
Letter in Opposition to ZC 24-11

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

Cc ANC 5C Office (ANC 5C) <5C@anc.dc.gov>; ward5contact@dccouncil.gov <ward5contact@dccouncil.gov>

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Dear Members of the Zoning Commission,

The Office of Planning's own PDR Land Use Report (October 2024) urged the District to create new Mixed Industrial (MU-PDR) zones which would be places that combine housing and light industry. They explicitly warned against expanding heavy industrial areas.

Yet OP's October 6, 2025 report on ZC 24-11 recommends the exact opposite.

On page 6, OP describes this rezoning as "preserving" industrial land. But that's misleading. This property has been zoned mixed-use for over ten years, allowing housing, retail, and neighborhood-serving uses. Reverting it back to industrial isn't preservation; it's expansion.

If OP won't follow its own research and policy direction, how can the public trust its recommendations? Why should residents spend time engaging on DC2050 or other planning efforts if the agency ignores its own findings and community input?

This inconsistency is shameful.

ANC 5C, ANC 5D, and Councilmember Parker have already called for the creation of a new Mixed Industrial category for this corridor. Why would OP disregard that pending work and recommend approval of this incompatible zoning now?

For more than a decade, this site has been planned and zoned for mixed-use, human-scale development--homes, small businesses, and walkable streets--not warehouses, auto repair, or storage depots.

Reintroducing industrial zoning here directly contradicts the Comprehensive Plan's Land Use and Housing Elements, which call for adding housing opportunities along major corridors like New York Avenue NE.

ZONING COMMISSION
District of Columbia
CASE NO. 24-11
EXHIBIT NO. 116

OP's report also claims this proposal "is not expected to significantly impact public health." That is simply untrue. Under PDR-1 zoning, the site could host self-storage, auto repair, or even materials processing uses, all of which bring more truck traffic, noise, and emissions directly adjacent to residential neighborhoods. Ward 5 already bears a disproportionate share of industrial activity and its impacts and adding more is not preservation--it's inequity.

Please reject ZC 24-11 and insist on a plan that actually aligns with the Comprehensive Plan and adds new housing and mixed-use opportunities along New York Avenue.
Our community deserves planning that reflects the city's stated goals.

Thank you,
Sara Wilkinson
Ward 5 Resident

For reference: OP Report, <https://app.dcoz.dc.gov/Exhibits/2010/ZC/24-11/Exhibit99.pdf>