

From: [Austin King](#)
To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Subject: Comment on 1617 U Street, NW
Date: Monday, June 26, 2023 7:26:09 PM

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Dear District of Columbia Zoning Commission:

I tried to file my comment around 3:50 p.m. yesterday and got an error message:



DCOZ is currently experiencing technical difficulties with its website and is currently working on addressing the issues. We apologize for the inconvenience. Please contact DCOZ ((202) 727-6311) if you need immediate assistance or try back later.

I since learned that this email address might accept it, so here is my comment:

As a close neighbor who will be directly affected by the redevelopment of the parcel at 1617 U Street, NW, I am writing to voice my support for more housing and especially for more affordable housing in my neighborhood. I have resided on 15th Street, NW, between U and V Streets, in Ward One, for seven and a half years. I love my neighborhood, and I'm not surprised that others love it, too--but I hate seeing so many of my neighbors get priced out from an area that used to have substantially more affordable housing. The redevelopment of a property such as the fire station represents an ideal opportunity to create dense urban infill with hundreds of housing units--ideally as many as possible that are as affordable as possible. I would also love to see first-floor retail in a mixed-use project, which will help connect the pedestrian-friendly neighborhood corridors of 18th Street and U Street; a public library on V Street would be literary icing on this figurative cake.

I am certain that the parcels' neighbors on V Street and elsewhere are pushing for height restrictions and other limitations that would reduce the number of housing units and their affordability, but I hope that the Zoning Commission will also listen to those neighbors such as myself (the silent majority, I would argue) as well as struggling renters District-wide who will benefit from dense and affordable infill development in our neighborhood. The Sonnet development, which I see from my front door, is a terrific model in terms of high-density market-rate units on U Street that cross-subsidizes deeply affordable three-bedroom units of Portner Flats on V Street, which is shorter than the U Street side but still quite dense (in fact, the redevelopment doubled from 44 to 88 the number of deeply affordable units on the parcel in addition to providing hundreds of market-rate units). Please support a dense, affordable, pedestrian-friendly development for the fire station parcel. Thank you!!

Sincerely,

Austin King