

Save DC Public Land

THE 1617 PROJECT

To: D.C. Zoning Commission, and Office of Zoning Staff

From: Debby Hanrahan, for DC Public Land: Working for a Safe and Affordable U Street

Date: November 19, 2023

Re.: **More Than 1,000** Petition Signatures in Opposition to Upzoning of 17th and U/V NW – Case 23-02

On behalf of Save DC Public Land: Working for a Safe and Affordable U Street (formerly U Street AIR), I am attaching **more than 1,000 signatures** on our "Petition to Stop the Theft of Public Land" in opposition to the proposed upzoning of 17th and U/V Streets NW. This number includes 608 signatures that we previously submitted back on June 25, 2023, just before the original hearing date for case 23-02.

Please move these signatures (Parts 1, 2, 3, 4) into the official record of Case 23-02, along with a copy of my attached testimony, as well we reference and incorporate as a copy of my previous testimony submitted on June 25, 2023.

233	Comments from Debby Hanrahan, (formerly U St. AIR)	2	06/25/2023	View
275	Testimony in Opposition - Debby Hanrahan	8	06/25/2023	View
387	Request for Postponement from Debby Hanrahan, Save the DC Public Land	6	11/16/2023	View

TESTIMONY OF DEBBY HANRAHAN, SAVE D.C. PUBLIC LAND (WORKING FOR SAFE AND AFFORDABLE U STREET, ZONING CASE 23-02

I am Debby Hanrahan, a 58-year Dupont Circle resident of the District of Columbia. It is my pleasure today to appear on behalf of Save DC Public Land: Working for a Safe and Affordable U Street (formerly U Street AIR), to discuss the **more than 1,000 signatures** on

our "Petition to Stop the Theft of Public Land" in opposition to the proposed upzoning of 17th and U/V Streets NW.

Over a number of weekends beginning in May 2023 and continuing into September, I and several other volunteers collected signatures on street corners in the 17th and U/V area. Other signature gatherers went door-to-door in the immediate, most impacted areas of the proposed upzoning. Unlike most of the statements in support of the upzoning which come from areas throughout the city and even the suburbs, a substantial portion of our petition signers live within a few blocks of the proposed upzoning sites while most of our other signers live north of the sites deeper into the Adams Morgan community, and south into the Dupont Circle neighborhood.

The major concern expressed by the people who we talked to and who signed our petition was that luxury housing, even with inclusionary zoning, would be the death knell for the limited affordable housing that still exists in the 17th and U area, and that they feared they would be directly displaced, priced out of the neighborhood, by such a development. We heard this sentiment expressed by renters and home owners alike, as they quite enthusiastically signed our petition sheets.

Many people were dismayed, as am I, that the city would devote public land (and air rights) to rezone the site for a private project that would increase upscale-style living manifold in one of the few neighborhoods in the city that still contains housing that is affordable to people of more modest incomes. This rezoning and the subsequent resulting project will represent some of the last crushing waves of displacement of working and minority families from Ward One. For example, in just the decade from 2010 to 2020, Ward One's Black population decreased by more than 6,000 to 18,741 – an alarming 25% decline.

Additionally, and very importantly, signers were concerned about giveaways to private developers of limited public land, of which we have a diminishing supply, and were concerned about the future of the fire and police stations currently on the site.

Please refer to my previous statement of June 26, 2023 for additional neighborhood views we heard while obtaining signatures for the petition.

I urge you in the strongest terms possible to reject this proposed upzoning and to urge the Office of Planning to consider more community-based, publicly-owned solutions to our housing needs – such as social housing – rather than turning to profit-driven developers for whom the bottom line is what matters.

Thank you.

