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DC Zoning Commission: zcsubmissions@dc.gov:
Cc: sharon.schellin@dc.gov

Dear Commissioners:

**Re: Respect for Chevy Chase/DC residents right to a contested case --
Zoning case 23-25 was set down improperly**

Dear Commissioners:

I am a resident of Chevy Chase/DC, and I am opposed to giving private developers building rights on public lands that are still used for public purposes.

More specifically, I am opposed to the RFP process for the Chevy Chase Commons Park, Library, and Community Center (the "CCC") that was flawed, proposing an outsized 80-foot building height and 60% lot coverage; ignoring and thus eliminating the ball court, children's play area, reading area outside the library and community center and all possible on-site parking.

The CCC provides important community resources that will be lost in the process, and their unique role in drawing together diverse users in age, gender and race in a community-spirited way. At a time when we need to encourage reading in our youth, these amenities enhance what would otherwise be a sterile library experience for young readers. At a time of an aging population demographic, we need to preserve and offer additional opportunities for social engagement and fitness.

I also fear for our small businesses given that the RFP includes the potential commercial use of the space. I have no problem with mixed use development to increase the vitality of Chevy Chase/DC, but the zoning proposed is completely out of sync with existing land uses and the neighborhood and will NOT result in more affordable housing. The block across from the Wells Fargo Bank next to the bus terminal would be ideal for low rise mixed use as would the Safeway property. We

do not need to give away public land that can never be reclaimed in order to provide affordable housing.

If you pass the proposed rezoning, you will be providing a gift of public land - the CCC - to developers for their personal profit. This rezoning does nothing to lower housing costs in DC. By upzoning Chevy Chase, you will lose 1000s of Naturally Occurring Affordable Homes in rent-controlled buildings. Our Chevy Chase workforce - teachers, police, retail workers, etc. - will be displaced by your actions, as workforce housing has been lost in every other densified and gentrified DC neighborhood. You will displace the Chevy Chase small businesses just as small businesses have been lost in every other densified and gentrified DC neighborhood. You will harm the residents of the Chevy Chase community with incalculable loss, if you vote for upzoning Chevy Chase.

History has shown that once this public land has been turned over to private developers, they will be charging high rents and then turn around and sell the development at a substantial profit.

I urge you not to pass the proposed rezoning.

Sincerely,

Janis H. Brennan

Cc: Chevy Chase Voice – ccdvoice@gmail.com