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**To:** [DCOZ - ZC Submissions \(DCOZ\)](#)  
**Cc:** [Schellin, Sharon \(DCOZ\)](#)  
**Subject:** Opposition to 1617 U Street Rezoning: DC Zoning Case Number 23-02  
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To the DC Zoning Commission and staff,

This is a follow up to my letter in Opposition that I previously submitted on September 25, 2023. I ask that this follow up letter be added to the case log.

I have been following the case for the rezoning of 1617 U St NW from MU4 to MU10 very closely, and I have found more questions than answers as to what will happen to this piece of publicly owned property.

I have not heard of any guarantees that rezoning to MU10 will ensure that our essential public services (police, fire and EMS) will remain on site.

I have not been shown any impact studies on what a massive MU10 construction project will have on my 2-story, historic home and neighborhood.

I have not seen any impact studies on what the increased congestion will have on my neighborhoodâs narrow, one-way streets with limited parking.

I have not seen any studies to show that building more luxury housing units in an area already saturated with them will lower housing costs. (Housing costs are determined by market value, NOT by volume.)

I have not been shown any impact studies on how an MU10 construction project will affect the response times of our critical police, fire, and EMS services.

And I do not understand why some say this property is underutilized. The Third District Police Station is a major staging ground for police units preparing for major events in the District that require a large police presence. The space and accessibility provided by 1617 U St NW is an essential utilization of this public property and one that should not be ignored.

In short, OP and DMPED have not provided any answers as to the need for rezoning this property to MU10, and they have not conducted any real engagement with the community to explain their plans.

I, therefore, ask the Zoning Commission to deny or delay OPâs request to rezone 1617 U St NW until OP and DMPED can produce a more concrete plan that demonstrates a reasonable and appropriate scale of development, and sensitivity to the surrounding community, with impact studies to support their rezoning request.

I oppose this rezoning application for the foregoing reasons and ask you do the same.

Regards,

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