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To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Subject: Support for Case 25-09
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To Members of the Zoning Commission:

I am a 41-year resident of an area in upper northwest DC called Wakefield, and I have lived one block from Connecticut Avenue in that time. My area is adjacent to Cleveland Park and very near to Woodley Park. I have occasion often to go to those areas for shopping, frequenting restaurants, going to the library and enjoying the zoo. I consider these areas part of my own neighborhood, which I can reach easily by rail and bus. Doing so is the essence of positive urban living, in my view. So I want these areas to be even better in terms of amenities, and I want more housing so more people can enjoy the amenities and support them..

For this reason, I support the proposals for zoning amendments to create mixed-use zones in those neighborhoods. I think we in northwest DC are underserved by retail. These proposals will encourage retail, new and existing. But without customers, retail cannot survive. I think the amendments will encourage more housing so there will be more support for retail. I understand that the Target in Cleveland Park is closing, and a long-time Vietnamese restaurant there closed a while ago. There is also the issue of good-quality retail, and I do not consider a smoke shop in Cleveland Park to count. Cleveland Park has also lost some great retail like an antique lamp shop and a gift and costume jewelry shop. An old movie theater closed some time ago, and I am not sure what will replace it, but whatever it is needs people to frequent it. All these things are bad signs, and bringing more local residents would be helpful to promote more and better retail, as parking is limited and always will be. Neighborhoods with plentiful bus and rail transportation like these should have more amenities for residents and those using public transit..

It is also no secret that this area of upper northwest DC is very expensive, and we need more housing, especially multi-family housing, so that people who wish to benefit from this desirable area can live here. These new residents will also bring more vitality to what is now a pretty staid place. I have noticed that in Wakefield and AU Park, there are several instances where perfectly nice (and expensive) single family homes are being torn down and newly built gigantic replacements cost \$3-4 million (and more). This needs to be countered with more housing that is at least reasonably affordable.

Finally, I support having design guidelines. This will discourage costly and protracted proceedings opposing development in these areas.

For these reasons, I support these zoning proposals. Please put my comments in the record.

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ZONING COMMISSION
District of Columbia
CASE NO. 25-09
EXHIBIT NO. 191

