

## Q3 Is there anything you would like to add about the District's proposed new zoning?

Answered: 109 Skipped: 152

#	RESPONSES	DATE
1	Please - no more giveaways to developers.	4/28/2024 4:28 PM
2	I feel that the upzoning of this area will result (eventually) in overwhelming and completely transforming the scale and character of the very heart of our neighborhood. This part of Chevy Chase serves the entire neighborhood (Wards 3 & 4). As an entry into the District, it sets the tone for this unique area, as opposed to Wisconsin Avenue/Friendship Heights, which looks like a less successful and vibrant version of Bethesda, without character or sense of history.	4/27/2024 1:27 PM
3	I appreciate being asked my opinion. Previous ANC 's have not done so.	4/25/2024 12:45 PM
4	Increased affordable housing is laudable goal, but overall proposal would primarily increase commercial development.	4/25/2024 11:14 AM
5	I believe that no matter how many meetings I attend or surveys I complete that this is a "done deal" by the Bowser administration and that I'm wasting my time.	4/25/2024 8:21 AM
6	Object to 70' buildings. That would drastically change the historical character of the area.	4/24/2024 11:27 PM
7	The rezoning of the impacted area is a developer's "dream come true!" No input from residents on the type structures that developers will build in our neighborhood is a non-starter. Take a stroll/ride down Kennedy Street NW and see the unappealing box-like [e.g., no design character] structures being built by rogue developers. Let's rezone the D.C. Zoning Commission with new visionary replacements!!	4/24/2024 10:32 PM
8	This would be a mistake and could lead my family to moving and leaving the area for good.	4/24/2024 9:59 PM
9	Feedback from consultations with the taxpayers of this community is expected to be taken into account in the DC decision.	4/24/2024 9:12 PM
10	The area of Conn Ave between Livingston St and Nebraska Ave should be instructive regarding the lifeless impact that highrise apartments can have on a community.	4/24/2024 5:46 PM
11	My support is contingent on the City continuing to include incentives for affordable housing for zoning districts of this type.	4/24/2024 4:57 PM
12	I do not support the District's proposal to rezone upper Connecticut Avenue from Livingston St to Chevy Chase Circle in the designated "NMU-4/CC1" area.	4/24/2024 4:45 PM
13	This is modest upzoning - it is baffling there is a fight about buildings of this height on an Avenue that has much taller buildings dating back 100 years south of Livingston Street.	4/24/2024 3:01 PM
14	Need to consider the impact of rezoning would have on resources in the city - adding students to schools in area, which are already at capacity; impact on traffic; impact on public transportation. I also have not heard anything indicating the need for more housing. Definitely need more affordable housing but this plan only plans for a limited percentage of affordable housing. Also, significant need for housing for older citizens but have not heard of any plans that take that concern into account. Would like to hear how the city is considering the associated impacts as they design plans. How do we avoid becoming another Bethesda, which clearly was developed without consideration of impact in terms of public space, public transportation, etc.	4/24/2024 2:08 PM
15	I pretty much like things the way they are. I think that the Chevy Chase main street should stay small, and that my experience would be negatively impacted by having taller buildings with more people who have to park their cars to get there. Rezoning would create more traffic, making it harder to get around.	4/24/2024 2:04 PM
16	The height level for CT Ave will create a tunnel like feel and dwarf homes in the surrounding	4/24/2024 1:35 PM

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area. I suspect, more houses in the area will be bought by developers, not families, and torn down. We have already seen the negative effect of this kind of development in this area.

