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## Support of ZC 25-09 OP Supplemental Report

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**Date** Thu 3/26/2026 9:09 AM  
**To** DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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Chairman Hood and Members of the Zoning Commission,

I am writing in support of the Office of Planning's (OP) Supplemental Report.

I am a long term resident of Cleveland Park and I am also managing member of partnerships that own commercial and retail properties in Woodley Park and Cleveland Park which represent over 400 linear feet of Connecticut Avenue frontage.

In order to improve affordability and accessibility to Woodley Park we need to build more housing. Arbitrarily changing the existing affordable housing requirements for Woodley Park and Cleveland Park could result in no additional housing. The cost to build is already strained at the current levels of affordability. Absent the District Government issuing meaningful grants or subsidies, it is not financially feasible to construct with more expansive affordability requirements. Even when those grants are issued, the cost to build exceeds market cost due to first source requirements and the paucity of approved first source subcontractors in the District. These dynamics, while well intentioned, often result in subsidized projects failing to meet the financial requirements to proceed.

OP clearly articulates their position that ZC 25-09 should adhere to the IZ+ program as existing and as to be amended in the future. The District-wide IZ+ program is being reviewed and updated. I share OP's position that IZ+ should be uniform throughout the District and should not be modified or adjusted based on localized geography.

Thank you for your consideration,

Christopher Martin

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