

**To: The District of Columbia Zoning Commission  
441 4th Street NW, Suite 200S  
Washington, DC 20001**

**RE: Testimony in Opposition to the Proposed Warehouse Development ZC Case #24-11**

Submitted by Charquinta (Char) McCray, Commissioner for ANC 5D06 (Trinidad / Carver-Langston)

Dear Member of the Zoning Commission,

My name is Charquinta McCray, though most know me as Char, and I serve as the Advisory Neighborhood Commissioner for 5D06, representing the Trinidad and Carver-Langston communities in Ward 5. I am submitting this testimony in strong opposition to Case ZC 24-11, the proposed rezoning of a portion of New York Avenue NE between Montana Avenue and Bladensburg Road to industrial use.

This proposal would lock this stretch of New York Avenue into warehouse and industrial use for decades, reversing years of planning that envisioned the Montana Triangle as a mixed-use, walkable neighborhood. It would also set a troubling precedent for additional industrial rezonings along New York Avenue — an area already overburdened by truck traffic, air pollution, and fragmented land use.

People are directly impacted by this decision. Families who live near these corridors already deal with noise, diesel exhaust, and unsafe traffic conditions. Increasing industrial activity would worsen those daily realities. From a DDOT perspective, cut-through traffic from Bladensburg Road NE and 17th Street NE is already a serious issue, and these streets are not conducive to increased truck volumes or freight traffic.

DDOT's original analysis was conducted under the assumption of a warehouse, but the applicant now describes the project as a general PDR building. That change matters. The Commission should ask:

- Why was DDOT's analysis based on a warehouse use?
- What components of the DDOT report need to be revisited now that we are discussing a broader PDR classification?
- How will updated traffic, access, and safety impacts be evaluated — especially for nearby residential blocks that already experience heavy cut-through use?

While the applicant has presented a laundry list of things they “may” do, there are no binding commitments or accountability mechanisms. A blank check for development — without a clear, enforceable plan — does not make sense and fails to meet any reasonable planning standard.

It's also important to emphasize that employment opportunities can be created within the current zoning structure. Mixed-use zoning supports blue-collar and middle-income jobs in construction, maintenance, logistics, and local retail, while also creating affordable housing and walkable communities. We do not need to sacrifice livability for economic opportunity — Ward 5 deserves both.

It is also a very good question for the Office of Planning: Why is PDR-1 aligned with the mix of FLUM categories, but MU-5B — which has many overlapping uses — is not? That inconsistency raises serious concerns about how the Comprehensive Plan is being interpreted and applied to projects like this.

In short, this rezoning is unnecessary and inconsistent with our shared vision for Ward 5. I urge the Commission to deny this proposal and instead reaffirm a mixed-use future for the Montana Triangle — one that balances jobs, affordability, and livability for all residents.

Thank you for your time and consideration.

Respectfully submitted,  
Charquinta (Char) McCray  
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