

Cochran, Patricia (DCOZ)

From: Kathy McGann <noreply@adv.actionnetwork.org>
Sent: Wednesday, September 24, 2025 8:55 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Letter in Support of ZC 25-13 and ZC 25-09

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Members of the Zoning Commission,

I have lived in Ward 3 for more than 8 years. I live on Connecticut Avenue and am dismayed at the volume of car traffic, especially at rush hours, on the Ave, with resulting noise, air pollution and loss of quality of life. I believe that building more housing, especially concentrated at metro stops, will help reduce commuting car traffic, while simultaneously bringing more younger people to our neighborhood. Also as a senior citizen, I know that many seniors would like to downsize from large houses, but don't find the available housing options satisfactory. More and different housing units, such as town houses, alley homes, and small multi- unit dwellings would help alleviate that problem.

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.

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.
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.
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.

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