17	You are an elected official and we live in a representative democracy - you should not be hiding behind an unscientific survey to make up your mind.	4/24/2024 10:51 AM
18	I agree with the District's proposal for the new zoning because it will enable the construction of affordable housing.	4/24/2024 10:13 AM
19	I do not believe that any housing created would actually be affordable. I am very concerned that this is just a way for developers to make a lot of money but at the end of the day, there will be no meaningful opportunity for lower income folks to live here. Any building project should be required to have fixed rental fees forever in all units! Some of the units should also be required to be 2 or 3 bedrooms to accommodate families. Otherwise it is just a win for developers and no real increase in diversity for our neighborhood. Let's make a real commitment to lower income housing! Unless we do, my view continues to be no change to the zoning.	4/24/2024 6:16 AM
20	The proposed zoning will turn CCDC into a mini-Bethesda to the benefit of the mayor's favorite developers and the detriment of residents of this neighborhood.	4/24/2024 12:01 AM
21	No	4/23/2024 11:05 PM
22	I am not opposed to increased height but 70 seems too far from the current height to make sense. I do believe that some increased density would improve retail options in the area but worry about the need for parking and increased congestion on already congested streets. I also think there is existing housing not far from this area that could be revitalized for better use. Lastly, I did not get to participate in the civic core survey but strongly oppose the substantial increased height allowances there and would strongly prefer that the site remain dedicated to public use. Our two year old daughter uses the library there almost every day and we live right down the street.	4/23/2024 10:34 PM
23	This is important for equitable housing and a more diverse Chevy Chase.	4/23/2024 9:56 PM
24	In all of the discussions about the aims of increasing both affordable housing and racial diversity in these discussions, I have not seen anything that persuades me that the proposed changes, or the building of affordable housing on the community center/library site, would increase racial diversity. What is the mechanism whereby we could be assured that these changes would increase racial diversity? I am in favor of racial diversity. Yet it is my understanding that it is not possible to screen prospective tenants via the category of race. This is why I am extremely skeptical of the DC government's pressuring of the community to accept this giveaway to developers. I see no mechanism for increasing racial diversity. I also see plenty of evidence in DC that the government has incentives to please developers, who will in turn support the election campaigns of DC officials. The system appears to be corrupt. I also see many, many vacant buildings in DC, downtown, along 16th street, near the White House. Why is it necessary to build more when there are so very very many vacant buildings in DC since the pandemic and the transition to remote work? Let's be smarter about this, and convert empty buildings into affordable housing. Also, let's stop pushing African Americans out of DC by gentrifying neighborhoods like Shaw, U Street, Adams Morgan, etc. DC is simultaneously pushing black people out of the city and claiming that we need to build new buildings in which black people can live. A clear contradiction. I'm so disillusioned by what I've seen during this long period of contention over the proposed zoning changes, and the giveaway of private land to developers, in this part of DC. Please believe me when I say that I support greater racial and economic diversity in Ward 3. And believe me when I say that there are better ways to achieve these goals than by building more buildings. Thank you for your attention, and for your service.	4/23/2024 9:55 PM
25	As a lifelong resident of ChCh DC I could support development if we had the excellent bus service we had years ago. Express L1 service to Cap Hill, frequent buses in the bus only lanes — if we had those then I'd support development. Without it, who wants to live here?	4/23/2024 9:45 PM
26	It is insane. They have not addressed any of the issues of overcrowding in the public school, the largest public schools in the district, and yet they want to add more housing. NO to this.	4/23/2024 9:41 PM
27	We've seen Pandora's Box opened on Wisconsin Avenue at Friendship Heights, and over development in Bethesda, Md. Why would any residents in our area want to sacrifice our community to similar development- impersonal, out of scale, and out of line with our community? Please listen to this community.	4/23/2024 9:27 PM

