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To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Cc: [Schellin, Sharon \(DCOZ\)](#)
Subject: Substantial Opposition to DC Zoning Application in Case Number 23-02
Date: Thursday, November 16, 2023 7:41:05 AM

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DC Zoning Commissioners and Office of Zoning staff,

I would like my comments below to be included on the public record in ZC Case No. 23-02. I live in an area that is serviced by both the police and fire stations currently located at this site.

I ask the Commission to vote no on this rezoning application, or postpone the hearing and ask OP to go back and talk with the community before proceeding.

Rezoning the entire site to MU10 (100 feet tall; 80% occupancy) will introduce development densities seen nowhere in the adjacent vicinity of the site. Just nearby are low-rise historic town homes, maybe 3-stories tall.

In these homes exist some of the last affordable housing, such as the coop just across the street from the police station. Many elders live nearby. These homes are fragile, some dating to the 1800's.

The longterm planning implications and adverse impacts of a high-density rezoning and subsequent 'by-right' construction have not been truly studied by anyone yet. There's been no townhalls or community-wide, well-advertised public forums (just very late at night ANC meetings) about this game-changing rezoning.

This is under-evaluated, unstudied non-planning. This includes no studies associated with the 2021 amendments to the FLUM.

The recent OP report saying they may come back later with some other text amendments to attenuate their blowout MU10 rezoning application furthers the disrespect and lack of community involvement in this whole process.

I am asking you to postpone the hearing until OP does the studies and actually collaborated in planning this public site with the directly impacted community.

Thank you,
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