



COUNCIL OF THE DISTRICT OF COLUMBIA
JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20004

MATTHEW FRUMIN
Councilmember, Ward 3

COMMITTEE CHAIR
Human Services

COMMITTEE MEMBER
Executive Administration and Labor
Facilities
Housing

January 29, 2026

Mr. Anthony J. Hood
Chairman, Zoning Commission
441 4th Street, NW
Suite 200S
Washington, DC 20001

Dear Chairman Hood,

At the December 1, 2025, public hearing on case 25-09 and December 11, 2025, public hearing on case 25-13, concerning proposed zoning text and map amendments to create new Cleveland Park and Woodley Park Mixed Use zones and Wisconsin Avenue Mixed Use zones respectively, the Zoning Commission requested extensive responses from the Office of Planning (OP) on several key matters. Those included the application of Inclusionary Zoning Plus (IZ+) to the proposed zones, including analysis of the set-aside sliding scale and caps on IZ+ and the economics of deeper levels of affordability. Additionally, OP was asked to respond to the potential incorporation of a design review process or form-based code elements for Wisconsin Avenue.

While I am not writing to comment on these issues directly, I note their significance and potential impact not only on the proposed zoning amendments, but also on the future of the commercial corridors and the neighborhoods abutting Connecticut and Wisconsin avenues. Given this, I urge the Zoning Commission to keep the record for cases 25-09 and 25-13 open to allow for public comment on these issues and on OP's responses to the questions raised by the Commission. OP has requested several months to conduct the necessary analysis, indicating that its responses are likely to be substantial. The public should have a reasonable opportunity to review and provide comments on the analysis and any resulting recommendations.

Thank you for the work of the Zoning Commission and the considered attention to cases 25-09 and 25-13.

Sincerely,

A handwritten signature in blue ink that reads "Matthew Frumin".

Matthew Frumin
Councilmember, Ward 3

