

To the DC Zoning Commission and staff,

I ask my comments be included on the public record in ZC Case No. 23-02.

Rezoning this site to allow high-density amongst this low-rise community is a benefit. And it's a benefit that's well-documented and studied.

The current site is underbuilt and does not positively contribute to the neighborhood's build environment. The 1-story parking garage at the corner of 17th and U St NW especially breaks up the urban fabric and negatively impacts the pedestrian experience along U Street, one of our most important commercial corridors. **The current facility makes the sidewalk needless hostile to pedestrians.**

Rezoning the 1.88 acre public site at 1617 U Street to MU-10 will give the District the most flexibility for the site and a greater chance for a well-designed redevelopment that balances needs of the site between public facilities and new residential units.

A smart redevelopment at this site, enabled by increasing the allowable density, gives the District the chance to improve the streetscape along this block and make it safer and more pleasant for people and families traveling along U, 17th, and other neighborhood streets. Increased density could even allow for the possibility of additional public facilities beyond a rebuilt police and fire station, including a library or other community space. **Without this zoning change, there will continue to be a dearth of [third spaces](#) for families and children in the immediate area.**

I also believe that adding more market rate and affordable housing will help with the housing crisis and allow more people to call our great neighborhood home. **Why not make this prime space usable by more people?**

Thank you for your consideration.

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