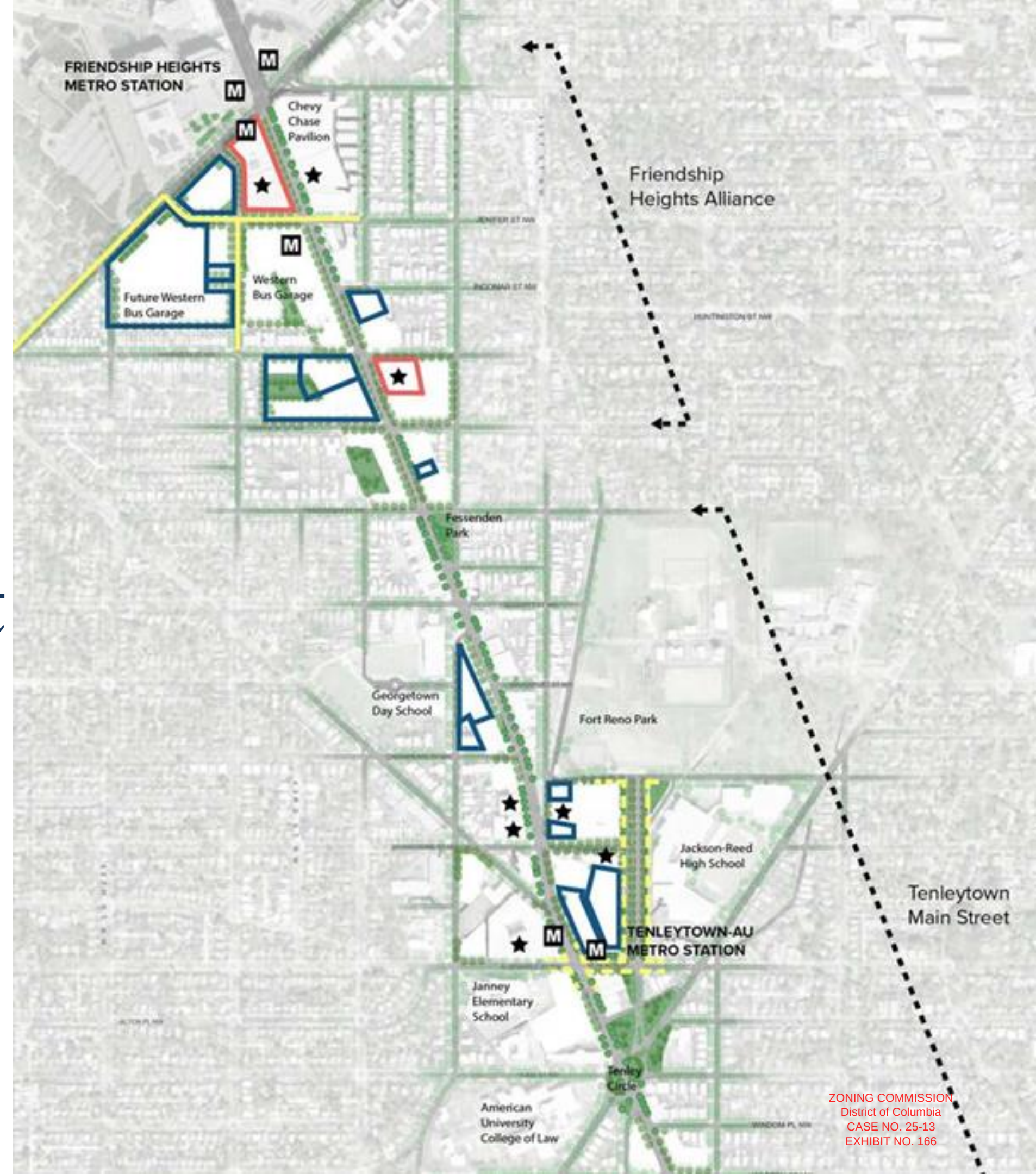




ZC Case No. 25-13

OAG Testimony in Support

