



Government of the District of Columbia Advisory Neighborhood Commission 5C

Arboretum | Brentwood | Fort Lincoln | Gateway | Langdon | Woodridge

January 23, 2026

DC Zoning Commission
441 4th Street NW Suite 210S
Washington, DC 20001
(transmittal via zcsubmissions@dc.gov)

ZC 24-11: Response to Applicant's Third Supplemental Post-Hearing Statement (Exh 151)

Chairperson Hood and members of the Zoning Commission,

The Applicant's third supplemental filing (Exhibit 151) refines form through a series of design tweaks, but not function, leaving ***unaddressed*** the Commission's and ANCs' concerns about the scope and regulation of Chemical Storage and Distribution uses, and ***raising continued questions*** about whether the proposed public benefits are commensurate with the impacts of the underlying industrial uses. We respectfully encourage the Commission to continue this line of inquiry and to seek input from neutral expert agencies before advancing the case.

At the December 18, 2025 meeting, members of **the Zoning Commission raised concerns about approving permanent zoning relief without clear, enforceable limits on future Chemical Storage and Distribution**, including how such uses would be bounded over time and reviewed if operations evolve. Commissioners emphasized the need for clarity and enforceability given the irreversible nature of a map amendment and expressed discomfort relying solely on assurances or generalized conditions, **concerns that Exhibit 151 does not address at all, let alone resolve**.

Given the permanence of the zoning relief requested, ANC 5C respectfully encourages the Commission to continue examining this issue and to **consider input from neutral subject-matter experts**, such as the District Department of Energy and Environment (DOEE), before determining whether the case is ready to advance. We further reiterate that the Applicant's proposed **public benefits in design and elsewhere remain dramatically disproportionate**, and that the continued failure to substantially engage this imbalance reflects an unwillingness to grapple with the true scale of the impacts on the surrounding community.

Very Respectfully,

Shawn Nelson
ZC 24-11 representative

Tequia Hicks Delgado
Chairperson

Vijay "VJ" Kapur
Vice Chairperson