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From: Ellen Levine <elevine0@gmail.com>
Sent: Wednesday, December 10, 2025 2:37 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Letter of Opposition in ZC Case 25-13

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Good afternoon,

As a DC resident who grew up in Tenleytown, I am writing to the Zoning Commission to file a letter of opposition on the upzoning of Tenleytown and Friendship Heights. I am objecting to the proposed height and density increases for Wisconsin and Connecticut Avenues because I believe that individual developers need first to apply for the upzoning and should not be allowed to negotiate any release from the affordable housing requirements required by the city's Inclusionary Zoning rules.

New development in DC neighborhoods should support affordability, diversity, and quality of life for its residents. The current Office of Planning proposal for upzoning in the Tenley-Friendship area proposes mostly market rate and luxury housing homes which would attract more middle- and upper-class residents to the area. Furthermore, the additional housing and increased residential population will inevitably lead to a need for greater infrastructure and resources; it is not fair for the cost of this to be passed on to DC taxpayers. Rather, the developers responsible for adding new residential units to the area should be responsible for providing affordable housing at the rate needed for DC families and should be held accountable for the resulting school overcrowding, traffic burdens, and greater capacity needs for drinking water and sewer functions.

Growing up, I benefited from going to DC Public Schools in Tenleytown and frequenting the Tenley-Friendship Library after school. I am passionate about expanding educational access and community support in the city so that more DC children and families can receive this same benefit. The responsible way to do this would focus on deeply affordable housing and improved support resources for DC families, yet the existing proposal falls very short in these areas. We can do better.

Thank you for your consideration.

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