

Cochran, Patricia (DCOZ)

From: Anita Beier <apbeier@gmail.com>
Sent: Sunday, December 1, 2024 9:55 AM
To: DCOZ - ZC Submissions (DCOZ)
Cc: ccdvoice@gmail.com; Schellin, Sharon (DCOZ)
Subject: Zoning Case 23-35

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To: DC Zoning Commission
Cc: Sharon Schellin

Dear Zoning Commissioners:

I have previously written and submitted written testimony regarding Zoning case 23-25. Once again, I would like to point out once again that this case was set down improperly. I am a resident of Chevy Chase DC and Chevy Chase residents deserve our rights to a contested case so that we can present evidence and cross-examine witnesses, and so that we will have the right to appeal a zoning decision.

A number of key factors are in play here:

1- I am opposed to giving private developers building rights on public lands, still used for public use, it is my taxpayer dollars that fund these public spaces and I implore you to retain them 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. This site is such a lovely spot along Connecticut Avenue and should be reserved for the use of the community and not to enrich some developer.

This lovely part of our neighborhood draws together diverse users in age, gender and race in a unique way. At a time when we need to encourage reading in our youth these amenities soften what can become a sterile library experience for young readers. At a time of an aging population demographic we need to preserve and offer additional opportunities for social engagement and fitness. A change to more dense zoning in this area would destroy the neighborhood-centric draw of this space.

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

ZONING COMMISSION
District of Columbia
CASE NO.23-25
EXHIBIT NO.450

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 AND SHOULD AVOID THIS as the land can never be reclaimed once it is ruined by development.

4 - 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 the Connecticut Ave corridor in Ward 3, lose 1000s of Naturally Occurring Affordable Homes in rent-controlled buildings. Our Chevy Chase workforce - teachers, police, retail workers, etc. - will be displaced by your actions, as workforce housing has been lost in every other densified and gentrified DC neighborhood. You will displace the Chevy Chase small businesses just as small businesses have been lost in every other densified and gentrified DC neighborhood. 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.

I live here because I love the diversity and the small businesses along this stretch of Connecticut Avenue, and will end by repeating that giving away public land for private development is an affront to District taxpayers and repugnant to the residents of this wonderful neighborhood.

Regards,
Anita Beier
3914 Livingston St NW