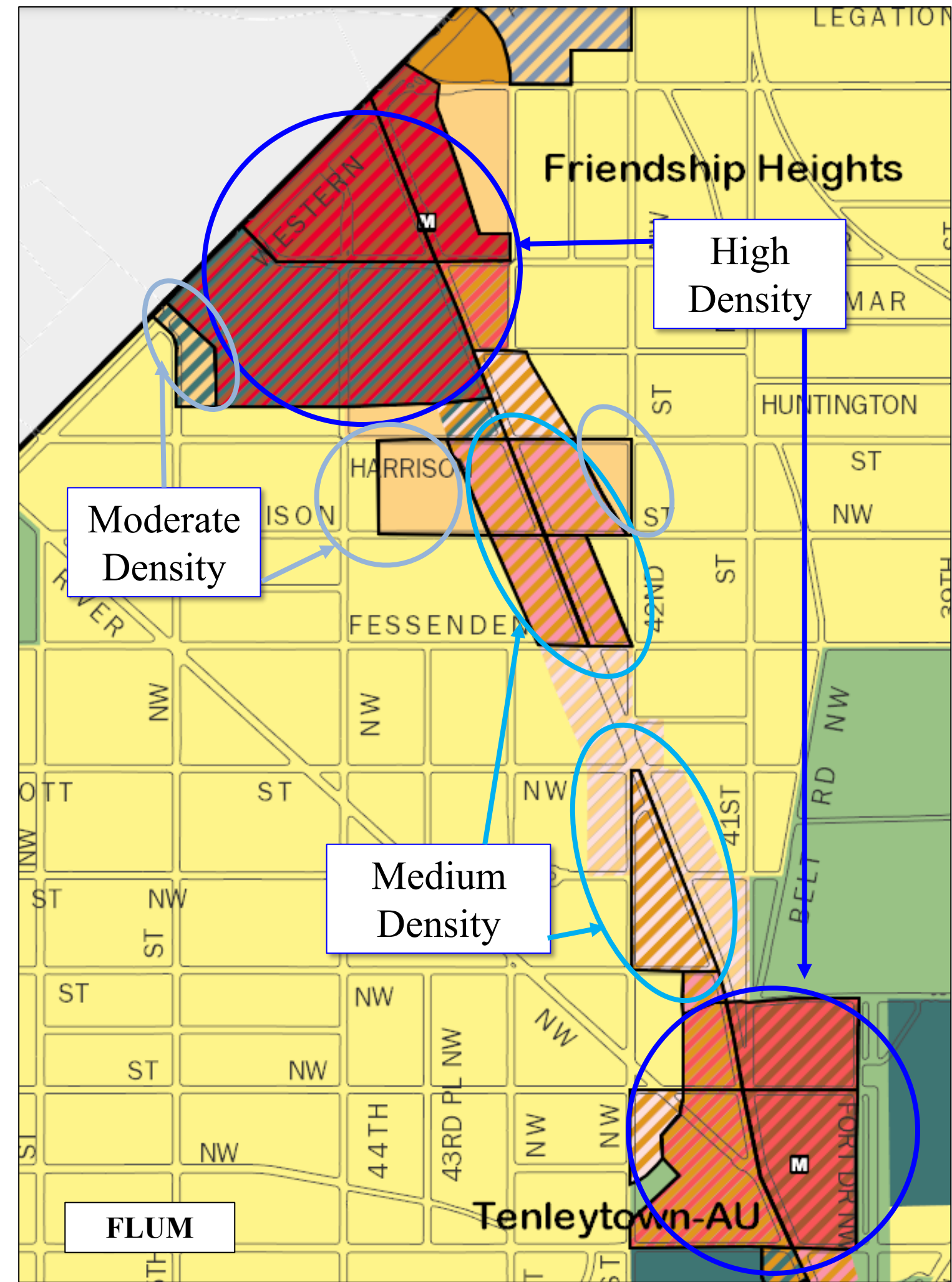
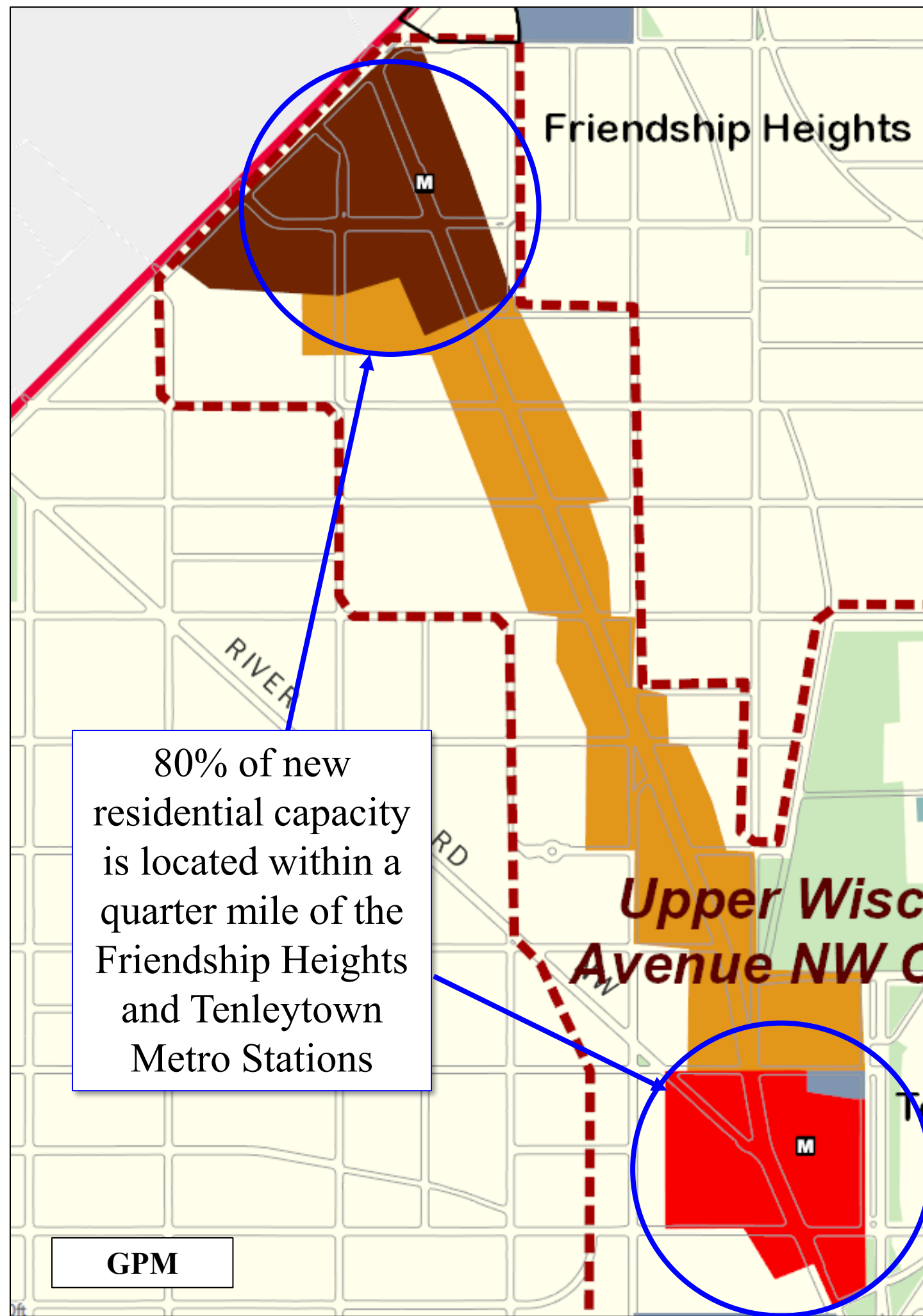
Alexandra Cain, AICP – Special Counsel
Public Hearing – December 11, 2025



