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## Letter in Opposition to ZC 24-11

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From Benita Banks <benitabanks23@gmail.com>

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

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**Dear DC Zoning Commission,**

**I am writing to express my strong opposition to the proposed zoning change (ZC 24-11) by Douglas Development, which seeks to revert 5 acres of the NY Avenue corridor to Industrial PDR-1 designation. This change would not only harm the surrounding residential community but also undermine years of thoughtful planning aimed at fostering a mixed-use, sustainable neighborhood.**

**Industrial PDR-1 zoning opens the door to harmful uses—such as chemical processing, heavy manufacturing, or waste facilities—that are wholly incompatible with existing and future residential development. The applicant's vagueness about their intentions is deeply concerning. If their plans were benign (e.g., warehouses or light commercial use), they could proceed under the current mixed-use zoning. The explicit push for industrial designation suggests they have plans that would negatively impact our health, safety, and quality of life.**

**Furthermore, this rezoning would:**

- \*\*Threaten public health\*\* with potential pollution, noise, and traffic from heavy industrial activity.**
- \*\*Depress property values\*\* for nearby homeowners, as industrial uses deter investment and livability.**
- \*\*Contradict community goals\*\* for a walkable, mixed-use corridor with housing, retail, and green space.**

**I urge the Commission to reject ZC 24-11. Douglas Development has not demonstrated a compelling public benefit for this change, and the risks to residents are far too great. Please prioritize the well-being of the community over speculative industrial interests.**

**Thank you for your consideration.**

**Sincerely,  
Dr. Benita Banks**

**ZONING COMMISSION  
District of Columbia  
CASE NO. 24-11  
EXHIBIT NO. 32**

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