

Cochran, Patricia (DCOZ)

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To: DCOZ - ZC Submissions (DCOZ)
Subject: Case 25-13 -- letter in opposition

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As a long time resident of the District, I urge the Zoning Commission to reject the proposed text and map amendments put forward by the Office of Planning.

The OP proposal would permanently change the zoning for over 100 lots along Wisconsin Avenue by greatly increasing the maximum heights and density allowed as a matter of right. By making this change, OP would deny residents, as well as the ANCs and the Zoning Commission itself, the ability to weigh in on future development proposals (except in the unlikely case of a developer seeking to exceed these expansive new maximums). The Commission should not approve this move to silence public participation, for years into the future, on all development proposals along the corridor.

Living in Tenleytown near Wisconsin Avenue, I can well understand the desire for future, and better, development along the corridor. In particular, one thing that is sorely needed in future development on Wisconsin Avenue, and in Ward 3 generally, is more affordable housing. Although OP pays lip service to the need for more affordable housing and residential diversity, its proposal does not deliver the goods. Under the OP proposal, the Inclusionary Zoning-Plus requirements are artificially capped, meaning that developers will be able to take advantage of massive height and density increases without being required to include commensurate affordable housing. In addition, the affordability thresholds are not properly scaled to achieve the racial and economic equity that should be the objective of inclusionary zoning.

The Commission should not approve the current flawed OP proposal.

Thank you.

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