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To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Subject: Support for ZC No. 23-02: Rezoning U Street Police & Fire stations
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Dear Chairman Anthony Hood,

I am writing to express my support for the rezoning of the U Street Third District Police Station and EMS Co. No. 9 from moderate density to high density mixed use (Zoning Case No. 23-02).

The public site is currently underutilized and could do so much more to serve the neighborhood and District residents. Given how much affordable housing has been lost in the area, and how much people continue to seek to live in this neighborhood, this public land rezoning for future redevelopment is an important opportunity. This rezoning advances sustainable living and housing equity, two priorities of the Comprehensive Plan.

The proposed upzoning of this site is consistent with the 2021 Comprehensive Plan amendments and the Future Land Use Map designation, which identifies the site for mixed-use for both public facilities and housing, and prioritizes a significant amount of affordable housing. At minimum, DC law requires that 30% of the new homes will be affordable at 30 and 50% Median Family Income.

The Office of Planning's proposed additional zoning text amendment to require building height transition setbacks for the property from V Street neighbors is a reasonable approach. This would ensure the new larger building fits in with the more residential context away from U Street.

This site is not only grossly underutilized today, the two-story garage on U Street is a particularly negative presence on a busy transit corridor that should be pedestrian-friendly. This rezoning is an important change to help the city address our acute housing needs, provide new public facilities, and make major improvements to the streetscape.

Thank you for your consideration.

Sincerely,
Mr. Brian Lutenegeger
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