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## Opposition to ZC 24-11 – Prioritizing Ward 5's Future

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From malvina gasco <malvinagasco@gmail.com>

Date Mon 8/18/2025 7:22 PM

To DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>; Zachary Parker <zparker@dccouncil.gov>

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Dear Councilmember Zachary Parker and DC Zoning Commission,

As a dedicated advocate for Ward 5's equitable growth, I urge you to oppose the proposed zoning change (ZC 24-11) by Douglas Development to revert 5 acres of the NY Avenue corridor to Industrial PDR-1 designation. This premature shift undermines the vibrant, community-focused vision you champion for our ward and risks missing critical opportunities for sustainable development.

Your commitment to affordable housing, economic opportunity, and community empowerment aligns with keeping the current mixed-use zoning. Douglas Development's vague proposal, which reverses prior commitments made with public subsidies, threatens to prioritize industrial interests over Ward 5's needs. Rushing this change while market analysis is ongoing could lock in decisions that stifle the ward's potential for inclusive growth.

Reverting to industrial zoning risks:

- **Diminishing Community Vitality:** Industrial sites detract from neighborhood appeal, discouraging the walkable, mixed-use spaces you've prioritized.
- **Economic Disadvantage:** Industrial focus could lower property values and limit opportunities for local businesses, countering your efforts to foster economic equity.
- **Safety Concerns:** Increased truck traffic near homes endangers residents, particularly children, clashing with your vision for safe, thriving communities.

I respectfully ask you to reject ZC 24-11 and advocate for continued market analysis to ensure Ward 5 benefits from development that reflects your goals of affordability, equity, and community strength.

Thank you,

Malvina Gasco (3010 South Dakota Avenue NE)