Debby Hanrahan

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1505 Q Street NW

Washington, DC 20009

Submitted on behalf of:

Save DC Public Land: Working for a Safe & Affordable U Street

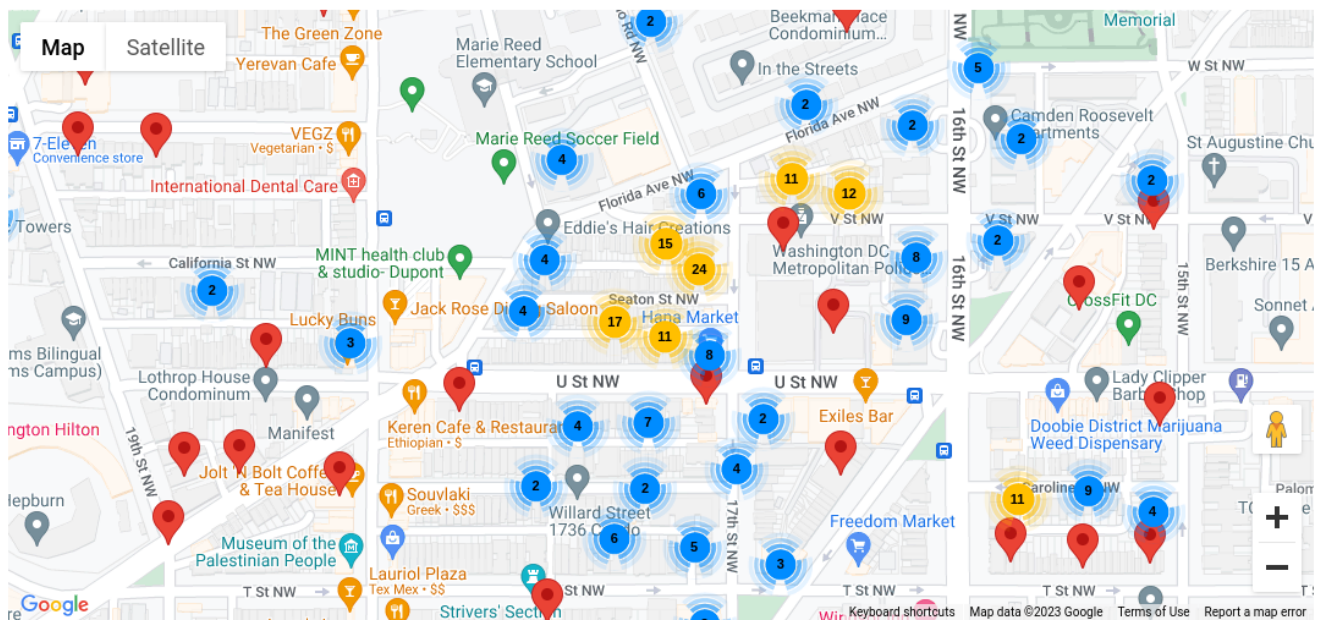
the1617project@savedcpublicland.org

202-854-1822

Attachments:

