



**Government of the District of Columbia**  
**Advisory Neighborhood Commission 5C**  
Arboretum | Brentwood | Fort Lincoln | Gateway | Langdon | Woodridge

**April 4, 2025**

DC Zoning Commission  
(transmittal via [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov))

**Zoning Commission case 24-11: Superseding/Rescinding of ANC 5C Report (Exhibit 15)**

**At a duly noticed meeting with quorum present on January 15, 2025**, ANC 5C voted 6-0 to authorize 5C04 Commissioner Shawn Nelson to represent ANC 5C on matters related to ZC 24-11, the Planned Unit Development (PUD) and Map Amendment case for Douglas Development's NewCityDC project. The relevant motion expressly called on Commissioner Nelson to produce a new report for later Commission vote, superseding the one entered into the case record by former Commissioner Jacqueline Manning as Exhibit 15 on December 18, 2024.

**We are requesting that Exhibit 15 be removed or, failing that, superseded by this letter indicating no ANC 5C support or opposition to ZC 24-11 at this time.**

Mayor Muriel Bowser and the District of Columbia Council have long advocated for more and affordable housing in the city. Montana Triangle has long been identified as an ideal, great, and mutually beneficial area for new development, and the residents of 5c04, having been given in-depth feedback via an Arboretum Neighborhood Association meeting held at 7pm on March 11, 2025, would like to see housing versus a warehouse along the south side of New York Avenue's Montana Triangle. Hecht Warehouse is currently the only property with housing along the stretch of New York Ave NE between Bladensburg Road NE and the Brentwood Ave Bridge, which crosses over New York Avenue. There should be more housing to coincide with Hecht Warehouse. Additionally, the residents of 5C04, most affected by case 24-11, feel and believe, this request to rezone, adding industrial options, will possibly hinder and/or delay future opportunities for housing and mix/use development.

It's the sentiment of the community that the application in its current form should be revised before a hearing. Specifically, we like to see:

- Specific detailing of PDR-1 uses the applicant seeks to make the proposed facility available for, and how those are incompatible with existing Mixed-Use zones (such as MU-10, once granted by PUD in ZC 06-15<sup>1</sup>) that allow for many of those uses matter-of-right or by Special Exception.

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<sup>1</sup> [https://app.dcoz.dc.gov/Home/ViewCase?case\\_id=06-15](https://app.dcoz.dc.gov/Home/ViewCase?case_id=06-15)

- Consideration for a map amendment to a new zone introduced by a paired text amendment, deliberately expanding on MU-10 with minimal allowances currently made by PDR-1, to better restrict future matter-of-right uses to the aforementioned intentions. Such a map amendment may be as simple as providing all the rights of MU-10 with an additional capacity to allow any PDR-1 use by Special Exception.
- Regardless of the above revisions, broader community benefits should be included, especially with regard to transportation infrastructure improvements surrounding and near the site, that might facilitate future housing and retail, such as:
  - Clarifying that the existing proposed sidewalk improvements and adjacent bike trail fronting the property will span all of Montana Triangle, including New York Ave, Montana Ave, and Bladensburg Road frontages, and not just directly in front of the subject development
  - Preliminary study of the “Ivy City Pedestrian Bridge,” the abandoned rail bridge that crosses over New York Avenue near the site, to determine suitability for acquisition and/or repurposing as detailed in the Office of Planning’s New York Avenue Vision Framework
  - Contributing to funding and/or preliminary study of existing DDOT plans to rehabilitate and comprehensively redesign the confluence of New York Ave NE, Montana Ave NE, and West Virginia Ave NE (informally, “Montana Circle”) and/or the confluence just north at Montana Ave NE, 18th St NE, and W St NE (“mini-Montana Circle”)
  - Study or contributing advocacy to building a new Metrorail segment along the existing CSX track Right-of-Way, as considered by several alternatives in WMATA’s Blue/Orange/Silver Capacity and Reliability Study<sup>2</sup>
  - Study or contributing advocacy to adding an additional entrance to The National Arboretum off of Bladensburg Road NE, as considered by DDOT and The National Arboretum.

Feel free to reach out to Commissioner Nelson at [5C04@anc.dc.gov](mailto:5C04@anc.dc.gov) or Commission leadership on this matter.

Very respectfully,



Shawn Nelson  
Commissioner, 5C04



Tequia Hicks Delgado  
Chairperson



Vijay “VJ” Kapur  
Vice Chairperson

<sup>2</sup> <https://www.wmata.com/initiatives/plans/BOS-Capacity-Reliability-Study/index.cfm>