

## Cochran, Patricia (DCOZ)

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**From:** aidandjones20016@gmail.com  
**Sent:** Sunday, November 30, 2025 1:24 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Zoning Commission case 25-09 Statement in Opposition

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I have signed up to testify in the above matter on Dec. 1, 2025. Below is an accompanying Statement in Opposition.

There is a potentially dangerous precedent in the works that may affect public participation in development in every Ward. The Mayor's Office of Planning (OP) has embarked on a course to misuse the Development Framework authority the City Council granted with respect to the 2021 Comprehensive Plan. Nowhere did the Council say in the Comp Plan that upzoning before a developer application were filed was necessary—or even appropriate.

In the Cleveland Park/Woodley Park area, OP is asking the Zoning Commission to approve rules that would allow any new development to proceed as a Matter of Right (MOR). Once approved, there would be no opportunity for the affected community to comment on proposed heights, densities, setbacks, loading zones, etc.

Here is how the Comprehensive Plan provisions regarding the Development Frameworks are being implemented:

- OP is interpreting the Comprehensive Plan's Future Land Use Map (FLUM) guidelines as authorizing development to the maximum height and density permitted.
- OP is asking the Zoning Commission to approve zoning map and text amendments in this Development Framework area as a Rulemaking which, under the Zoning procedural rules, precludes affected individuals and neighborhood organizations from party status, the effect of which limits presentation by neighborhood groups to five minutes and precludes presentation of witnesses, cross examination and the right to submit briefs, motions and proposed findings of fact and conclusions of law at the Zoning Commission proceeding.
- Once approved, there would be no review by affected Advisory Neighborhood Commissions (ANCs) or the Zoning Commission of any future development in this area unless the developer wanted to exceed the already very expansive zoning changes-- extremely unlikely given that in many areas the proposed upzoning extends to the maximum height and density allowed under the Comprehensive Plan.

For these reasons, any possibility of public participation through the zoning process would be foreclosed once the Zoning Commission adopts OP's proposals.

The Zoning Commission has also scheduled a hearing on the Wisconsin Avenue proposal for December 11, 2025 (Zoning Case No. 25-13). Approval of these cases, during the holiday season, is being rushed. Indeed, considering the vast changes in DC's office, commercial and housing needs just in the last five years, Cleveland Park and Woodley Park needs are very likely to be very different five years from now. So to freeze zoning at

drastically higher height and density than today without the developer being on record could be imposing a great injustice on residents and business owners. It would be a wholly unnecessary step.

So I strongly urge you to tell OP that the City Council's intent in providing for the Development Framework here and the related FLUM guidelines in the 2021 Comprehensive Plan neither envisioned nor authorized OP to seek, nor the Zoning Commission to approve, such up-zonings in the absence of actual developer applications to the Zoning Commission.

Aidan Jones