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**Opposition to Case No. 24-11 (Douglas Development – Request to Rezone Approximately Five Acres Along the New York Avenue Corridor to PDR-1)**

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**From** Barnabas Fekete <barnabas.t.fekete@gmail.com>

**Date** Mon 8/18/2025 2:55 PM

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

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**Barnabas Fekete**

3023 South Dakota Ave NE

Washington, D.C. 20018

August 18, 2025

**Re: Opposition to Case No. 24-11 (Douglas Development – Request to Rezone Approximately Five Acres Along the New York Avenue Corridor to PDR-1)**District of Columbia Zoning Commission

Office of Zoning

441 4th Street, N.W., Suite 200-S

Washington, D.C. 20001

Dear Members of the Commission:

I am writing to express my deep concern and opposition regarding Douglas Development's proposal in Case No. 24-11 to change the zoning of the section along the New York Avenue corridor from mixed-use to Industrial PDR-1. This area should instead continue to be thoughtfully planned to encourage a vibrant, safe, livable community, and the proposed change would undermine any previous and future efforts and put local residents at risk of environmental and economic setbacks.

**ZONING COMMISSION**  
District of Columbia  
CASE NO. 24-11  
EXHIBIT NO. 36

Allowing PDR-1 zoning would open the door to a range of heavy industrial activities, such as chemical plants, manufacturing, and waste facilities, which do not fit with the current or planned residential character of the neighborhood. Douglas Development has not provided specific details about their intended use for the site. The push for industrial zoning suggests the possibility of more disruptive and potentially harmful uses. Less intensive uses could be accommodated under the current zoning.

Permitting industrial activities so close to residential areas would put the health and safety of the community at risk. Operations allowed under PDR-1 zoning are known to produce pollution, excessive noise, and increased truck traffic, all of which can degrade air quality and contribute to health problems like asthma and heart disease. These negative effects would be felt most by families, seniors, vulnerable individuals, and children living nearby.

Changing the zoning to industrial would also lower property values and discourage future investment in the area. Many residents and local businesses have chosen this neighborhood because of its promise as a mixed-use community with homes, shops, and green spaces. Allowing heavy industry would create uncertainty and make it harder to attract new development that aligns with the community's vision.

Douglas Development has not shown that this zoning change would provide any real benefit to the public. Instead, it appears that the risks and costs would fall on the community, while the advantages would go to a private developer. The city's zoning decisions should prioritize the well-being of residents, and this proposal does not meet that standard.

For all these reasons, I urge the Zoning Commission to reject Case No. 24-11. The health, safety, and future prosperity of our community should come first, and approving this rezoning would be a step in the wrong direction.

Thank you for considering the residents of the community.

Sincerely,

Barnabas Fekete