, Patricia (DCOZ)

From: Michael Belarmino <mbelarmino9@gmail.com>
Sent: Wednesday, October 15, 2025 10:59 AM
To: DCOZ - ZC Submissions (DCOZ)
Cc: ANC 5C Office (ANC 5C)
Subject: Letter in Opposition to ZC 24-11

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Good morning,

I am a Fort Lincoln resident of over 13 years, and witnessed first hand the development of the Shops at Dakota Crossing. We moved into our townhome before there was a Costco. Sure, there have been growing pains but my family and I have absolutely embraced what this neighborhood has become. **So it is with this background that I write to express strong opposition to the application to rezone the Montana Triangle for industrial use as contemplated by ZC 24-11.**

Rezoning for industrial use would upend and run counter to community sentiment and years of planning by all stakeholders for a mixed-use neighborhood. I bike by this area every day on my way to work and constantly think of the possibilities that could exist here. However, none of those ruminations are ideas of an industrial warehouse. Why is there a need for another warehouse in this area? It's supposed to be the gateway to the city. Just because you incorporate design elements doesn't make a warehouse fitting to be the image of the gateway to the city. Rather, signs of a vibrant community would better serve as a welcome sign to those entering the city via New York Avenue, much like what one could see in the Shops at Dakota Crossing just as they cross over the Anacostia River westbound on Route 50. Even the visitors I see who stay in the hotels near the Montana triangle walking along New York Avenue would surely find a mixed-use neighborhood refreshing.

This honestly feels like there is no effort to be creative anymore, despite what appears to be a lot of creativity for other areas in the District. Mayor Bowser's budget proposal this year was titled "Grow DC", which I absolutely agree with. The District is far too reliant on factors like the federal government, and the current environment we are in demonstrates that is to our detriment. So to grow DC, there needs to be more effort to grow ALL of DC. Sure it's good that redevelopment of the RFK campus will soon be a reality, but pockets of development here and there for neighborhoods in the east are far overshadowed by efforts we see in other areas, e.g., southwest waterfront, McMillan Reservoir.

I join with the community in opposition to this, and strongly urge the Commission to not limit the potential for this area.

Michael Belarmino
Ward 5 Resident