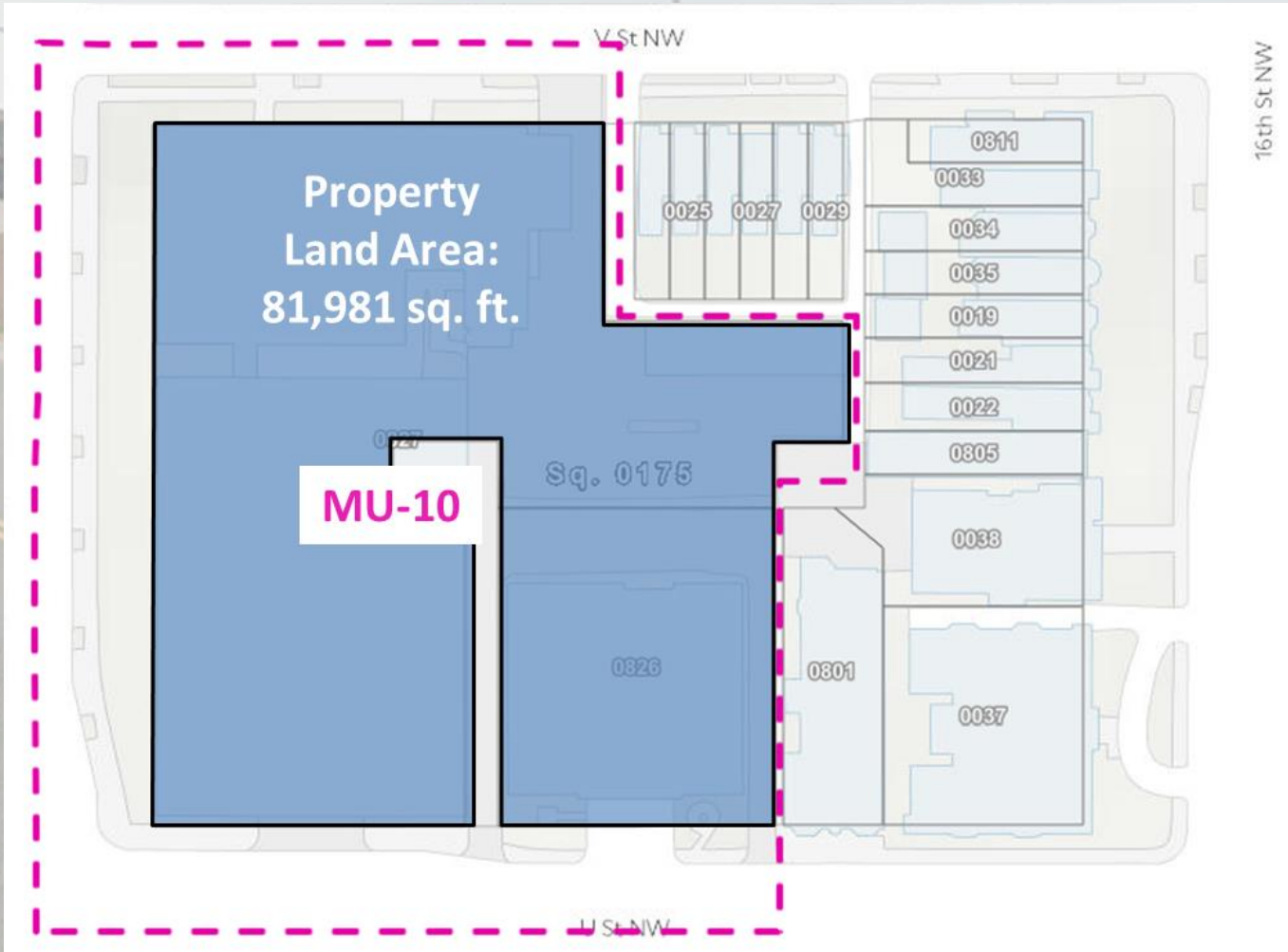
- Parts 1, 2, 3, 4 -- Community Petition Opposing the Proposed Upzoning in Zoning Case No. 22-03, both online signatures and hard copy.
- Heat Map of Signatories
- OP Slides Shown to ANC 1B (first time) on November 16, 2023.
- Rendition of an MU10 building with OP's proposed text amendment by Omar Hakeem

HEAT MAP OF THE FIRST BATCH OF HARD COPY PETITION SIGNATURES:



- OP Slides Shown to
ANC 1B (first time)
on November 16, 2023.

