

Cochran, Patricia (DCOZ)

From: marilyn kitzes <marilynksatin@gmail.com>
Sent: Thursday, November 14, 2024 8:29 AM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Schellin, Sharon (DCOZ); ccdcvoice@gmail.com
Subject: Zoning case 23-25 was set down improperly; Chevy Chase residents deserve their rights to a contested case.

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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.
- 2- I am opposed to an RFP process 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.
- 3- I 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 has not been successful for the small businesses attempting to locate there and 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.

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.

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