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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).

Having moved out of that area of the city due in part to the cost of housing, I am very aware of the extent to which the current public site could be more fully utilized to benefit the neighborhood and District residents. Affordable housing is hard to find in the area, and it continues to be in high demand as a place to live and work. It would benefit the city to enable more workers to live close to the concentration of jobs in restaurants, retail and other businesses in the area. There is a valuable opportunity here to advance 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,  
Ms Jennine Carmichael  
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