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Sent: Saturday, November 2, 2024 10:25 AM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Schellin, Sharon (DCOZ); Schellin, Sharon (DCOZ)
Subject: Zoning case 23-25.

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Dear Commissioners:

As we understand it, Zoning case 23-25 was set down improperly without giving local residents a fair opportunity to be heard on a matter of great importance. Chevy Chase residents deserve their rights to a contested case, if that is procedurally what is necessary at this juncture, so that our views can be properly heard.

We have lived in the Chevy Chase DC area for over 50 years, have raised our children here and now have the pleasure of watching our grandson also grow up in this community. We are retired now, want to remain DC residents in our house, and consequently have a great interest and stake in what happens here.

By passing the proposed rezoning you would be providing a gift of public land - the Chevy Chase Commons Park, Library and Community Center - to developers for their personal profit. While the library and community center can certainly use renovation, as has happened in most of the other parts of the city, there is no good reason - - other than profits for developers - - to turn this renovation into changing the very character of this community. For whatever it is worth, we are constant users of the library and have enjoyed the use of the playground for our children and grandson for this period. And, it may be worth noting, I also played basketball there over 60 years ago when I was growing up in this area.

We hope you realize that the proposed rezoning will do little or nothing to lower housing costs in DC, but rather is more likely to increase costs for all of us in the area as has happened in every other densified and gentrified DC neighborhood where upzoning has taken place. Housing costs, like other costs, are largely a function of the market, and the real estate market in this area will necessarily mean that any new housing will be expensive. (Of course, if the City simply gives the land to the developers at zero or heavily subsidized cost, that simply means that taxpayers will find our taxes going to subsidize the developers so they can reap greater profits.) Moreover, by upzoning Chevy Chase, thousands of affordable homes in rent-controlled and non-rent controlled buildings alike will find their rents and real estate taxes significantly increased as new people move into the area, creating higher demand for limited space. That is how markets work. Our Chevy Chase workforce - teachers, police, retail workers, etc. - will be displaced by your actions, just as workforce housing has been lost in every other densified and gentrified DC neighborhood. Moreover, the elderly, retired community will be facing significant, and often unaffordable increases in rents and taxes, thus being forced to move.

Similarly, this measure will displace the Chevy Chase small businesses just as small business have been lost in every other densified and gentrified DC neighborhood. We do not want Chevy Chase turning into another Bethesda, with high rise buildings, chain stores and restaurants, much greater congestion, no on-street parking; in other words, a destruction of the character of this community.

In short, you will harm the residents of the Chevy Chase community for no reason other than presenting developers with a gift if you vote for upzoning Chevy Chase. We urge you not to do so.

Thank you for your consideration and attention to this.

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