
ZC 25-13

From Tracy Loh <thadden@gmail.com>

Date Tue 12/2/2025 3:41 PM

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

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To whom it may concern,

I'm writing to express my support for the ZC 25-13 text and map amendments that create new mixed use zones on Wisconsin Avenue. I live on 43rd St in between Military Road and Jenifer St., immediately adjacent to the proposed changes. My children attend Janney ES, which is also adjacent to these proposed changes.

This area is served by two Metrorail stations on the Red Line, as well as a 24-hour frequent Metrobus service line, and it is imperative that the land use near these stations be as transit-oriented as possible in order for our city to get the maximum return on investment for building and operating Metro that we can. Metro is the single biggest line item in the city's budget, and we should be doing everything we can to make it easy for residents to choose Metro and for Metro to support the city through higher land values. If anything, I do not think these zoning changes go far enough (just look at the FAR that already exists right on the other side of Western Avenue in Montgomery County!), but they are certainly better than the status quo.

In addition, while the aspirations of my neighborhood for retail are very high, the density to support it is not yet as high as it needs to be to create the market for walkable retail destinations, which is what's in demand today. I think these zoning changes are necessary to support the retail evolution of this neighborhood.

It is high time the city did something about the zoning on this corridor. This is a city, but this neighborhood has far too many surface parking lots and drive-throughs. I would like to see housing and businesses that support a local community, not just the cars passing through.

Sincerely,
Tracy Hadden Loh
43rd St. NW
Washington, DC