

## **TESTIMONY IN SUPPORT**

**ROSALYN DOGGETT**

### **ZONING COMMISSION CASE 25-13, DECEMBER 11, 2025**

I have been a Ward 3 resident for over 50 years and support the DC Office of Planning's proposals to rezone portions of upper Wisconsin Ave.

I am also an urban planner and recently-retired Metro employee. I was directly involved for over 20 years in Metro's efforts to achieve higher density mixed use development near Metro stations throughout the metropolitan area including upper Wisconsin Avenue. I believe that the zoning proposals for Friendship Heights will help remake that area into a tightly knit walkable community with an abundance of housing and opportunities to replace some of the retail that has left because it could no longer thrive. Proposed Matter of Right zoning is also important as it allows change to proceed with fewer roadblocks than those pursued by opponents of higher density mixed use development near Metro and in other appropriate areas in Ward 3 over the past 25 years.

Further, the current zoning proposals, tailored with community input, will enable development of a new Western Bus Garage at the former Lord & Taylor site in Friendship Heights. A very large geographic area of Ward 3 and thousands of people like me and my neighbors are bus-dependent. The outmoded Western Bus Garage in Friendship Heights that serves us has been patched up for the past 25 years. During that time Metro explored many replacement schemes and locations that ultimately proved unworkable. Under the proposed zoning, and upon completion of a new bus garage, without interruption of bus service during construction, the current bus garage site on Wisconsin Avenue can be redeveloped for hundreds of additional housing units, including affordable housing.

The proposals for the remaining three sections of upper Wisconsin Avenue also will help increase housing without being detrimental to nearby neighbors. There are many parts of Ward 3, such as Cathedral Heights near my home, where single-family houses sit comfortably next to taller buildings.

In summary, I can state knowledgeably that the zoning proposals that you are considering have been in the making for over 20 years. I urge the Commission to adopt them forthwith.