

May 14, 2026

3804 Alton Place, NW
Washington, DC 20016

District of Columbia Zoning Commission

Chairman Hood and Commissioners:

DC Office of Planning's Supplemental Report on the 2021 Comprehensive Plan in Case 25-13 raises additional concerns for the residents of Tenleytown and Friendship Heights. Among these concerns is OP's decision that there will be no changes to IZ Plus as a result of the unprecedented height and density proposed for these two well-established, middle class neighborhoods (Supplemental Report, pp. 3-5). This means OP's radical plan for these neighborhoods will be of no benefit to DC's poor and will not increase neighborhood population diversity. OP's proposal could increase the amount of market rate housing in DC, and young professionals may take advantage of the scant affordable housing that might be produced. But DC's poor and displaced will not be able to afford to relocate to Tenleytown or Friendship Heights. This is not planning through a racial equity lens.

I deplore OP's lack of respect and concern for the communities of DC and especially the middle class and the economically challenged neighborhoods. This absence of compassion becomes more evident with OP's every new utterance. OP works to undermine neighborhood character and conveniences to benefit developers (e.g., see the suggested alley closing in the Supplemental Report, pp 6-7), but it offers no benefits to residents or their communities. Nor do they offer mitigating measures for the hurt they will certainly cause small businesses (e.g., see restricted access for trash pickup, deliveries and parking in the Supplemental Report, pp. 17, 26 and 33.)

I strongly object to OP's comment: "The reality is that there are also persons with intentions to delay projects through the appeal process." (Supplemental Report, p. 3) This is hardly the way to characterize any resident who questions the flawed, often-mistaken DC Office of Planning.

Further, I am dismayed that OP chose partisan advisors, Ward 3 Vision and the Coalition for Smarter Growth, during the preparation of the Supplemental Report.

Finally, I support the limited design review that OP has begrudgingly granted. However, I don't think the review is sufficient in its scope. I hope the Zoning Commission will require OP to implement the proposed level of review and more.

I thank the Zoning Commission for re-opening the record to allow all, not just smart growth advocates, to react to OP's supplemental report.

Sincerely,

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