

Cochran, Patricia (DCOZ)

From: zoe.nystrom@gmail.com
Sent: Wednesday, November 8, 2023 1:12 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Schellin, Sharon (DCOZ)
Subject: Case No. 23-02: Opposition

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To the Office of Zoning and Commissioners,

Please see my written comments below (for the record) and please sign me up to testify on November 20th in opposition to the rezoning application for 1617 U Street NW.

I'm appalled that the Office of Planning is pushing rezoning that will allow a new building at 17th and V Street that may likely exceed 550,000 gross square feet and reach up more than 100 feet in height.

This is a downtown sized rezoning (MU10) and what likely will resolve into a downtown sized 'by-right' building at this location.

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 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.

I can't seem to fathom how the DC Zoning Commission could even begin to consider supporting this rezoning application without knowing more about the obvious impacts & harms as well as potential solutions to the issues and even the benefits that may affect your constituents.

I'd like to ask Zoning Commissioners to vote no on this unstudied and under-evaluated proposal and resolution, or ask for an amendment that seeks a subdivision of the site and mixed district rezoning at much more appropriate and compatible zoning designations for obvious reasons.

Thank you and I look forward to your response.

Sincerely,

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