17TH & U ST. NW – PROPOSED MAP AMENDMENT 23-02



**MU-4 to MU-10 / IZ+
To address Comp Plan and
Housing Policy direction**

November 16, 2023

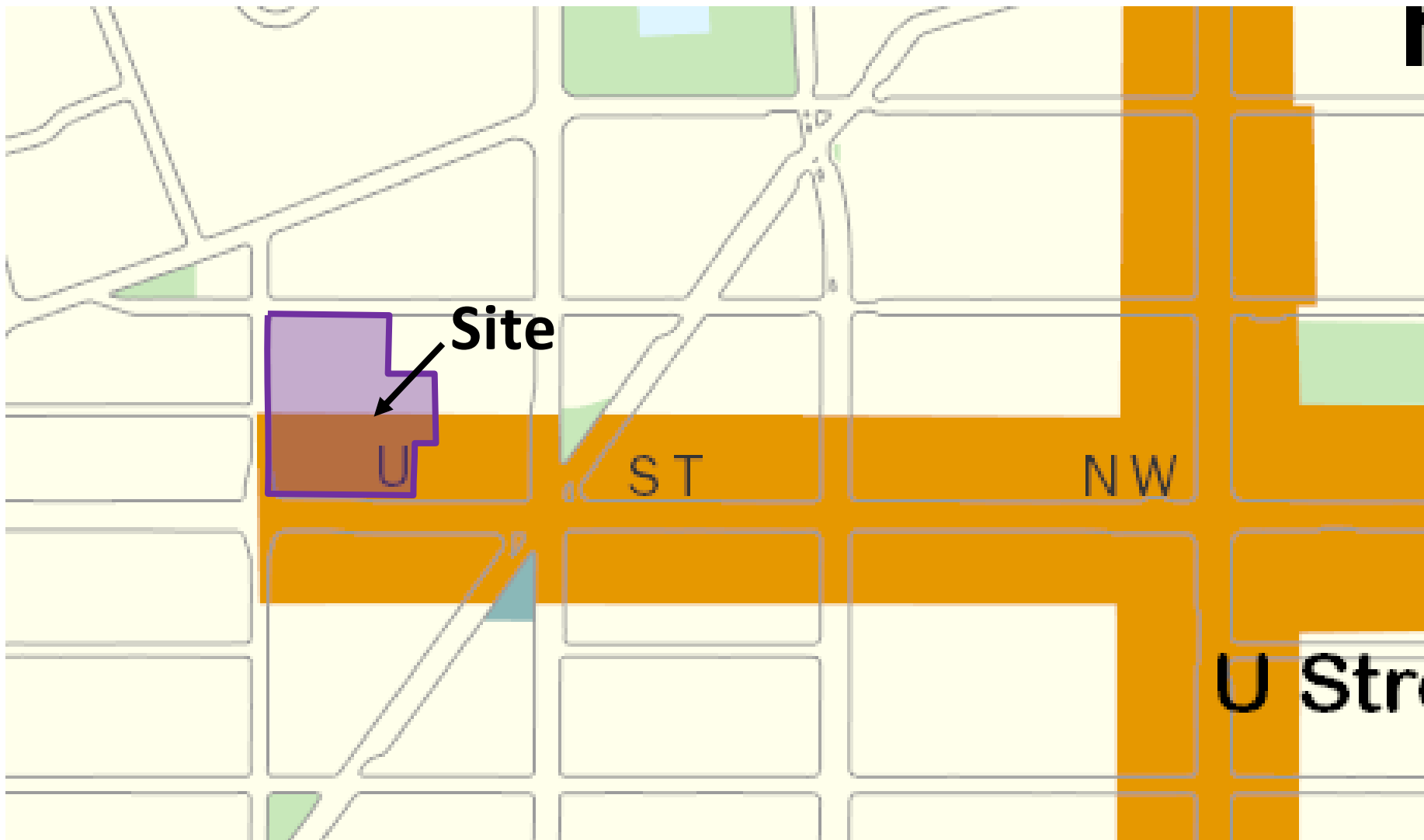
1617 U St and 1620 V Street NW



Legend	
Comprehensive Plan Future Land Use	
Land Use Categories	
	Residential-Low Density (RLD)
	Residential-Moderate Density (RMOD)
	Residential-Medium Density (RMED)
	Residential-High Density (RHD)
	Commercial-Low Density (CLD)
	Commercial-Moderate Density (CMOD)
	Commercial-Medium Density (CMED)
	Commercial-High Density (CHD)
	Institutional (INST)
	Federal (FED)
	Local Public Facilities (LPUB)
	Parks, Recreation, and Open Space (PROS)
	Production, Distribution and Repair (PDR)
	Water
	Mixed Uses

2021 COMP PLAN FUTURE LAND USE MAP

HIGH DENSITY RESIDENTIAL / MODERATE DENSITY COMMERCIAL / LOCAL PUBLIC FACILITY



2021 COMP PLAN GENERALIZED POLICY MAP

NEIGHBORHOOD CONSERVATION AREA (V STREET)

MAIN STREET MIXED USE CORRIDOR (U STREET)

2021 COMP PLAN – MID-CITY AREA ELEMENT



POLICY MC-2.3.7 – USE OF PUBLIC SITES

Utilize public land at the Reeves Center, Housing Finance Agency, Garnet-Paterson, **Engine 9, and MPD 3rd District Headquarters** to create mixed-use neighborhood landmarks that acknowledge and continue the history of U Street as a Black business corridor.

