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ZC 25-13

Nature of Document:

Tenleytown Neighbors Association's resolution in opposition to Office of Planning's proposed upzoning of Wisconsin Avenue Corridor

Signed:

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TENLEYTOWN NEIGHBORS ASSOCIATION RESOLUTION

OFFICE OF PLANNING (OP) PROPOSED UPZONING OF THE WISCONSIN AVENUE CORRIDOR FROM RODMAN STREET TO THE MARYLAND BORDER (ZC 25-13)

WHEREAS the D.C. Comprehensive Plan calls for development on Wisconsin Avenue between Tenleytown and Friendship Heights that balances retail and residential growth with the conservation of thriving nearby residential neighborhoods.

WHEREAS the Tenleytown Neighbors Association has for many years taken positions on a variety of proposed development projects on Wisconsin Avenue and in the residential neighborhoods – positions that have sought to balance retail and residential growth with the legitimate needs of the neighborhoods.

WHEREAS the OP is proposing this upzoning of 116 lots as a proposed rulemaking - Zoning Text and Map Amendments, meaning that these changes are permanent changes to the zoning for the lots designated and that there is no public input and no right of appeal when individual developments are proposed.

WHEREAS the OP's proposal specifically omits any review by ANCs or the Zoning Commission so long as the developer's proposed plans do not exceed the upzoning changes.

WHEREAS the Comprehensive Plan is meant to designate a range, including the maximum allowable density and height, but OP has chosen for lots on Wisconsin Avenue the maximum heights and densities provided in the Future Land Use Map (FLUM) guidelines, with no discussion of the impact on the surrounding residential neighborhoods as is mandated in the Comprehensive Plan.

WHEREAS OP is proposing heights of 150 feet in Friendship Heights when the current zoning would allow 110 feet, and in Tenleytown at the Metro OP is proposing heights of 130 feet as compared to the Comprehensive Plan's height of 90 feet. For purposes of comparison, Tenley View is 71 feet high and Tenley Hill is 74 feet high, including a residential penthouse.

WHEREAS the OP has not included the March 2024 Infrastructure Assessment Report, which is required, in the Zoning Commission record, although it is publicly available on OP's website. The report states that the water and sewer systems are already operating at capacity, and the schools are already overcrowded. OP has

provided no plan to address these problems, and no study of the Metro or traffic patterns to accommodate the estimated 13,900 new people in the area, with an estimated 2,700 additional transit riders and almost an additional 3,000 cars on Wisconsin Avenue each day.

WHEREAS residential affordability is supported by all, including the Tenleytown Neighbors Association, but wrapping a proposal in the flag of affordability does not produce affordability. The IZ formula does not apply above a 125% density increase, and the formula includes a factor of what the developer is requesting. Therefore, unless carefully drafted, which it currently is not, the IZ required could be 8.5% rather than the assumed 20% since after the proposed upzone occurs, the developer is unlikely to ask for any increase and the developer request is part of the formula.

BE IT RESOLVED that the Tenleytown Neighbors Association opposes the approval of ZC 25-13 in its current form.