

Comments of Mary Alice Levine in opposition to the Office of Planning's Third
Supplemental Report, July 23, 2026

I am writing to express my considerable opposition to the Office of Planning's (OP) third supplemental report in Zoning Commission (ZC) Case No. 25-13.

I find it unbelievable that after neighbors asked for ZC or OP reviews on the approximately 150 Wisconsin Avenue lots affected by the cruel upzoning of Case 25-13, and after OP conceded design review on all such properties, OP then waived the requirement for over half the lots. In so doing, OP acted blindly since no building plans have been proposed for any properties in this mass upzoning.

In addition, OP waives a design review for proposals that will most need a review, proposals for historic properties and proposals for affordable housing and housing for the needy. The elimination of a review for lower income housing and very low income housing will put our disadvantaged residents at risk. Accepting only an exterior, front-facing review of historic properties puts to risk the built history of Tenleytown and Friendship Heights. I concur with the comments of the Tenleytown Historic Society on the subject of eliminating design review for historic properties.

In addition, I don't see why lots under 15,000 feet will no longer require design review. Any size lot contributes to the character of the neighborhoods which OP says should be conserved.

I do know that OP and the ZC want to cut down on expenditures and delays for developers. But Case 25-13, if approved, will already allow tremendous savings and zoning gifts to developers. The character of DC residential neighborhoods must also be considered.

And the people of Ward 3 must also be considered. Though Chairman Hood considers the people of Ward 3 to be privileged, that is not true. And Tenleytown and Friendship Heights are not wealthy enclaves of the ward. The Office of Planning, with the help of the Zoning Commission, has been dealing harshly with our neighborhoods for years. Case 25-13 is the culmination of that ill treatment. This time, OP and the ZC are actually on course to destroy the Tenleytown and Friendship Heights neighborhoods and to drive out middle class residents.

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