

Cochran, Patricia (DCOZ)

From: Matthew Bank <noreply@adv.actionnetwork.org>
Sent: Thursday, September 25, 2025 7:27 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,

My family lives in Ward 3 and we love it. We have strong schools, great local businesses, playgrounds and parks, easy access to everything DC has to offer (often by walking or taking public transport), and lots more. Building more housing in Ward 3 will further strengthen our amazing community and allow more people to join this great community. Instead of excluding people who don't live here yet, we should open our community to others so that can also enjoy everything we have to offer. Building more housing also makes housing more affordable through supply and demand, and this allows more middle-class people (teachers, nurses, tradespeople, etc.) to live in DC.

I 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.

Matthew Bank
matthew_bank@yahoo.com
4501 Connecticut Ave NW
Washington, District of Columbia 20008