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28	I could support a limit of 50 feet to keep the essential look of the neighborhood.	4/23/2024 8:17 PM
29	Bruce, I do not support the rezoning of the Community Civic Site, including the playground, the library, and the Community Center. I do not think that site should be changed to include housing or a hotel. The only way I would support housing or a hotel, is if the city required that the future owner operator of the hotel or housing also agreed to be the host for a performance space and a recording studio that would be available for public performances, and they also agreed to create a fund to support DC based "entrepreneurs in the arts" for low-income artists and performers. I do think that the most welcoming place beyond the circle could be a public square for arts and performance space. I am not opposed to the other squares by rezoned, but tend to think that it should be done with the help of a CC redevelopment agency that helps owners address issues like going net-zero, parking and meeting affordable housing targets. I am also concerned about redzoning that might exclude migrants of different religious backgrounds, particularly immigrants from Islamic countries.	4/23/2024 7:44 PM
30	Redeveloping existing space at existing height to allow for more residents would be reasonable. But that isn't this plan. High rises and greedy developers are preying on our community. I don't believe for a minute they care about equity.	4/23/2024 7:26 PM
31	Our area is already overcrowded with vehicle traffic. This would make driving thru our neighborhood worse than it already is.	4/23/2024 6:10 PM
32	The east side of Connecticut Avenue is ugly and inefficient. I'm for sensible redevelopment—the devil will be in the details. I also support the plan to redo the library and the community center.	4/23/2024 5:57 PM
33	It will destroy a beautiful low profile corridor in great use by local families including mine. Traffic will be a nightmare. Find a more appropriate location for low/income housing. Don't make this into another Tenleytown. We are the DC neighborhood that others aspire to be. Don't destroy the ideal.	4/23/2024 4:55 PM
34	Does the city have a mock up drawing for those of us who do not think in spatial 3-D?	4/23/2024 4:04 PM
35	The DC's Government 's proposal to rezone upper Connecticut Avenue to support development "by right," should NEVER be permitted without community input or challenge.	4/23/2024 4:00 PM
36	I strongly support affordable housing for folks who work hard every day to enrich my life and the lives of my wealthy white neighbors.	4/23/2024 3:42 PM
37	DC needs to create a new elementary school in UpperNW if it wants to increase density.	4/23/2024 3:27 PM
38	Does equity mean the homogenization of DC architecture, scale and heights? Apparently, yes. This is a residential neighborhood of residential scale. 70' plus penthouses would change our community forever to a Friendship heights scale. And once implemented, buildings would be a matter of right and the community will have lost any input. There are many other ways to develop affordable housing. The knee-jerk reaction by the mayor and her staff is to build and build bigger as the panacea of the city. No, the solution to any city is good ideas, strategic implementation and good leadership. Much of the current discussion was from pre-covid. Retail has changed, Office has changed, the need for quality outdoor space has grown. And our housing needs have changed too. Our downtown is being hollowed out. We need ideas and not just built form. We need a reassessment before any rezoning takes place.	4/23/2024 3:14 PM
39	I don't oppose allowing small multi-unit buildings where there may now be houses, but they must provide off street parking. 80 foot buildings on Connecticut Avenue would completely change the character of the neighborhood.	4/23/2024 2:17 PM
40	It seems that this would be an either an all or nothing development kind of thing. With what is there now, it would most likely mean tearing down almost all of the current businesses, or at least most of them on the west side, and rebuilding with new, bigger, taller buildings.	4/23/2024 1:27 PM
41	Development is not appropriate for this neighborhood.	4/23/2024 1:17 PM
42	Upzoning would be great.	4/23/2024 12:19 PM
43	Denying increased housing density is climate change denial.	4/23/2024 12:17 PM
44	The re zoning for 70' tall buildings would impose significant shadows on the neighboring homes and street. The historic CC Arcade and Avalon having buildings almost twice as tall around them and potentially allowing for those building's air rights to be built out on, would destroy the	4/23/2024 11:21 AM

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character of upper Connecticut Ave. NW. Affordable housing should still be able to be included in buildings which are less massive and out of scale for the area.

