

Comments regarding N.O.W. Bill- ZTA 25-02

From: Sarah McCullough

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I am a big supporter of finding ways to bring more affordable housing to my community. I was very interested to hear this proposal, but in understanding the details I feel that it is not well thought out and will not achieve the objectives we are trying to achieve.

As someone who will be directly affected since my property is next to Massachusetts Avenue, I can see directly what these changes would look like. Traffic and infrastructure will be completely overwhelmed, especially if the chaining of properties onto Worthington Drive makes way for apartments and businesses such as day care centers where people will be coming in and out of Mass. Ave. Our neighborhood has very narrow streets, so access from Worthington would be difficult and irritating for those neighbors as well.

We bought specifically in this neighborhood because of the character of the neighborhood. Our zoning isn't like VA's. We have trees, and older houses, and a small-town vibe. Not a patchwork of development that doesn't fit. There is also no doubt that property values will go down based on this. Will our real estate taxes which are astronomical also go down?

Bottom line is that this complete disruption will not really achieve what we need and is not well-thought out. We need greenfield opportunities that fit with the neighborhood. Like the Geico development. Like the new Mazza apartments in DC, like the Westbard land.

I will definitely not vote for anyone who supports this bill and know that most of my neighbors won't either.

Thank you.