

---

**Case 25-09 - in opposition**

---

From Mary Alice Levine <maryalicelevine@gmail.com>

Date Sun 3/22/2026 3:15 PM

To DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Some people who received this message don't often get email from maryalicelevine@gmail.com. [Learn why this is important](#)

Chairman Anthony Hood and Members of the Zoning Commission:

I am appalled by the Office of Planning's March 2, 2026 Supplemental Report (Exhibit 250) in case 25-09 regarding the text and map amendments for Cleveland Park and Woodley Park.

The most disappointing piece of the Supplemental Report is the failure of OP to look at the proposal through a racial lens. Despite the concern of the Zoning Commission, OP did not provide a plan to remedy the fact that the IZ+ formula, as it stands, will not provide greater racial diversity in Cleveland Park and Woodley Park. IZ+ uses 60% of the regional median family income, or \$92,820, as the maximum income for affordable housing. Yet, 60% of the DC Black household median family income is only \$36,355. By setting the maximum income level at \$56,465 (or 2.5 times) over 60% of Black median family income, OP is ensuring that most of DC's blacks will not be able to afford these two neighborhoods.

Another upsetting piece of OP's supplemental report is the area Infrastructure Assessment, which has finally been introduced into the record -- only to tell us what we already knew. Water and sewer facilities are at capacity in the area. DC WASA "recommends that developers consider upgrading existing water mains, local sewers and water lines in affected areas." There is no requirement that developers take on these projects. It will either be left to taxpayers to pay the cost, possibly after buildings are built and problems have occurred. Individuals and developers could be prohibited from building more than one bathroom, and more draconian measures might be required.

In addition, the Infrastructure Assessment does not address school capacity; and the Assessment mentions only that the land use changes could require an increase in transportation capacity, and that DDOT will evaluate.

I am also gravely concerned about the two historic districts, Woodley Park and Cleveland Park, that are not being preserved. The Comp Plan must protect the character of neighborhoods whether or not they are historic.

In short, this Supplemental Report is anemic and inattentive to the concerns of people like me, as well as the concerns of the Zoning Commission. I have pointed out just three of many concerns.

1. The goal of racial equity is being totally ignored, most egregiously by the IZ+ formula
2. The infrastructure study is appalling, especially with its dismissal of the probable lack of water and sewer capacity
3. The destruction of neighborhood character will be the outcome of OP's plans.

Thank you for opening the record to let the public comment on the Supplemental Report.

Sincerely

Mary Alice Levine (Tenleytown)  
3804 Alton Place, NW  
Washington, DC 20016  
(202) 244-9637