45	I am most concerned that the area's residents (and the many businesses operating in the area) will have no input on what the developers choose to build, the appearance of those buildings, or the purpose of those buildings. To my knowledge, there is no evidence that the re-zoning of the NMU-4/CC1 area (or, for that matter, the plans for the NMU-4/CC2 area) will help achieve the city's stated goals. So far, any development plans instead seem designed to include only minimal amounts of affordable housing, all within luxury buildings, in an effort to maximize the developers' profit. The zoning changes will clearly change the character of the area but no other result can be predicted.	4/23/2024 11:12 AM
46	The older buildings along Connecticut in the subject area - especially those on the west side - are architectural gems that create an ambience that should be preserved. Further, there is already a huge problem with parking that would be unbearably exacerbated by buildings that would house more people or engage more people in commerce.	4/23/2024 11:00 AM
47	The proposal will be like a magnet attracting crime and drugs to this community. The process the Mayor and most of the ANC representatives have followed with this project was designed to ignore the views of the Chevy Chase Community. This project will be a blight on the Chevy Chase area, let alone what it has done to our view of most of our ANC representatives, the Mayor, and the anemic City Council.	4/23/2024 10:58 AM
48	There are multiple apartment buildings all over the district with vacancies (just drive around Nats Park). The district should prioritize making some of them affordable before destroying the character of Chevy Chase DC.	4/23/2024 10:52 AM
49	We do not need more pan handlers on the sidewalks	4/23/2024 10:43 AM
50	This process has shown the District Government in an extremely bad light. It just seems that residents' views don't matter in the way they should to the District government.	4/23/2024 10:31 AM
51	Modern mixed use development will benefit the entire area.	4/23/2024 9:37 AM
52	Please listen to the reasons for non-implementation posted by the zone's residents. Address the concerns honestly.	4/23/2024 9:33 AM
53	That area of Chevy chase should not be turned into a high rise complex like Bethesda.	4/23/2024 9:32 AM
54	I want to know specifics about what this rezoning would allow and what the goals are for this area. Are there going to be businesses? Is the Safeway going to be renovated with parking to carry the load of more people? Where exactly would the housing be situated? I just cannot picture what the District is planning and would like to see a model or plans.	4/23/2024 9:27 AM
55	Without community input, I could not allow free rein for developers. "by right" bothers me.	4/23/2024 9:23 AM
56	Tall towering buildings with no outdoor space, no parking, no match or similarities to our current comfortable setting is being forced down our throats. Mayor Bowser has become a great buddy to the developers and now she's two thumbs down. We are the ones who elected her but no more...not to ruin our neighborhood.	4/23/2024 9:14 AM
57	It is wrong.	4/23/2024 9:10 AM
58	I do not support the rezoning of neighborhoods to facilitate the development of buildings that exceed current height or lot coverage limits. The city continues to push these developments as an easy fix rather than tackling the difficult, systemic issues to the affordable housing crisis. Instead of investing in communities, focusing on renovation of existing real estate, and increasing affordable housing % in the great number of developments being built around the city (which surely investors oppose), the city takes the easy route of opening more neighborhoods to the expansion of developer friendly projects. I am also concerned about the approach to pushing through these developments without due consultation of local communities, which continues to be advertised by fails to be delivered. As evidenced by recent building projects (e.g., see Maret), local residents end up suffering the consequences. In the face of climate change, one might expect the city to focus on incentives to climate proof existing real estate, making existing real estate affordable, increasing tree cover, and storm water management rather than furthering the development of heat islands with minimal natural space.	4/23/2024 9:00 AM
59	It is critical that the District provide more affordable housing. Increasing affordable housing	4/23/2024 8:57 AM

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along with more commercial services should be the priority of this redevelopment.

