
Letter in Opposition (ZC 24-11)

From Gardiner, Kyle (SMD 5E01) <5E01@anc.dc.gov>

Date Mon 10/20/2025 2:09 PM

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

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

Dear Members of the Zoning Commission,

I'm writing as the Commissioner for SMD 5E01 as well as a Ward 5 resident to oppose ZC 24-11. As a community member who cares deeply about ensuring DC is expanding opportunities for housing and commercial developments, it's both deeply disconcerting to see the Office of Planning endorse what is functionally reducing the land use opportunities for this space and the lack of regard or explanation from deviating from numerous planning documents that should be informing the zoning for the area.

The Office of Planning's own PDR Land Use Report, published just last year, said the city should create new Mixed Industrial (MU-PDR) zones that combine housing and light industry and not expand heavy industrial areas. Yet OP's report on this case recommends the exact opposite.

If OP won't follow its own studies, how can the public trust its recommendations? Why are we supposed to engage on DC2050?

ANC 5C, ANC 5D, and Councilmember Parker have called for Mixed Industrial; why would OP ignore this pending work in recommending approval here?

To elevator further, the Office of Planning's report in Exhibit 55 doesn't even attempt to explain how this proposal fits with the District's housing goals. While DC faces a serious housing shortage, OP treats the loss of potential homes here as if it's irrelevant. This site has been zoned for mixed-use development for over a decade — homes, shops, and walkable streets — not warehouses or factories. Expanding industrial use back to this land is the opposite of what the Comprehensive Plan calls for.

Please reject this proposal and insist on a plan that actually adds housing opportunities along New York Avenue.

Sincerely,

Kyle Gardiner
ANC 5E01