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## Letter in Support of ZC 25-13 and ZC 25-09

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**Date** Tue 10/21/2025 4:22 PM

**To** DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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Members of the Zoning Commission,

I have been living in ward 3 for over a year now. What makes this ward so great is the access to transit, parks, shops, and other amenities. The businesses in this area would struggle without the high density of housing along Wisconsin and Connecticut avenues.

The transit and park space in these areas can easily support many more residents. The businesses in these areas need more customers. This is made obvious by the high number of commercial vacancies in Cleveland Park.

Housing prices in this city are high because so many people want to live here. Lets build more housing to allow them to have the opportunity to contribute to the vibrancy of our city. Every person that lives here in a transit rich, walkable, and bikeable area is one less person living in the suburbs which will help reduce emissions and save the environment.

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

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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).

4. Legalize corner stores: Allow certain businesses (lawyers, dentists, personal trainers, barbershops, delis, therapists, etc.) to operate on corner lots in otherwise residential areas. This makes neighborhoods much more walkable without disturbing nearby residents.

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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