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**To:** [DCOZ - ZC Submissions \(DCOZ\)](#)  
**Cc:** [Schellin, Sharon \(DCOZ\)](#)  
**Subject:** ZC Case 23-02: Opposition to the incompatible 1617 U Street rezoning  
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Dear Zoning Commissioners,

These comments are for the public record in ZC Case No. 23-02 in opposition to the rezoning application in this case.

As a member of the 28 unit condominium board, I am writing to represent our opposition of the rezoning. Our condominium community, 2008 16th Street, NW, is a low-rise four-story building which borders 1617 U Street NW. We are less than 60 feet from the proposed dig site, positioned next to the fire department and the police refueling area. If rezoning is permitted to occur our quality of life and our property values will be negatively and permanently impacted. We have invested in this city. I have personally lived at this location for 23 years. I chose it the natural light and calming view which helps me to deal with my seasonal depression and anxiety disorder. I will be forced to relocate if rezoning is allowed. Residents in opposition all around this proposed redevelopment site have chosen to invest in D.C. Many of us can not afford to relocate due to extended construction periods and living conditions which will be permanently altered.

The Office of Planning makes no study of the implications of this high-density rezoning on destabilizing land values of the community. There's no study of the displacement pressures on existing small businesses nearby. There is no provision of shadow studies of the building that would be allowed by right under this rezoning. There is environmental impact of both the construction impacts for a building allowed by this rezoning, let alone the long term effects of a ten-story +penthouse (100+ foot tall dense building) on the surrounding community that would be brought on by this rezoning.

While affordable housing is welcomed that housing can and should be created in a way that does not block and take away existing property views for which existing residents invested. Bordering properties with a view and skyline view will be lost if rezoning is permitted.

Rezoning the 1.88 acre public site at 1617 U Street is not supported by the DC Comprehensive Plan Generalized Policy Map and must not be ignored. It expects a mixed zoning across this site. Not a singular high-density zone across the entire property.

There are alternatives being proposed as I've heard. One such alternative is to consider a mixed-zoning approach to this nearly 2-acre site. Designating much lower density zoning along 17th and V Streets is obviously logical and deliberate in a thoughtful approach. Rezoning the entire site to high-density zoning is an approach that will be harmful to the bordering community.

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

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ZONING COMMISSION  
District of Columbia  
CASE NO.23-02  
EXHIBIT NO.456

