

## Cochran, Patricia (DCOZ)

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**Sent:** Tuesday, November 26, 2024 10:54 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Cc:** Schellin, Sharon (DCOZ)  
**Subject:** Zoning Case 23-25

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Dear Commissioners:

I hope you are doing well.

I am writing you to protest the classification of Zoning case 23-25 as a rulemaking case. Zoning case 23-25 should be a contested case allowing residents to have due process. The revision to the zoning laws to allow the giveaway of public land deserves greater scrutiny and input by the residents who will have to live with this decision in perpetuity. It is imperative that the zoning commission hear from the community.

DMPED has been heavy handed in their approach to the surplussing of our public land and they've mismanaged this process from the start.

The DMPED RFP process has been a sham. Here's why:

- Despite overwhelming community pushback, DMPED is proposing an outsized 80 foot building height and 60% lot coverage. This will result in the loss of vital green space and an increase in the heat island effect.
- According to the RFP, prospective developers are given points for minimizing the amount of parking at the site. Chevy Chase has the highest concentration of older adults in the city and many, like me, live miles away from the library and community center. Parking is critical to me and my neighbors in Hawthorne and Barnaby Woods who regularly use these facilities. Even

Ward 3 Councilmember Frumin has said he will not support this project if it doesn't have adequate parking.

- The proposed upzoning will not make a noticeable difference in the stock of affordable housing. DC's definition of affordable housing is not truly affordable for those who need it. This is really a luxury housing project with a handful of affordable units.
- I reject the notion that Chevy Chase does not have enough affordable housing units and is not sharing in the distribution of these units. The DC government does not count the rent controlled and Section 8 housing in the many apartment buildings along Connecticut Ave. I find this manipulative and disingenuous.
- DC landlords are given way too much latitude in deciding who gets affordable housing. DC does not regulate this process leading to abuses.

### Summary:

- This unpopular project is being forced on a community that doesn't need or want it.
- We should not give away our public land and green space to developers. Once given, we can never get it back.
- DC should proceed with the redevelopment of the library and community center and reject the construction of a large luxury apartment building.
- DMPED has ignored community input and the zoning commission has the ability to right this wrong.
- **I urge you to make zoning case 23-25 a contested case.**

Thank you for your consideration.

Lee Mayer

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