
Support ZC 25-13: Upzone Wisconsin Ave. from Friendship Heights to south of Tenleytown for more homes

From Thomas Shepard <tas194@everyactioncustom.com>

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

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Dear Chairman Anthony Hood,

I urge the Zoning Commission to approve the proposed rezoning of Wisconsin Avenue, Zoning Case 25-13. The proposed rezoning would greatly expand the opportunity to build more housing in this high opportunity area, at two Metro stations and along a major bus corridor.

The rezoning implements the Wisconsin Avenue Development Framework, which is intended to create as many as 9,500 new homes, including the potential for 1,700 affordable homes. This increased housing offers important benefits – much needed homes for families and individuals, affordable housing, and the opportunity to live in a walkable, transit-accessible community and reduce our climate emissions.

The zoning changes include important design guidance to support a walkable environment; and require mid-block connections to break up overly long blocks to create a more intimate and pedestrian-friendly experience. Moving forward, it would be helpful to strengthen this guidance using additional national best practices.

Increased mixed-use, walkable places with more housing, along with design guidance for public spaces and transitions, will help bring new vitality to this area, and help DC achieve its vision for a more equitable and sustainable community.

I would also add that I have lived in the area my entire life and I believe that increased housing density would help revitalize an area where businesses are struggling (especially in Friendship Heights), and would allow for people of different backgrounds to live in what is a mostly wealthy, white neighborhood. The neighborhood is uniquely positioned for this new development given its proximity to two metro stations and several major bus routes. If anywhere in the city should densify, it should be here.

Thank you for your consideration.

Sincerely,
Mr. Thomas Shepard
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