

## Cochran, Patricia (DCOZ)

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**From:** Martha Ekdahl <marthaekdahl@gmail.com>  
**Sent:** Saturday, September 27, 2025 12:34 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Letter in Full Support of ZC 25-13 and ZC 25-09

**Follow Up Flag:** Follow up  
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Good afternoon,

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 rezonings are important to me because I witness what the lack of choice in housing options does to me and my neighbors. One neighbor who is in a two-bedroom apartment with their husband and son is having to look outside Ward 3 for housing now that they will have her aging father moving in with them. Their budget is generous, but there are very few options between single-family homes and apartments, most of which only have a max of two bedrooms. I see attached housing, they look like duplexes, in Ward 3, but they're quite large and I've rarely seen a for sale/rent sign on the properties.

I think about myself and my needs and what might happen if I need to move to a different type of housing. I also think about the opportunities for families like my neighbor who are transitioning to multigenerational living. Imagine if Ward 3 was up zoned and they could take a single-family home and turn it into two. Or imagine a very expensive single-family home, like those on the corner of Idaho and Wisconsin, being turned into a six-plex, lowering the entry point to homeownership compared to purchasing a single-family home.

I am heartened by these targeted rezonings because they will bring more homes, including affordable homes, which means more choices for me and my neighbors when we need different types of housing but want to stay in the neighborhood where we've put down roots.

This is an important first step, but it doesn't go far enough. I'm sending a separate message 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.

Thank you for your time, I will continue to advocate for more housing and transit in Ward 3 and putting pressure on the zoning commission to uphold their commitment to help the city grow to meet the needs of current and future citizens.

Best,  
Martha