

May 14, 2026

Mr. Anthony Hood  
Chairman, Zoning Commission of the District of Columbia  
441 4th Street, NW, Suite 210S  
Washington, DC 20001

**RE: Comments regarding OP Supplementary Report for Case 25-13**

Chairman Hood and Members of the Zoning Commission:

I am writing to ask that you **not** adopt a contested Design Review requirement for the new proposed zones MU-10/FHM, MU-10/TTM, MU-8A/WA zones. I support the goals of adding new housing along Wisconsin Avenue and the affordable housing that new housing construction will also provide. I support good urban design and hope that there is a way to accommodate it administratively with clear, predictable standards. My fear, which I believe is well grounded in the history of development projects in Ward 3, is that by requiring the contested case process of Design Review, commonly referred to as PUD-lite, we will see very little housing production in this area.

Cathedral Commons took FIFTEEN YEARS of battle and appeals.

The Ladybird project, initially a Design Review case and later a PUD that sat in the DC Court of Appeals for several years, was first proposed TEN YEARS AGO and only now is under construction.

Both the Mazza site and the Wardman sites opted against seeking available greater density to avoid the delays and lawsuits those discretionary processes would likely encounter.

Turning **every** development project within the MU-10/FHM, MU-10/TTM, MU-8A/WA zones into a contested battle subject to years of appeals, where the parties against have no real interest in abetting good design and every interest in dissuading and blocking new housing would be a policy failure, despite the good intentions behind the requirement. The chilling effect on development, and as Somerset points out, affordable housing development, would be quite real and counter to the goals of the Comprehensive Plan of producing more housing along the Wisconsin Avenue corridor.

I hope the Zoning Commission and the Office of Planning, through a public process, can devise an administrative system with clear design standards that can be applied to these new zones in the near future and vetted through the permitting process. In the meantime, I respectfully ask that the Commission approve the amended zones **without** required Design Review and all that fraught legal process entails.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Bob Ward". The signature is fluid and cursive, with the first name "Bob" and last name "Ward" clearly distinguishable.

Bob Ward  
2930 Macomb St NW  
Washington, DC 20008