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To: DCOZ - ZC Submissions (DCOZ); ANC 5C Office (ANC 5C); ward5contact@dccouncil.gov; zparker@dccouncil.gov
Subject: Letter Opposing ZC 24-11 Rezoning

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Letter in Opposition to ZC 24-11

Dear Members of the DC Zoning Commission,

I am writing to express my strong opposition to Case ZC 24-11, Douglas Development's application to rezone approximately 16 acres along New York Avenue (between Montana Avenue and Bladensburg Road) to Industrial PDR-1 designation.

This Proposal Contradicts DC's Own Planning Vision

The Office of Planning's recent recommendation to approve this rezoning directly contradicts the ****New York Avenue Vision Framework**** that OP itself developed. That framework envisions a mixed-use, walkable corridor with housing, retail, and community-serving businesses—not additional industrial warehousing. By approving this application, the Commission would be abandoning years of thoughtful planning and community input that shaped a vision for Montana Triangle as a vibrant, integrated neighborhood.

Furthermore, this rezoning runs counter to DC's urgent ****housing production goals**** at a time when our city desperately needs more residential units, particularly affordable housing. Converting 16 acres of land with mixed-use potential into industrial-only zoning removes valuable opportunities to address our housing crisis.

Douglas Development Has Not Earned This Rezoning

Douglas Development received substantial ****public subsidies and tax benefits**** specifically to develop this site as mixed-use space with housing, grocery stores, and retail. Ten years later, rather than fulfilling those commitments, they are seeking to fundamentally change course—keeping the benefits while abandoning the promises. This represents a troubling precedent where developers can accept public investment for community-benefiting projects and then reverse course without accountability.

The application itself is ****deliberately vague**** about the intended use of this industrial zoning, preventing residents from fully understanding what will occupy this significant parcel for decades to come. This lack of transparency is unacceptable for a decision with such long-term consequences.

Universal Community Opposition Should Not Be Dismissed

The OP report's summary dismissal of "overwhelming community opposition" is deeply concerning. Opposition has been formally registered by:

- ANC 5C (the containing commission)
- ANC 5D (adjacent commission)
- Arboretum Community Association
- Woodridge Civic Association
- Numerous individual residents

This is not a case of mixed community sentiment or typical neighborhood concerns. This is ****universal, organized opposition**** from every level of local representation. When ANCs, civic associations, and residents speak with one voice, the Zoning Commission should give that consensus serious weight rather than dismissing it in favor of a single developer's interests.

This Sets a Dangerous Precedent for Ward 5

Approving this rezoning would signal that industrial uses can displace mixed-use planning along the entire New York Avenue corridor, continuing the historic pattern of concentrating pollution-generating, truck-heavy facilities in Ward 5 communities that are already overburdened by such uses. Ward 5 deserves equitable development that builds community wealth and wellbeing, not rezonings that further entrench environmental and economic disadvantages.

The Timing Is Premature

Market analysis for this corridor is still ongoing. Making permanent zoning decisions before completing that analysis could lock in choices that miss significant opportunities for development that better serves both the community and the city's broader goals. There is no urgency requiring immediate action—except the developer's private interests.

Conclusion

I urge the Zoning Commission to reject Case ZC 24-11. This application:

- Contradicts DC's own New York Avenue Vision Framework
- Undermines critical housing production goals
- Allows a developer to renege on commitments made in exchange for public subsidies
- Ignores universal community opposition
- Sets a harmful precedent for further industrial encroachment in Ward 5
- Proceeds prematurely before market analysis is complete

The current mixed-use zoning represents the result of careful planning aligned with community needs and DC's policy goals. That planning should be honored, not abandoned for a vague industrial proposal that serves private interests at public expense.

Thank you for your consideration.

Respectfully,

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