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## Letter in Opposition to ZC 24-11

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From Nicole Price <nikprice.np@gmail.com>

Date Thu 10/16/2025 10:36 AM

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

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Subject: **Opposition to Rezoning and Industrial Warehouse Development in Ward 5 (Montana Triangle)**

Dear Members of the Zoning Commission,

I am writing to express my strong opposition to the proposed rezoning and construction of a large industrial warehouse at the Montana Triangle site in Ward 5.

This proposal stands in direct contrast to what the community was promised a walkable, mixed-use neighborhood envisioned to include housing, shops, and public spaces. Instead of fulfilling that long-promised vision, the proposed warehouse would lock this site into industrial use for decades to come, wasting a rare and critical opportunity to create something that actually serves the people who live here.

Even more concerning, approving this rezoning would set a dangerous precedent. It could open the door to a wave of similar industrial developments along the New York Avenue corridor, further entrenching a harmful pattern of truck-heavy, pollution-prone uses in Ward 5 a community already overburdened with industrial infrastructure. Once again, residents are being asked to absorb the environmental and quality-of-life costs of decisions that benefit others but do little to improve conditions for those who call this area home.

This parcel sits at one of the main entrances to Washington, D.C. Currently, it contains a Checkers and a gas station and now, a massive warehouse is being proposed. Is this really the best we can do? Is this the image we want to present as a gateway to the nation's capital?

This project is especially troubling in light of the District's ongoing housing crisis. We are repeatedly told that more housing is urgently needed, yet when a large, developable site becomes available, the proposed solution is a warehouse, one with no clearly defined use, public benefit, or transparency about what will be stored there or how it will impact the neighborhood. If this site must be developed, shouldn't it be developed to support the community and our unhoused population? How about making good on the promise to create vibrant, mixed-use, livable spaces?

ZONING COMMISSION  
District of Columbia  
CASE NO. 24-11  
EXHIBIT NO. 107

And, importantly, not every parcel needs to be developed. Sometimes, the best investment is in green space, planting trees, creating parks, or simply leaving land until the right opportunity comes along. Currently, downtown D.C. is full of vacant and underused buildings. Why not focus on revitalizing those areas instead of rushing to fill every remaining open site with yet more disposable junk?

Ward 5 deserves better. We deserve thoughtful, equitable planning — not more industrial projects that contradict long-standing neighborhood goals and continue to burden our health, environment, and future.

I urge you to reject this rezoning application and instead prioritize development that reflects the needs, values, and aspirations of Ward 5 residents AND Washington DC!

Sincerely,

Nicole Price & Walter Cole

1353 Queen Street NE

Washington DC 20002