

Subject: Case No. 23-02—
Testimony Opposing Proposed Map Amendment for
1617 U Street, NW and 1620 V Street, NW

Date: November 10, 2023

From: Judith Neibrief (jneibrief@aol.com)

To: zcsubmissions@dc.gov

To the Office of Zoning and Zoning Commissioners:

I am writing to oppose the DC Office of Planning's proposed Map Amendment that would rezone Square 0175, Lot 826 (1617 U Street, NW) and Lot 827 (1620 V Street, NW) from the MU-4 Zone to the MU-10 Zone. OP's decision to push this rezoning would, among other things, allow construction of a building at 17th and V Streets, NW that is more than 100 feet high and exceeds 550,000 gross square feet. Such a building would be totally inconsistent with both the immediate neighborhood and the surrounding areas.

There simply is no reason to disregard the character of this area by imposing a downtown-type of rezoning (MU10) that is likely to result in construction of a downtown sized 'by-right' building, and such action is not supported by the DC Comprehensive Plan or the Generalized Policy Map. Moreover, which expects a mixed zoning across this site, not a single massive high-density zone across the entire property. Moreover, the The entire 2-acre site should remain public for public uses and to meet public needs.

As long time resident of the District and Wards 1 and 2, I support the positions taken in the resolution adopted by the Dupont Circle Citizens Association at its December 6 meeting. The District should not sell or lease this land and should retain the zoning as MU-4.

Thank you for your consideration,
Judith Neibrief
1768 Church Street, NW, Unit A, Washington, DC 20036