OAG Recommends:

Approval of the rezoning to serve the Comprehensive Plan's goals of increasing housing and affordable housing along main transit corridors, particularly in the high-cost, high-opportunity area of Rock Creek West (RCW).

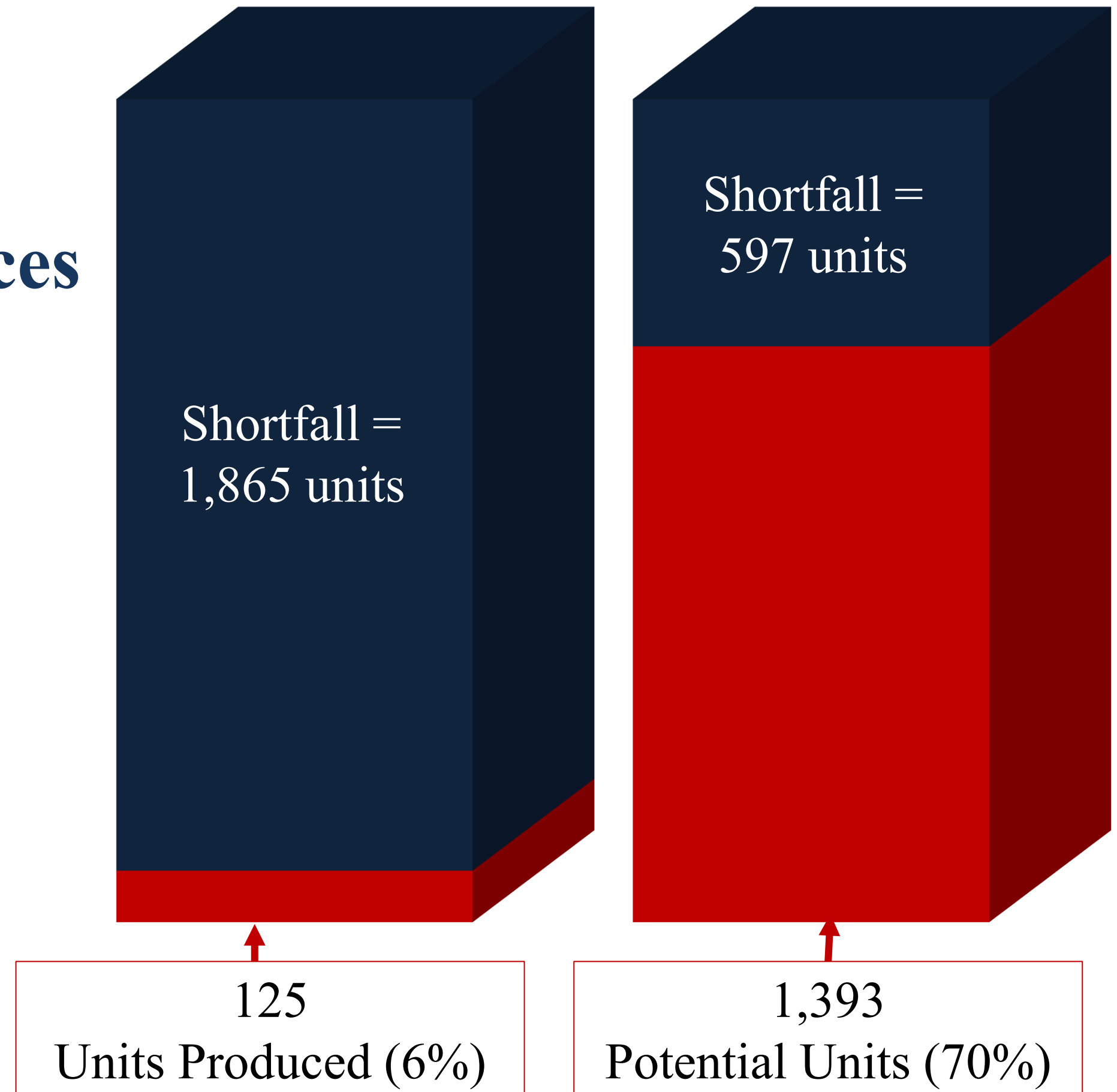
CP Identifies Wisconsin Avenue for Increased Residential Density



Increased Residential Density Along Wisconsin Avenue Advances the CP's Goals

- RCW Roadmap identified Wisconsin and Connecticut Avenues as able to support 70% of RCW's affordable housing goal
- In addition to housing, added density along the corridor supports the CP's economic development and transportation goals

RCW Affordable Housing Goal =
1,990 Units



Rezoning Will Allow for More Efficient Housing and Affordable Housing Development

Increased By-Right Density

- By-right density with increased design requirements will streamline development processes while still ensuring certain design and mitigation features

IZ+

- Added density triggers commensurate increase in affordable housing, will help increase RCW's economic inclusivity

OAG recommends that the Zoning Commission:

Approve the proposed rezoning