

November 11, 2025

DC Zoning Commission
441 4th Street NW, Suite 210S
Washington, DC 20001
Via Email: zcsubmissions@dc.gov

Re: ZC Case No. 24-11 – Opposition to Proposed Map Amendment

Dear Chairperson Hood and Members of the Zoning Commission,

The Fort Lincoln Civic Association (FLCA) Board writes to express our opposition to the proposed map amendment under ZC Case No. 24-11.

As detailed in the ANC 5C filing, this proposal would redevelop a mostly vacant site at New York Avenue NE and Montana Avenue NE with a new warehouse and office facility, accompanied by surface parking and limited streetscape improvements. While we appreciate efforts to enhance the pedestrian and bicycle environment, these changes do not offset the long-term loss of land that could otherwise support new homes and mixed-use development in a transit-accessible corridor.

The District faces a well-documented housing shortage. Approving this proposal would remove valuable land from the city's housing pipeline, replacing it with low-density industrial use that provides minimal public benefit. This outcome conflicts with the Comprehensive Plan's core goals of expanding housing opportunity and fostering equitable, mixed-use growth along key corridors such as New York Avenue.

On behalf of Fort Lincoln residents, we ask the Zoning Commission to deny this map amendment and prioritize projects that advance the District's long-term vision for housing-forward development.

Thank you for your consideration.

Respectfully,
Board of the Fort Lincoln Civic Association (FLCA)

Kiera Peoples, President
Vernon Davis, Vice- President:
Ariel Stephens, Treasurer
Bianca Shannon-Cook, Secretary
Maria Hardy, Parliamentarian