

**From:** [Jgleisenring@gmail.com](mailto:Jgleisenring@gmail.com)  
**To:** [DCOZ - ZC Submissions \(DCOZ\)](#)  
**Cc:** [Schellin, Sharon \(DCOZ\)](#)  
**Subject:** Zoning Case No. 23-02: 1617 U Street  
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I ask my comments be included for the record and to be signed up to testify in opposition on Monday June 26th.

To the DC Zoning Commission,

Rezoning the entire site to only a high-density zone district has severe implications as it will precipitate:

- \* A new building that is filled with hundreds of unaffordable luxury units on public land;
- \* The displacement of our existing first responders;
- \* Adversely impact existing affordable housing nearby as land values will increase and so will displacement pressures;
- \* Negatively affect the existing low rise historic townhomes nearby;
- \* Choke this area with more traffic and pollution;
- \* Increase pressure on dwindling public services, at-capacity transit systems, and impact our quality of life and enjoyment of this area.

Rezoning the 1.88 acre public site at 1617 U Street is not supported by the DC Comprehensive Plan Generalized Policy Map which denotes the northern half of the site as a Neighborhood Conservation Area.

Rezoning the site without impact studies is unethical and wrong, and the reports put on the record by the Office of Planning (the Applicant) represent an undeniable conflict of interest.

Rezoning the entire site to a zone district not found anywhere in the vicinity (or for that matter in the entire neighborhood) will have profound implications on the future of the area as it will domino more unstudied high-density rezoning (see the first six bullet points).

I am opposed to this rezoning application and ask that you consider alternatives such as split zoning the site by considering a mix of zone districts across the 2-acres, with much lower density along V Street and 17th Street and a bit higher along U Street.

Thank you.  
Julia Leisenring  
[Jgleisenring@gmail.com](mailto:Jgleisenring@gmail.com)

Ward: 1  
Zip: 20009