
Letter in Opposition to ZC 24-11

From gracebowland11@gmail.com <gracebowland11@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 will harm the surrounding residential community as well as undermine years of thoughtful planning aimed at fostering a mixed-use, sustainable neighborhood.

Industrial PDR-1 zoning allows for uses such as chemical processing, heavy manufacturing, or waste facilities—all of which are wholly incompatible with the safety and health of existing and future residential developments. 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 will negatively impact our health, safety, and quality of life.

Furthermore, this rezoning would:

- **Threaten public health:** with pollution, noise, and traffic from heavy industrial activity.
- **Contradict community goals:** for a walkable, mixed-use corridor with housing, retail, and green space. Our neighborhood has long advocated for more neighborhood grocers, and community spaces. The lack of accessible, whole-foods within our neighborhoods is a blatant inequity, and one that this rezoning will only further perpetuate.
- **Depress property values:** for nearby homeowners, as industrial uses deter investment and livability.

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,

Grace Bowland (Ward 5)
3120 Chestnut St. NE, Washington DC 20018
303.886.9470