60	My primary opposition is the height of the proposed buildings. I would support the rezoning if there was a limit on the height shorter than 70'	4/23/2024 8:56 AM
61	It's important to have old buildings to house small businesses. A rezoning would mean all banks and chain stores.	4/23/2024 8:39 AM
62	I do not believe that the proposed new zoning will advance any racial or social equity goals, let alone create affordable housing. Instead, I believe the only beneficiaries of this plan are developers, who will likely enrich themselves as a result. On the downside, this proposal will adversely impact and irreparably damage the CC DC community from both a business and residential perspective. It will dramatically change the character of the neighborhood, eliminate the "main street" feel and impact the housing values of the close-by residences. The District is already struggling to keep small businesses, so many of which closed forever as a result of the pandemic. CC DC does not need to become blighted with closed businesses. Most of Connecticut Ave. is residential. This area is unique and should be protected. It is an area that brings together the community and is used regularly by residents -- and not just the library and community center. There is simply not enough (or any) upside to this proposal to offset the adverse impacts to the community.	4/23/2024 8:31 AM
63	The proposal is outrageous. Every other community has a full NEW library . At least let us keep our old decrepit library which my family has used for the 48 years we have lived here.	4/23/2024 8:13 AM
64	Stick to the library and community center and leave the rest as is.	4/23/2024 8:10 AM
65	We want to keep Chevy Chase the special quaint place to live without taller are structures.	4/23/2024 7:43 AM
66	Stop attempting to turn a residential community into high density living. There's plenty of high density in dc for those who want it	4/23/2024 7:41 AM
67	Upzoning will not create more affordable housing in our neighborhood. The existing older apartments on Connecticut Avenue are somewhat affordable. We need to stop replacing smaller homes of various ages with pop up vertical monstrosities that are not affordable to anyone but the very wealthy. These pop ups are making money for the developers. Those of us who live here want our adult children to find housing nearby. This is impossible with the current situation of developer flips.	4/23/2024 7:36 AM
68	50 ft max height	4/23/2024 7:27 AM
69	Development is necessary for economic prosperity. Let the building happen.	4/23/2024 7:22 AM
70	The DC government has not listened enough to the community most impacted by the proposal.	4/23/2024 7:13 AM
71	Renovate the community center and library. Stop trying to force the housing issue.	4/23/2024 7:01 AM
72	It's unnecessary and a waste of city funds.	4/23/2024 6:40 AM
73	Moved here for more of a neighborhood and less of a city feel. That will be undermined by tall buildings which will completely change the character of cc dc. Furthermore it will result in congestion and more parking difficulties.	4/23/2024 6:38 AM
74	development would drastically change the look and feel of Chevy Chase main street. There are only a few streets left that do not need to be over developed. Heights of new building would be an issue-our neighborhood doesnt want big buildings nor do they/we need it. Preserve the community center which is the heart of main street and it should remain as all city people use it. Preserving the shops and restaurants should be the priority. In addition, the addition traffic and cut through would be a nightmare- its already bad and dangerous. there are so many traffic issues . the over development/ upzoning etc is not well thought out and certainly doesnt address other city issues like overcrowding in schools, traffic etc... not a helpful solution ... 100% against	4/23/2024 6:05 AM
75	DC is a big place. There are plenty places to develop without ruining the historic nature of this area which I think should be preserved.	4/23/2024 5:56 AM
76	I support the principle of providing more affordable housing in this area but I do not agree with the proposed height for new construction, nor do I accept the "by right" provision that would deprive neighbors of our democratic right to comment on the character and development of our community.	4/23/2024 3:29 AM

