

Cochran, Patricia (DCOZ)

From: nianyi.hong@everyactioncustom.com on behalf of Nianyi Hong
<nianyi.hong@everyactioncustom.com>
Sent: Wednesday, December 10, 2025 5:09 PM
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,

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.

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.

Wisconsin Avenue urgently needs to be upzoned to deliver the homes our city desperately lacks. DC's housing prices continue to climb out of reach for many families, yet some of the wealthiest and most exclusive neighborhoods—particularly west of Rock Creek Park—have contributed the least to the District's housing goals. This persistent underproduction has reinforced racial and economic segregation and has left thousands of would-be residents without options. Upzoning Wisconsin Avenue is a critical step to correct this imbalance, expand opportunity in high-amenity areas, and finally fulfill the promise of DC's own housing plan by allowing more people to live, work, and thrive in one of the city's most well-resourced corridors.

I live in Ward 1 now and was fortunate to be able to buy a home—but I would have loved to live in Ward 3. It was simply unaffordable for my household, even with two working professionals. If people in that position can't afford to live there, then who can? This is exactly why Ward 3 needs more housing—especially affordable housing. Upzoning Wisconsin

Avenue would make it easier to build the homes our city needs, rather than forcing projects to navigate layers of delay and uncertainty. It's a practical, necessary step toward making one of DC's most opportunity-rich areas accessible to more people.

Thank you for your consideration.

Sincerely,

Mr. Nianyi Hong

1334 Belmont St NW Washington, DC 20009-4895 nianyi.hong@gmail.com