

Cochran, Patricia (DCOZ)

From: Steven Segerlin <noreply@adv.actionnetwork.org>
Sent: Wednesday, September 17, 2025 2:57 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Letter in Support of ZC 25-13 and ZC 25-09

Follow Up Flag: Follow up
Flag Status: Completed

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Members of the Zoning Commission,

I live near Woodley Park, kids go to school between Cleveland Park and Tenleytown, and frequent Freindship Heights. The local economy in these highly-transit accessible areas are struggling because they lack of density. These areas are also not producing their fair share of affordable housing to make DC a competitive destination for employers and residents. Without more housing supply and product diversity, Ward 3 will continue to be an enclave for the rich, while choking the City's economic and financial stability and restraining growth.

I'm writing to urge the Zoning Commission to approve the Office of Planning's proposed upzoning on Wisconsin Avenue (ZC 25-13) and Connecticut Avenue (ZC 25-09). I'm also asking my Councilmembers to support a broader upzoning in the next Comprehensive Plan.

These targeted rezonings will put more homes—including affordable homes—within easy reach of Metro and neighborhood retail. That means more opportunities for families and seniors, stronger small businesses, safer and more walkable main streets, and progress on DC's climate and equity goals.

This is an important first step, but it doesn't go far enough. I'm asking my Councilmembers to commit to a more vibrant, affordable DC in the Comprehensive Plan. Tell the Office of Planning to:

1. Legalize up to Six Homes on All Residential Lots: Take steps to end exclusionary zoning by allowing up to six homes on every residential lot.

2. Allow Parking Flexibility Citywide: Give homebuilders and local businesses the flexibility to determine parking based on their specific site and neighborhood needs, rather than forcing arbitrary mandates that waste space and increase costs for renters.

3. Promote Transit Oriented Development: Allow buildings to reach 90 feet within ½ mile of Metro stations and ¼ mile of high-frequency bus lines (with automatic expansion when new bus lines/metro stops are added).

Ward 3 has long under-produced housing relative to its access to opportunity. These rezonings—and a broader upzoning in the Comp Plan—will help keep long-time residents, welcome new neighbors, and ensure our local shops and schools thrive.

Steven Segerlin

segerlin.steven@gmail.com

1855 Ontario Place Northwest

Washington, District of Columbia 20009