

Cochran, Patricia (DCOZ)

From: Bardin, Sara (DCOZ)
Sent: Wednesday, December 10, 2025 12:19 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: FW: Letter in Support for 25-13 WISCONSIN AVE text amendments
Attachments: WADF OP FBC Memo.pdf

Sincerely,

Sara

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Director



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From: Ron Eichner <ron@newlegacypartners.com>
Sent: Wednesday, December 10, 2025 11:54 AM
To: ATD DCOZ <dcoz@dc.gov>
Subject: Letter in Support for 25-13 WISCONSIN AVE text amendments

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Letter of Support from Ward3Vision

Ward3Vision enthusiastically supports the proposed amendments and the efforts of the Office of Planning (OP) in their work on the Wisconsin Avenue Development Framework (WADF) and associated zoning text amendments under discussion today. We are **particularly pleased to see increased opportunities for an abundance of housing**, both market rate and affordable. We strongly believe we need to build more housing, not less, to impact the affordability problem.

It is not insignificant that W3V traces our roots to the dumpster fire that was called the Upper Wisconsin Avenue Corridor Study (UWACS). Since that time, many of the same problems remain in new ones such

as affordability of housing - have taken center stage, and we have learned a lot about what works and what doesn't – goodbye (and good riddance) to interior shopping malls that sucked the life out of our neighborhood streetscapes. But a serious question remains: **how do we do better?**

We believe the WADF and the proposed zoning text amendments provide a good start, but they could be improved by being **more specific about the urban design opportunities to create vibrant and amenity rich places**. To that end we have been advocating for revisiting the proposed zoning amendments to modify them to **be more design-oriented, to use a Form Based Code approach**.

An important aspect of Form Based Codes is that they are **prescriptive – they say what works to create the kind of buildings and spaces we want to see**. More traditional zoning is fundamentally passive and proscriptive – it sets limits and waits to see what is proposed.

Form Based Codes:

- **Foster predictable built results** and a high-quality public realm
- **Uses physical form** (rather than separation of uses) **as the organizing principle**
- **Focuses on what happens outside the buildings—form**
- Includes **standards for both public and private development**
- Ensures that the **approved vision for the area is realized**
- Establishes **the physical character of that vision is maintained over time**

We have attached a copy of a letter W3V sent to OP outlining a proposal to move the zoning amendments in this direction. W3V has reviewed the proposed draft amendments with a couple national experts in FBCs and we believe it is not unreasonable.

OP has included many form-based provisions in this and other neighborhood zoning amendments in recent efforts, which we applaud, for sure, but we believe the WADF by virtue of its size and complexity offers special opportunity for a more robust effort.

OP has expressed concern that such an effort would amount to a re-set on planning efforts for the area, which would create a major delay. W3V believes that is not the case. **The WADF can serve admirably as a starting point, clearly establishing the broad outlines and goals. FBC planners, working with stakeholder input in charettes or other workshops, could easily and expeditiously modify the current proposals.**

To be clear, **W3V does not wish to delay adoption of the proposed zoning text amendments. In fact, we believe that they are long overdue.** However, we do suggest that, **once the text amendments are adopted, OP promptly engage a consultant and follow our recommendations to produce an FBC overlay for the WADF area.**

Ron Eichner, on behalf of Ward3Vision Steering Committee

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