



COUNCIL OF THE DISTRICT OF COLUMBIA

THE JOHN A. WILSON BUILDING
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ZACHARY PARKER

Ward 5 Councilmember
Chair, Committee on Youth Affairs

COMMITTEE MEMBER

Health
Human Services
Transportation and the Environment

October 16, 2025

DC Zoning Commission
441 4th St NW, #200
Washington, DC 20001

Re: Comments in Opposition to the relief requested in ZC 24-11

Dear Chairperson Hood and Members of the Zoning Commission,

I am writing to express my concerns regarding ZC 24-11 and the proposed changes for the Montana Triangle at New York Avenue, Montana Avenue, and Bladensburg Road NE.

In 2021, the Council approved changes to the District's Comprehensive Plan that added high density residential and high density commercial zoning to the Future Land Use Map along the New York Avenue corridor. While these changes did not prohibit existing zoning for production, distribution and repair, they did reflect a desire on the part of the community, the Executive, and the Council to encourage mixed use development on the corridor.

Since entering office as the Ward 5 Councilmember in 2023, I have made it a priority to challenge the unjust and inequitable concentration of industrial land in Ward 5, including by introducing legislation to ensure the District considers the cumulative impacts of environmentally harmful facilities on communities like Ivy City and Arboretum. I have also made clear to the Office of Planning that I expect them to submit to the council a dc2050 Comprehensive Plan that prioritizes the equitable distribution of industrial facilities across all eight wards.

This matter comes before you at an important crossroads for Ward 5 and the District. I believe it would be a disservice to resolve this case in a manner that perpetuates existing inequities, especially when District policy is moving in the opposite direction. For that reason, I encourage you to delay action on the bill and give the Office of Planning the opportunity to consider filing an alternative application that would create a new zone that allows for high-density residential, high-density commercial, and low-impact production, distribution, and repair and apply that zone to the entirety of the area bounded by New York Avenue, Montana Avenue, and Bladensburg Road. There is precedent for this outcome in ZC 14-16, a matter that involved the same property impacted by ZC 24-11. My understanding is that Advisory Neighborhood Commissions 5C and 5D have submitted similar requests for the record, and I stand with Ward 5 communities in charting a better future for this important corridor.

Signed,

A handwritten signature in blue ink that reads "Zachary Parker". The signature is fluid and cursive, with the first name "Zachary" and last name "Parker" clearly legible.

Zachary Parker
Councilmember, Ward 5
Chair, Committee on Youth Affairs
Council of the District of Columbia