

Cochran, Patricia (DCOZ)

**From:** michael houghton <houghtonmichael23@gmail.com>  
**Sent:** Thursday, November 14, 2024 1:28 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Cc:** Schellin, Sharon (DCOZ); ccdcvoice-gmail.com@shared1.ccsend.com  
**Subject:** Zoning

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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, still used for public use.

I don't think it is a good plan and it will eliminate the ball court, children;s play area, reading center outside the library, community center and many more uses. A lot will be lost with this decision as so much of what the community depends upon and uses will no longer be there

I also fear for the small businesses as the zoning proposed won't work with existing land uses and will in turn not result in more affordable housing. 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.

By passing the proposed rezoning you are providing a gift of public land - the Chevy Chase Commons Park, Library and Community Center - to developers for their personal profit. This rezoning does nothing to lower housing costs in DC. You will, by upzoning Chevy Chase, lose 1000s of Naturally Occurring Affordable Homes in rent-controlled buildings. Many in the Chevy Chase workforce will be displaced by your actions and the neighborhood will become more gentrified. Small businesses will lose and 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.

Please reconsider your decision on the zoning process.

Sincerely a resident of Chevy Chase,  
Michael Houghton  
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