

---

## Letter in Opposition to ZC 24-11

---

From Eli Sherin <eliandsherin@gmail.com>

Date Mon 8/18/2025 1:22 PM

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

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Some people who received this message don't often get email from eliandsherin@gmail.com. [Learn why this is important](#)

Dear DC Zoning Commission,

I am writing to express my strongest possible 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.

Douglas Development is attempting to reverse course on a commitment made to DC tax payers after benefiting from generous subsidies to build mixed-use housing. Furthermore the vague nature of their submissions prevents residents from understanding the negative impact to our neighborhood.

Recent studies from GW ([linked here](#)) track the serious hazards of warehouses on neighborhoods and if this zoning change was permitted, this would cause irrevocable damage to the health of our community for decades to come. These harmful effects include:

- **Serious health effects:** Increase in pollution from warehouses and other industrial activities: Recent studies show a 20% increase in harmful nitrogen dioxide just from warehouses which is harmful to human health and can be fatal to children and the elderly who suffer from Asthma and other respiratory issues.
- **Further marginalization of black and brown communities:** Communities with large racial and ethnic minority populations are often located near warehouses and thus are inhaling more nitrogen dioxide and other pollutants

This study showed that such communities endure nearly **8 times higher rates of pediatric asthma from exposure to nitrogen dioxide** and **30% higher rates of dying prematurely from exposure to fine particulate matter, both of which are emitted by cars, trucks and other vehicles.**

Beyond substantial health effects, studies show that warehouses and other industrial use of spaces have social economic consequences for neighborhoods, those include:

- **Reduced neighborhood appeal:** The industrial nature of warehouses can detract from the visual appeal of a neighborhood, potentially making it less desirable to live in.
- **Safety concerns:** The presence of large trucks and industrial operations near homes and public spaces raises safety concerns, particularly for children.
- **Property value decline:** Proximity to industrial sites like warehouses can negatively impact property values due to the environmental, health, and aesthetic concerns associated with them.

For all these reasons and more, I am asking the zoning commission to oppose zoning change (ZC 24-11) by Douglas Development. Their rash and self-serving agenda and deceptive practices will cause irrevocable damage to the health of the community for decades to come.

Kindly,  
Sherin Anie  
Woodridge resident  
Washington, DC.