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## Letter in opposition to ZC 11 24

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From Tene Dolphin <tene.dolphin@icloud.com>

Date Wed 10/15/2025 8:28 PM

To DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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Dear Chairperson and Members of the Zoning Commission,

I write to oppose Case ZC 24-11, which would rezone a large stretch of New York Avenue NE (between Montana Ave and Bladensburg Rd) to industrial use.

This proposal directly contradicts the District's own New York Avenue NE Vision Framework, which anticipates new housing and mixed-use at the Montana Triangle and along the corridor not more warehouses. The Framework explicitly identifies the Montana Triangle as a mixed-use community with housing and retail, intended to catalyze further residential redevelopment and a complete neighborhood.

Ward 5 communities are already overburdened by truck-intensive, pollution-prone uses. Adding more industrial zoning here would exacerbate exposure to traffic-related air pollution, which is strongly linked to worse outcomes for children with asthma and increased asthma diagnoses and emergency visits. This is not abstract: diesel and coarse particulate matter exposure harms kids' lungs and health.

Our families and our children deserve better. In and immediately around the Fort Lincoln / Dakota Crossing area, roughly a quarter of residents are under 20, implying on the order of ~1,500 children in the near neighborhood alone. In the Arboretum neighborhood, local profiles show about 19.8% under 18 out of roughly ~650-675 residents around ~130 children. These are real kids who would bear the brunt of increased truck traffic and pollution.

The District has recently supported transformative mixed-use reinvestment elsewhere

most visibly at the McMillan (Reservoir District) site because it aligns with long-standing plans and community needs. We should expect at least that level of vision here: invest to attract better projects that deliver housing, neighborhood-serving retail, walkable streets, and healthier outcomes not default to more uses that lock Ward 5 into decades of heavy truck activity.

For these reasons, I urge you to deny ZC 24-11 and direct planning and applicants back to the District's stated vision for New York Avenue NE: a mixed-use corridor that improves health, safety, and opportunity for long-time Ward 5 residents.

Thank you for your consideration.

Sincerely,

Tene Dolphin  
Villages of Dakota Crossings/ Ft Lincoln Ward 5  
[tene.dolphin@gmail.com](mailto:tene.dolphin@gmail.com)

Sent from my iPhone