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From: dmcmaahdc@starpower.net
Sent: Wednesday, November 13, 2024 3:03 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Schellin, Sharon (DCOZ)
Subject: Comment on Zoning Case 23-25

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Dear Commissioners:

Zoning case 23-25 was set down improperly; Chevy Chase residents deserve their rights to a contested case.

1. I am opposed to giving private developers building rights on public lands that is still used for public purposes. In 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.
2. The RFP process was flawed. I am opposed to locating an outsized 80 foot building height and 60% lot coverage at the site and eliminating the ball court, children’s play area, reading area outside the library and community center and all possible on-site parking. Important community resources that will be lost and the character of the low-rise commercial area will be forever lost. Thee zoning proposed is completely out of sync with existing land uses and the neighborhood. We do not want Connecticut Ave to be turned into a high-rise canyon.
3. The development proposal will result in higher rents and negatively impact the many small businesses on Connecticut Ave. Chevy Chase small businesses will be displaced just as small business have been lost in every other densified and gentrified DC neighborhood.
4. I am in favor of development to create more affordable housing in appropriate locations, but not on Connecticut Ave between Livingston St and Chevy Chase Circle. For example, I do not oppose the construction of apartments on the site of the Lisner Home, which is one block from my home, or the former site of Mazza Gallerie. The Friendship Heights area, where high-rise office and apartment buildings already predominate and most businesses are national chains, is an excellent example of an appropriate location for additional development. Connecticut Avenue, with its low-rise buildings, some of which have historical significance, and many small businesses, is not, and I have no confidence that the proposed development on Connecticut Ave will result in more affordable housing.

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