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Subject: Opposition on DC Zoning Case Number 23-02
Date: Sunday, June 25, 2023 12:10:42 PM

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DC Zoning Commissioners and Office of Zoning staff,

I would like my comments below to be included on the public record in ZC Case No. 23-02. And, I ask that the Secretary sign me up to testify on Monday June 26th in opposition to the rezoning application in this case.

Rezoning the entire site to MU10 (100 feet tall; 80% occupancy) will introduce development densities seen nowhere in the adjacent vicinity of the site. Just nearby are low-rise historic town homes, maybe 3-stories tall.

In these homes exist some of the last affordable housing, such as the coop just across the street from the police station. Many elders live nearby. These homes are fragile, some dating to the 1800's.

The longterm planning implications and adverse impacts of a high-density rezoning and subsequent 'by-right' construction have not been truly studied by anyone yet. There's been no townhalls or community-wide, well-advertised public forums (just very late at night ANC meetings) about this game-changing rezoning.

Rezoning the 1.88 acre public site at 1617 U Street is not supported by the DC Comprehensive Plan Generalized Policy Map and must not be ignored. It expects a mixed zoning across this site. Not a singular high-density zone across the entire property.

There is the alternative to mix zone the site. That would allow for more appropriate zoning nearby the low-rise townhomes. That's the approach I seek.

I ask you pursue that.

Thank you,
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