

Cochran, Patricia (DCOZ)

From: Ackerman, Ella (DCOZ)
Sent: Thursday, December 11, 2025 9:15 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: FW: Case No.25-13 Written Comments of Roger Cochetti

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From: Young, Paul (DCOZ) <paul.young@dc.gov>
Sent: Wednesday, December 10, 2025 3:48 PM
To: Ackerman, Ella (DCOZ) <ella.ackerman@dc.gov>
Cc: Schellin, Sharon (DCOZ) <sharon.schellin@dc.gov>
Subject: Fw: Case No.25-13 Written Comments of Roger Cochetti

From: Roger Cochetti <rogerjamescochetti@gmail.com>
Sent: Wednesday, December 10, 2025 3:38 PM
To: Young, Paul (DCOZ) <paul.young@dc.gov>
Subject: Case No.25-13 Written Comments of Roger Cochetti

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Mr. Young:

In the event that for any reason I am not able to testify in person during the online hearing on December 11, 2025, I request that the attached written statement be presented for the record.

Please confirm your receipt of this request and let me know if there are any further actions I should take.

Roger Cochetti

WRITTEN COMMENTS BY ROGER COCHETTI FOR MEETING ON CASE 25-13

As someone who has lived in this neighborhood for around 30 years and helped raise two children in it, I wanted to offer some comments on the proposals to increase population density and tall buildings along Wisconsin Avenue in the Friendship Heights neighborhood.

- For many years now, the US Census Bureau has reported that Friendship Heights is either the most densely populated place in the United States or among the most densely populated. And while some will say that this depends on how you define “place” there’s simply no doubt that the neighborhood is densely populated (USCB says over 80,000/square mile) by any calculation.
- Anyone familiar with the area knows that upper Wisconsin Avenue is already congested with auto traffic almost all day long. Adding population will inevitably make this much worse, increasing pollution and threatening pedestrian safety. And anyone who suggests that thousands of new residents will hop on their bicycles and ride to work in Dulles, Virginia during January or hop on the Metro to visit Great Falls is trying to kid someone. The truth is: increasing population in the neighborhood will make existing congestion far far worse.
- So there is virtually no case to be made that among the Metro-accessible neighborhoods in DC or MD, the Friendship Heights neighborhood is sparsely populated. In fact by any reasonable measure, the Friendship Heights neighborhood is already the most densely populated neighborhood in the Metro system.
- The neighborhood where new construction is proposed has been a family and child friendly neighborhood for decades; where parents (like us) could feel comfortable allowing young teens to explore it on their own. In some respects, it’s been a small town in a big city and a joy to the families that live there. Any effort to turn the neighborhood into an urban area will harm children and drive families away.
- In addition, building tall buildings along Wisconsin Avenue will deny residents, families in particular, access to the clouds, the moon, the stars and the sun. This is an especially terrible thing to do to children and to seniors for whom cloud gazing/stargazing makes a difference. And setting a tall building back a few feet from Wisconsin Avenue may make good PR, but has no real impact on one’s views of the sky.
- The upper Wisconsin Avenue corridor includes many low-rise beautiful buildings showing off early 20th century and mid-century architectural styles. They must be preserved for future generations.

In conclusion, I request that the proposals to urbanize upper Wisconsin Avenue by lining it with tall buildings be rejected and instead efforts be made to preserve it as a child friendly and family friendly neighborhood.

Roger Cochetti
Box 6293
Washington DC 20015
cell 202-320-4132
email rogerjamescochetti@gmail.com

----- Forwarded message -----

From: **IZIS** <system@dc.gov>
Date: Friday, December 5, 2025

Subject: Case No.25-13

To: rogerjamescochetti@gmail.com



Interactive Zoning Information System

Greetings,

Thank you for signing-up to testify for (BZA/ZC) Case No.25-13 on 12/5/2025. **NOTE: if you also have written testimony or documents to submit in this case, please submit them at least 24-hours prior to the hearing through IZIS or by e-mail.**

Please follow this link for [participation guidelines](#).

If you have questions, please contact the Office of Zoning at (202) 727-6311 or dcoz@dc.gov
