

Cochran, Patricia (DCOZ)

From: Jane Broendel <jbthatch01@gmail.com>
Sent: Sunday, November 17, 2024 1:14 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Schellin, Sharon (DCOZ)
Subject: Zoning case 23-25

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Dear Commissioners,

In regards to ZONING CASE 23-25:
This case was set down improperly and Chevy Chase residents deserve their rights to a contested case.

Please be advised I have attended many meetings in person and via Zoom regarding the giving away of our public property-- the Chevy Chase Commons which includes our library and civic center. I AM OPPOSED to giving developers building rights on public lands, particularly lands such as the Chevy Chase Commons which is still in great use and enjoyed by people from all walks of life. I use the library and the basketball court and I see many persons with children using the playground. The Civic Center provides programs for children and adults and it, as well as the library, playground, and basketball/pickleball court would be sorely missed should our PUBLIC SPACE be torn down and given over to developers.

The RFP process was flawed and ignores the community's wishes for ensuring the green spaces, (including mature trees-- which should NEVER be removed), as well as the playground and basketball court remain at least at their present "occupancy" of the land. Instead, it is now proposed replacing the trees (worthless, as new trees will not provide the shade the present trees provide, and putting the play area and courts on top of the building! Plus, the RFP proposes no above ground parking for those to use what may be left of our Commons, which is a detriment to the aging population as garages are difficult at times to park in and unsafe, particularly for the handicapped. Additionally, the RFP calls for an outrageously high building which will tower over the homes near to it. There has been absolutely no regard for the rights to live peacefully in a neighborhood one thought was stable.

The RFP also includes the potential commercial use of the newly built apartment building. The zoning proposed is completely out of sync with existing land uses and the neighborhood and will NOT result in more affordable housing. Instead, the city should be focusing on rehabilitating existing government buildings in the downtown area. An excellent article was published in the print version of the Sunday Washington Post November 17 regarding what processes would be involved and that Pre-World War II buildings are more suitable. The answer to affordable housing isn't in giving away public land-- doing so only puts money in the pockets of developers. The upzoning of Chevy Chase will do nothing to lower the cost of housing in DC and will only serve to displace more people now living in rent-stabilized homes as well as displace many of our small businesses along the Connecticut Ave. corridor and it's sidestreets.

In regards to Safe Streets, be advised too that should this upzoning occur, vehicles will divert to the side streets causing more accidents, more pedestrian and bicyclist injuries or even deaths. Vehicles, particularly those with Maryland plates, who it seems DC has no reciprocal agreement so they ignore our traffic rules, already speed, run stop signs (check out 41st St between Davenport and Military Rd as well as 39th St. between Northhampton and Jenifer)-- it will be a nightmare of more aggravated drivers than ever before.

In addition, my husband and I went to eat at Little Beast a month or more ago and left without going in due to the construction noise outside across the street in front of the Community Center. Businesses such as these will lose customers and thus go out of business if construction is allowed on the Chevy Chase Commons and other areas along Connecticut Avenue.

Again, Zoning Case 23-25 was set down improperly; Chevy Chase residents deserve their rights to a contested case.
I appreciate your time in reading my letter and your consideration of my views.

Sincerely,
Jane E. Broendel
3909 Jocelyn St., NW

