

Cochran, Patricia (DCOZ)

From: Larkin Turman <noreply@adv.actionnetwork.org>
Sent: Tuesday, September 16, 2025 9:06 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Letter in Support of ZC 25-13 and ZC 25-09

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Members of the Zoning Commission,

I am a Ward 3 resident living in Glover Park. DC's housing crisis continues to put upward pressure on rents. We desperately need more housing, especially west of the park. Our neighbors in NOMA and Navy Yard have pulled their weight in building new housing units, but Ward 3 is woefully behind in building new units. I currently live in an area with no access to metro and very much want to move to Tenleytown or along Connecticut Ave where I can still be in my Ward 3 community while having access to our world class metro. But there are so few housing units available and at such dear prices.

I'm writing to urge the Zoning Commission to approve the Office of Planning's proposed upzoning on Wisconsin Avenue (ZC 25-13) and Connecticut Avenue (ZC 25-09). I'm also asking my Councilmembers to support a broader upzoning in the next Comprehensive Plan. This upzoning helps unlock private development without necessitating much in the way of public spending - a win/win that helps get folks the housing they need but without burdening the city's budget.

These targeted rezonings will put more homes—including affordable homes—within easy reach of Metro and neighborhood retail. That means more opportunities for families and seniors, stronger small businesses, safer and more walkable main streets, and progress on DC's climate and equity goals.

This is an important first step, but it doesn't go far enough. I'm asking my Councilmembers to commit to a more vibrant, affordable DC in the Comprehensive Plan. Tell the Office of Planning to:

1. Legalize up to Six Homes on All Residential Lots: Take steps to end exclusionary zoning by allowing up to six homes on every residential lot. Not everyone may want to build up to six homes on a lot, but no one should be barred from doing so.
2. Allow Parking Flexibility Citywide: Give homebuilders and local businesses the flexibility to determine parking based on their specific site and neighborhood needs, rather than forcing arbitrary mandates that waste space and increase costs for renters. We have a great metro and bus system - there is no reason for the government to dictate where and how much parking there is. Let the market decide.
3. Promote Transit Oriented Development: Allow buildings to reach 90 feet within ½ mile of Metro stations and ¼ mile of high-frequency bus lines (with automatic expansion when new bus lines/metro stops are added).

Ward 3 has long under-produced housing relative to its access to opportunity. These rezonings—and a broader upzoning in the Comp Plan—will help keep long-time residents, welcome new neighbors, and ensure our local shops and schools thrive.

Larkin Turman

larkin.turman@gmail.com

W St NW

Washington , District of Columbia 20007