

## Cochran, Patricia (DCOZ)

---

**From:** Bob Ward <bob.ward.dc@gmail.com>  
**Sent:** Wednesday, December 10, 2025 10:41 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Support for ZC 25-13 Wisconsin Ave Text and Map Amendments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Re: Support for ZC 25-13 Wisconsin Ave Text and Map Amendments

December 10, 2025

Chairman Hood and Member of the Zoning Commission,

My Name is Bob Ward, a resident of Ward 3, and I am testifying in support of the proposed text and map amendments in case 25-13. The Friendship Heights and Tenleytown neighborhoods could use a breath of life that comes from new residents living along Wisconsin Avenue.

DC has a housing shortage that puts rents and homes out of reach to many. The answer to that problem is to build more housing. As someone who believes in Smart Growth, these neighborhoods are exactly where new housing should be added first. Adding housing in walking proximity to transit and shops necessary for daily living encourages housing opportunities for people to live car free or car-lite. A walkable neighborhood is a key ingredient to urban vibrancy, something these neighborhoods lack.

Friendship Heights represents the evolution into failure of the urban shopping mall. Car-centrism, dead sidewalks, lack of local foot traffic killed these neighborhoods when the broader market trends shifted. More people throughout more day parts, added through new housing are what's needed to revive the area.

I know my colleagues in Ward 3 Vision have been speaking with the Office of Planning about wading deeper into form-based codes so that good design along the corridor can be both required and a matter of right. I ask the Commission to approve the changes before you, but to also encourage the Office of Planning to continue to explore how form-based codes like those used along Columbia Pike in Arlington can be added to the zoning code along Wisconsin Ave in the near future.

I also would like to encourage the Commission to explore how IZ+ is performing since its introduction. I testified in support of IZ+ both at the Office of Planning Roundtable and when it was before the Zoning Commission. But I am also concerned that significant changes in the market may have put the feasibility of IZ+ out of balance, but I'm not an expert. I hope you ask those that are. What I don't want to see is a requirement that results in less or no housing. A higher required percentage of affordable housing that results in no housing means no affordable housing.

Friendship Heights also seems like the perfect place to go beyond the District's height limits. In the context of what is just north of Western Avenue, 15, 20, 25 story buildings would not be out of context, and could really invigorate the area's vitality, its supply of affordable homes, and the District's tax base.

Thank you for your consideration.

Bob Ward

2930 Macomb St NW  
Washington, DC 20008