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77	Please focus on the proposed buildings' height and respective consequences for destroying or damaging a neighborhood's architectural, historical and community integrity.	4/23/2024 3:21 AM
78	I'd support even taller buildings here. Taller buildings means more residents, more customers for our local businesses, and less pressure in the rest of the neighborhood for housing.	4/23/2024 2:09 AM
79	It is not good	4/23/2024 1:49 AM
80	Change is a coming	4/23/2024 1:24 AM
81	I am unhappy to hear that the new development will be "by right" with no community engagement. Frankly, the DC zoning group seems to be riding roughshod over any local community engagement.	4/22/2024 11:59 PM
82	I have lived in the District for more than 50 years and have NEVER seen affordable housing plans honored as stated in proposals. Further, most new buildings appear to be done cheaply and don't add any esthetic integrity to the surrounding areas. It is very depressing to see how developers are able to influence officials to change residential neighbors to profit bins.	4/22/2024 11:56 PM
83	I support active development and support for more restaurants, shopping, and activities in the area. I do not have much desire to turn the area into 14th street. Smaller buildings and more intimacy are preferred and perhaps plans for more pedestrian friendly areas.	4/22/2024 11:46 PM
84	Without a car and traffic plan, I can't support anything new on CT Ave. It's insane. Of course we should have great redevelopment with more housing, but we have zero good transit options, nowhere to put cars, and we would have zero neighborhood access to our "Main Street," especially those of us not walkable to CT Ave.	4/22/2024 11:45 PM
85	I think 70 feet is too high although I support development.	4/22/2024 11:15 PM
86	Leave upper Conn Ave alone...we don't need DC government fixing what's not broken.	4/22/2024 11:01 PM
87	As a senior citizen, I like to go to the Avalon and to restaurants during the week and use the free parking in the area. I fear that this new plan will bring larger buildings and eliminate the parking. Addiitonally, the E 6 no longer serves my area and thus it is more difficult for me to get there by bus	4/22/2024 11:00 PM
88	Why is this necessary here?	4/22/2024 10:41 PM
89	In the grand scheme of things, we need more affordable housing and more amenities to be a "15-minute city" for our communal benefit.	4/22/2024 10:36 PM
90	To advance racial and social equity goals then DC needs to provide services that sets up people living in affordable housing for success.	4/22/2024 10:35 PM
91	The DC government proposals would destroy the neighborhood	4/22/2024 10:13 PM
92	I would prefer 50or 60 foot height.	4/22/2024 10:13 PM
93	We live in a nice neighborhood with the saddest stretch of shops and businesses. Let's develop it. No reason we shouldn't have the amenities of Cathedral Heights. As to affordable housing, we shouldn't have the right to tell the city not to build it. We don't own the neighborhood, we only live here.	4/22/2024 10:08 PM
94	taller buildings will help upper Connecticut avenue be vibrant. There should be bike lanes too.	4/22/2024 10:07 PM
95	Upzoning Connecticut Avenue is an important step in the right direction for Chevy Chase.	4/22/2024 10:03 PM
96	I support all efforts to make Connecticut Ave more dense and environmentally sustainable. Happy Earth Day!	4/22/2024 10:01 PM
97	Respectfully, community is vital and these changes to the existing community that revolve around the library, the open space and the community center, will alter the area in ways that aren't necessarily good for the whole. This growth for diversity and inclusion should have been a growth plan developed in conjunction with the residents, who also have a stake here, who volunteer and spend time and funds preserving an open, vital area for everyone, and who are open to good faith DEI changes. Inclusion also means the existing, large number of civic-minded neighbors as well.	4/22/2024 9:58 PM
98	I think I am fine with it, but I am sure there is a lot I don't know. While my initial reaction is that 70' feels really high for that area, the apartment buildings a block or so south of the area are	4/22/2024 9:54 PM

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probably close to that high. I support more housing, and retail - I think I would just like a better sense of how this would actually happen. These blocks are currently occupied. Does it mean that developers would be trying to buy out these spaces to build larger buildings?

99	I am very conflicted about the redevelopment. I do agree that the Avenue needs to be redeveloped in order to allow for higher density housing and retail but 80 foot buildings substantially change the feel of the neighborhood. I'm honestly not sure which is better for the greater good. I do feel that I am relatively well informed on the matter. What I don't agree with is the implementation of an historic district to block redevelopment.	4/22/2024 9:54 PM
100	No	4/22/2024 9:50 PM
101	Building more housing in Chevy Chase is good for Chevy Chase and for DC.	4/22/2024 9:47 PM
102	Would like to support and encourage New and existing local business Along the corridor to have more the neighborhood amenities and continue to make a vibrant community.	4/22/2024 9:47 PM
103	The upper NW infrastructure, in particular public transportation and parking availability, does not support this change in zoning.	4/22/2024 9:46 PM
104	I fully support more density and development, including more retail and more housing, including affordable housing.	4/22/2024 9:45 PM
105	We need more housing and better more modern amenities in Chevy Chase. The only problem with this proposal is that it doesn't include transit or a plan to calm traffic on Connecticut to make the space more livable. Urban areas should be dense and built for people.	4/22/2024 9:43 PM
106	I'm in favor of building more affordable housing, but the height limit is excessive. We need to find a reasonable compromise. Thank you.	4/22/2024 9:42 PM
107	I don't understand why re-zoning is necessarily tied to the "by right" issue.	4/22/2024 9:41 PM
108	All for adding more thriving businesses. Can't imagine where the kids will go to school! Fully reject the talking point that lafayettes enrollment is dropping. And if it is then maybe they can get their kindergartens under 25 kids and add more Pre k.	4/22/2024 9:41 PM
109	I support adding housing, but looking at affordable housing in other areas of the city, I believe lower, more 'human' scale buildings are far more inviting for residents to live in, especially families, who I think are in particular need of affordable units.	4/22/2024 9:06 PM