

From: sfklinger202@everyactioncustom.com on behalf of [Susan Klinger](#)
To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Subject: Support ZC 25-13: Upzone Wisconsin Ave. from Friendship Heights to south of Tenleytown for more homes
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Dear Chairman Anthony Hood,

Housing decisions are hard. They are made at the local level, but the impacts are felt regionally. 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. Some oppose the upzoning because they claim that AU Park and Friendship Heights are SF neighborhoods. That is true, but Wisconsin Avenue is a major corridor; the SF homes are not on Wisconsin itself. Friendship Heights has stagnated in recent years, and allowing for denser population along Wisconsin should (we hope) bring more people and business to the area.

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, this guidance should be strengthened using additional national best practices to ensure people-oriented buildings and public spaces.

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.

Thank you for your consideration.

Sincerely,
Ms. Susan Klinger
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