
Letter in Opposition - Case No. 25-09

From Caroline Petti <carolinepetti@yahoo.com>

Date Thu 3/26/2026 2:46 PM

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

Cc EOM (EOM) <eom@dc.gov>; Mendelson, Phil (COUNCIL) <PMENDELSON@dccouncil.gov>; Zachary Parker <zparker@dccouncil.gov>; White Robert (Council) <rwhite@dccouncil.gov>; chenderson@dccouncil.gov <chenderson@dccouncil.gov>; Crawford Doni (Council) <dcrawford@dccouncil.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 for additional analysis by OCTO Security Operations Center (SOC).

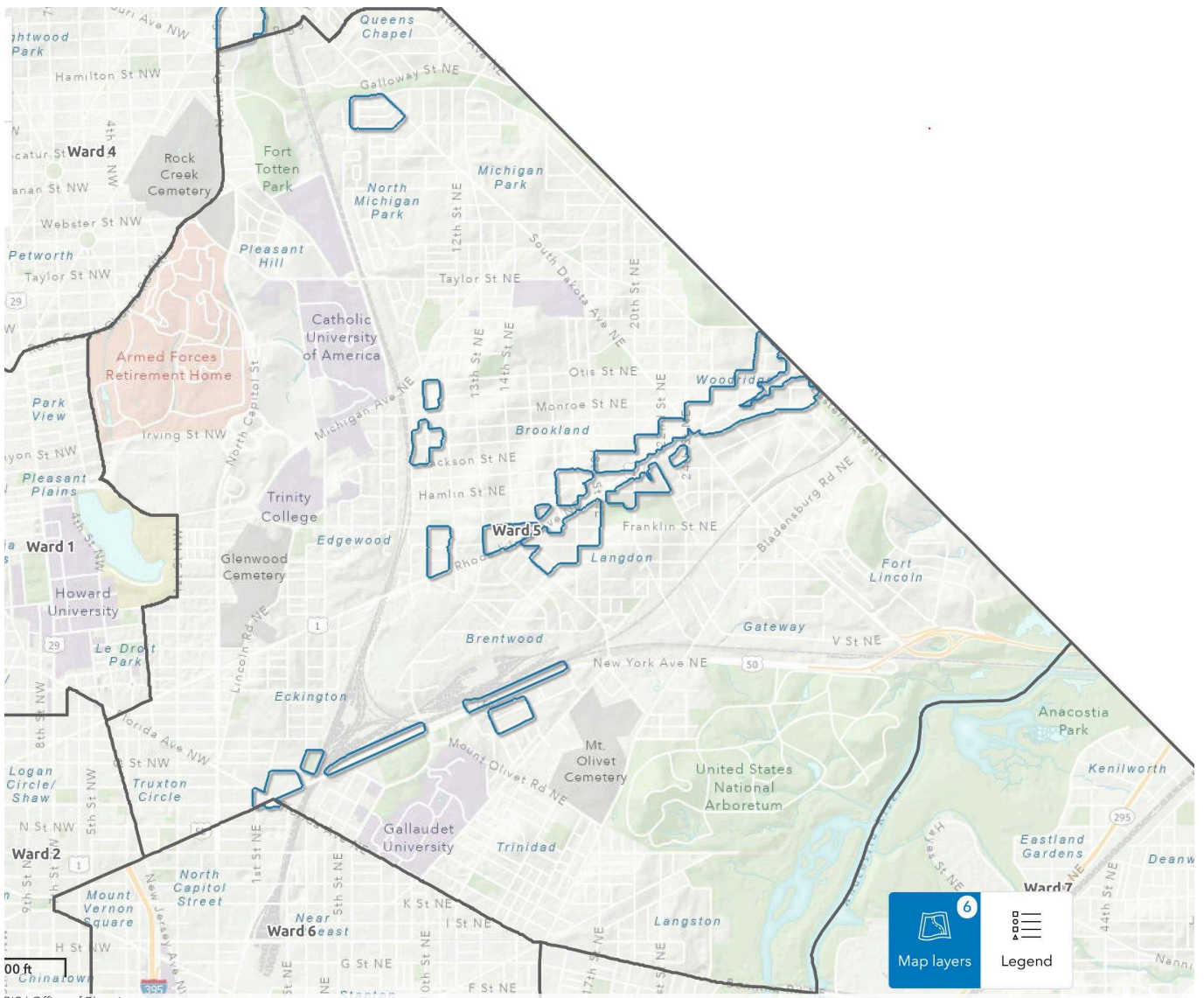
Members of the Zoning Commission:

I am writing in reference to Case No. 25-09 Text and Map Amendments to Create the Cleveland Park Neighborhood Mixed Use Zone and New Woodley Park Neighborhood Mixed Use Zone.

I am not a resident of Ward 3. As such, I am not personally familiar with the specific implications of the Office of Planning's proposed zoning changes for Cleveland Park or Woodley Park. However, I am a resident of Ward 5 and I know enough about the general implications of the proposed changes in Ward 3 to be concerned about what it could mean for Ward 5. To wit, I'm concerned about:

1. Using a broad-brushed approach to effect upzoning
2. Inadequately considering the effects of such up-zoning on infra-structure capacity (electricity, water, traffic/parking, schools, etc.)
3. Improperly maximizing zoning height and density with little regard to compatibility with existing buildings and homes
4. Shifting to by-right development, thus depriving neighbors, Advisory Neighborhood Commissioners, and DC agencies with relevant expertise the opportunity to weigh in with site-specific concerns and recommended mitigations
5. Shifting to by-right development, thus negating the opportunity to negotiate increased affordable housing and other amenities

The Office of Planning is currently engaged in a re-write of the Comprehensive Plan ("DC 2050"). In connection with that initiative, last week OP issued a draft Future Land Use Map which proposes multiple areas throughout DC, Ward 5 and my neighborhood of Brookland for increased density and potential future upzoning. OP's draft interactive map of recommended locations for increased density around the city can be found here: <https://dc2050.dc.gov/pages/draft-future-land-use-map#FLUM>. Here is OP's proposed map of places for increased density in Ward 5:



If the Zoning Commission follows the approach to upzoning that OP recommends for Cleveland Park and Woodley Park, it bodes ill not only for Cleveland Park and Woodley Park, but for future upzoning that may occur in neighborhoods across the city. I urge the Zoning Commission to consider the citywide implications and reject the OP recommendations in Case No. 25-09.

Sincerely,

Caroline Petti, Brookland Resident
President Emerita, Brookland Neighborhood Civic Association