

Good Afternoon Zoning Commissioners,

Please see the following and allow me to clarify my vote.

Although I did vote in favor of the ANC 1C Resolution to change the zoning from MU-4 to MU-10 for the 1617 U Street Development, I have become increasingly concerned that the increase in height and density allowed by MU-10 will be too great. I am most concerned with the effects on the neighboring Strivers and 16th Street Historical Districts and the adjacent residential buildings in terms of traffic increases, access to light and adherence to the general character of the area. I had asked for the vote to be postponed giving more time for research and Community input but that was not availed to us. My vote was really to keep the resolution in play as I do feel this area is underutilized and needs an update to the police and fire stations in addition to keeping other items contained in the resolution alive including a higher percentage of affordable housing and higher sustainability ratings than afforded by DC Law 10-801. But, I would very much like to see the Office of Planning at least explore split zoning options and/or a lower zoning classification than an MU-10. I realize that the Office of Planning has a best practices standard in place that frowns upon split zoning for plots less than 2 acres, but 1617 U Street is 1.88 acres. Therefore, I feel it's worth a look.

Thank you for your time.

Margaret Stevens, Lanier Heights Resident and ANC 1C05 Commissioner, NCIDQ,  
IIDA, WELL AP