



Advisory Neighborhood Commission 5C03

Government of the District of Columbia
Washington, DC 20018

October 15, 2025

DC Zoning Commission
441 4th Street NW, Suite 210S
Washington, DC 20001

Statement for the Record - Opposition to Map Amendment (ZC Case No. 24-11)

Dear Chairperson Hood and Members of the Zoning Commission,

My name is Tequia Hicks Delgado, and I serve as the elected ANC Commissioner for Single Member District 5C03, the Chairperson of ANC 5C, and as a resident of the Fort Lincoln community. I submit this testimony on behalf of myself and the ANC 5C03 District, in alignment with ANC 5C's filings regarding Zoning Commission Case 24-11.

Our community has invested significant time and energy to understand the implications of this proposed map amendment and PUD. What we have found is deeply disturbing. As the ANC's filings outline, the Office of Planning's report fails to provide a credible or comprehensive analysis of how this proposal will permanently reshape the land use potential of Montana Triangle—an area critical to advancing the District's housing goals.

If approved, this case would eliminate between 1,460 and 2,220 potential homes, including affordable units, from the Montana Triangle area for at least a generation. This is not a speculative figure; it is grounded in data drawn from the record and the District's own planning benchmarks. The OP report, however, simply accepts the Applicant's claim that the PUD provides "no additional flexibility or development incentive," without asking what public purpose justifies removing more than half of this site from residential development capacity.

As a Fort Lincoln resident, I want to emphasize a critical dimension of this decision: Fort Lincoln already functions as something of an island on the edge of the District. It is geographically and infrastructurally separated from the rest of the city, with limited transit access and few walkable connections. By expanding PDR zoning in the Montana Triangle, the proposal would further isolate Fort Lincoln, reinforcing land uses that block mixed-use and residential opportunities along a major corridor that should be knitting communities together—not pushing them further to the margins.

Equally concerning, is the scale of the proposed "public benefits." According to the Applicant's own filings, the total value of the public benefits offered to justify this zoning action amounts to roughly the cost of living for one DC family for one year. This is a stunning

imbalance. On one hand, thousands of future homes—including desperately needed affordable units—are being erased for a generation. On the other, the value returned to the public is equivalent to the annual expenses of a single household. This tradeoff belittles the magnitude of what is being lost and raises serious questions about whether the public interest is truly being served.

Fort Lincoln and the broader New York Avenue corridor deserve thoughtful, forward-looking planning that connects communities and expands housing opportunity—not piecemeal zoning decisions that isolate neighborhoods and foreclose the District’s housing future. This application is not consistent with the Comprehensive Plan’s housing or land use objectives, and the Office of Planning’s response fails to seriously engage with the detailed analysis provided by the community.

I urge the Zoning Commission to closely scrutinize the assumptions, omissions, and tradeoffs embedded in this case, and to consider the long-term impacts of setting this precedent—not just for Montana Triangle, but for every community along New York Avenue.

Thank you for your time and for your continued commitment to thoughtful, equitable land use decision-making in the District.

Very Respectfully,

/s/ *Tequia Hicks Delgado*

Tequia Hicks Delgado
Commissioner, ANC 5C03
Fort Lincoln Resident
Chair, ANC 5C