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Subject: ZC Case 23-02: Opposed to 1617 U Street rezoning
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SDCA
SHAW-DUPONT CITIZENS ALLIANCE INC.
PO BOX 73153 / WASHINGTON DC 20056 / 202.683.SDCA (7322)

June 23, 2023

Resolution of the Shaw-Dupont Citizens Alliance, Inc.

opposing the proposed Map Amendment for 1617 U Street and 1620 V Street

WHEREAS, The Office of Planning is proposing a Map Amendment to Rezone Square 0175, Lot 826 (1617 U Street, NW) and Lot 827 (1620 V Street, NW) from the MU-4 Zone to the MU-10 Zone (cumulatively the Site);

BE IT HEREBY RESOLVED that:

SDCA opposes the rezoning of the Site to MU10.

1. The proposed rezoning to MU10 is incompatible with the surrounding low rise historic districts and homes. All the adjoining lots to the north of the Site are zoned RA-2. All the adjoining lots on the west side of the Site from Seaton Street north are also zoned RA2. All the adjoining lots to the east of the site are zoned either RA-2 or RA-4. None of the blocks abutting the Site are zoned MU10 or any other zone which would permit buildings of 100 feet in height.
2. A split zoning approach should be used with zoning of far lower densities and heights set along 17th and V Streets and with more density allowed along the U Street corridor. A split zoning approach for the Site is supported by the DC Comprehensive Plan and the Generalized Policy Map. The Generalized Policy Map designates the entire northern half of the Site (along V Street) as a Neighborhood Conservation Area. Upzoning the northern half of the Site to MU10 is inconsistent with the Generalized Policy Map and inconsistent with the northern half of the site as a designated Neighborhood Conservation Area.
3. The entire 2-acre site should remain public for public uses and to meet public needs. For example, for the construction of new MPD and DCFD stations, a local public library, neighborhood community center, low-income housing with support services, and other public services either currently needed or that might arise in the future.
4. No land deeds or long-term leasing to private interests should be considered in order to preserve the maximum flexibility with this site now and into the future.
5. Community-driven planning with well-noticed and open charettes must occur and drive the redevelopment plans for this public site. To date, details have been held back, impact studies have not been conducted and thus potential impacts have not been identified for mitigation, and a long-term vision has not been discussed with affected

residents including about the effect on our first responders for the entire area. This is unacceptable but can be changed by putting neighbors first.

Respectfully submitted,
Joan Sterling, President
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