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Cc: [Schellin, Sharon \(DCOZ\)](#)
Subject: DC Zoning Case Number 23-02: Opposition Testimony
Date: Sunday, June 25, 2023 3:55:43 PM

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Dear Zoning Commissioners, and staff,

These comments are for the public record in ZC Case No. 23-02. And, I ask that the Secretary to sign me up to testify in opposition to the rezoning application in this case.

I live nearby 1617 U Street NW. 1617 U Street is bordered by low-rise historic town homes on 17th and V Streets NW.

The Office of Planning makes no study of the implications of this high-density rezoning on destabilizing land values of the community. There's no study of the displacement pressures on existing small businesses nearby. There is no provision of shadow studies of the building that would be allowed by right under this rezoning. There is environmental impact of both the construction impacts for a building allowed by this rezoning, let alone the long term effects of a ten-story +penthouse (100+ foot tall dense building) on the surrounding community that would be brought on by this rezoning.

It's a whimsical desire for more unaffordable luxury housing (with a handful of so called affordable housing) that is driving this rezoning and being done so without much of any substantiated planning study or implications. This is arbitrary and capricious and simply unacceptable.

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 are alternatives being proposed as I've heard. One such alternative is to consider a mixed-zoning approach to this nearly 2-acre site. Designating much lower density zoning along 17th and V Streets is obviously logical and deliberate in a thoughtful approach. Certainly, rezoning the entire site to high-density zoning is a bludgeoning approach and harmful to the community nearby.

I oppose this rezoning application for the foregoing reasons and ask you do the same.

I look forward to hearing from you,
Thomas Farah
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