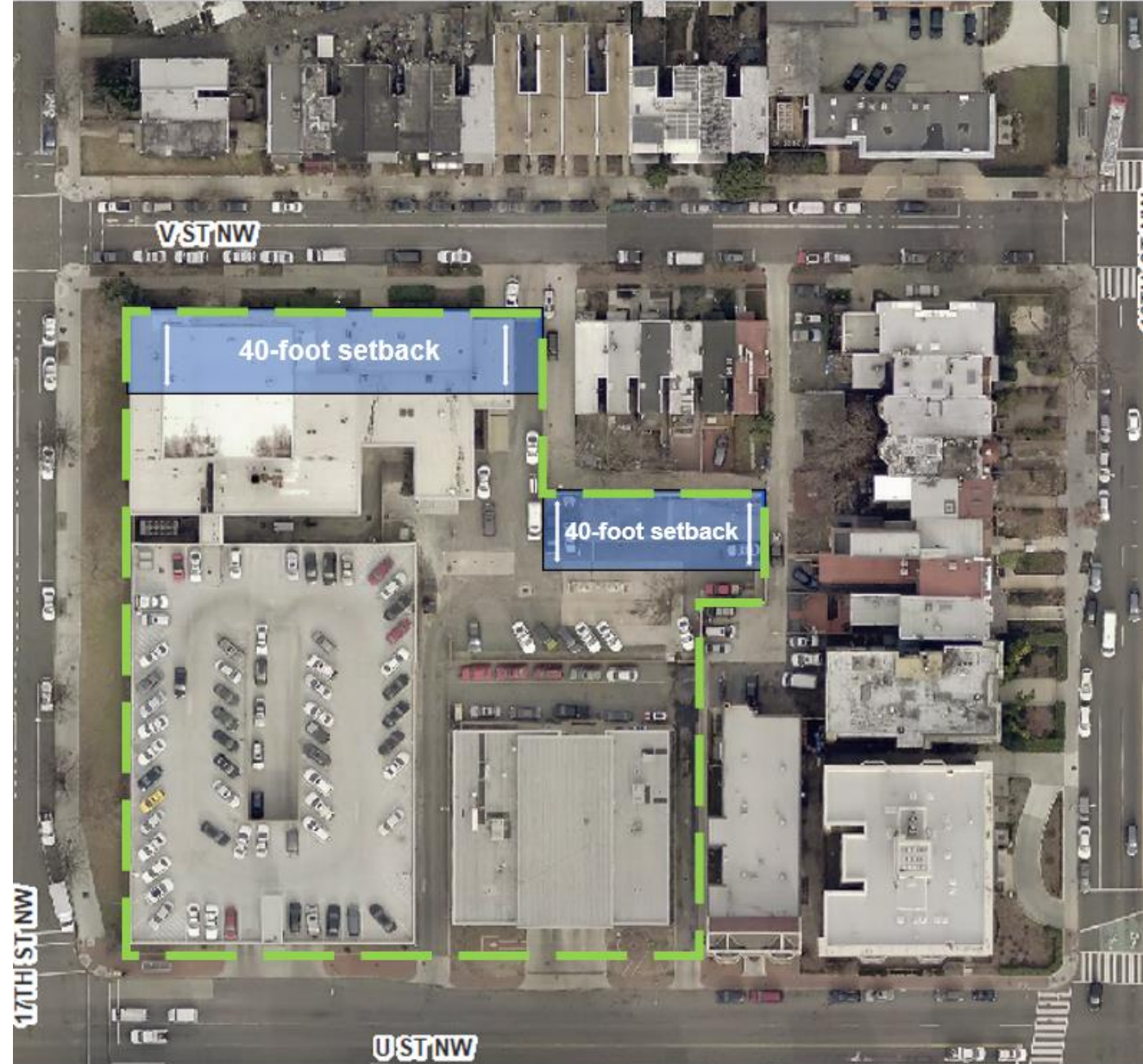
Added density at these public sites should be used to create a **significant amount of new affordable housing**, establish space for cultural uses, and provide for additional public facilities, including a new public library.

New construction should **concentrate density towards U Street and use design strategies to visually reduce building height and bulk to provide appropriate transitions to adjacent lower density areas.** 2013.10

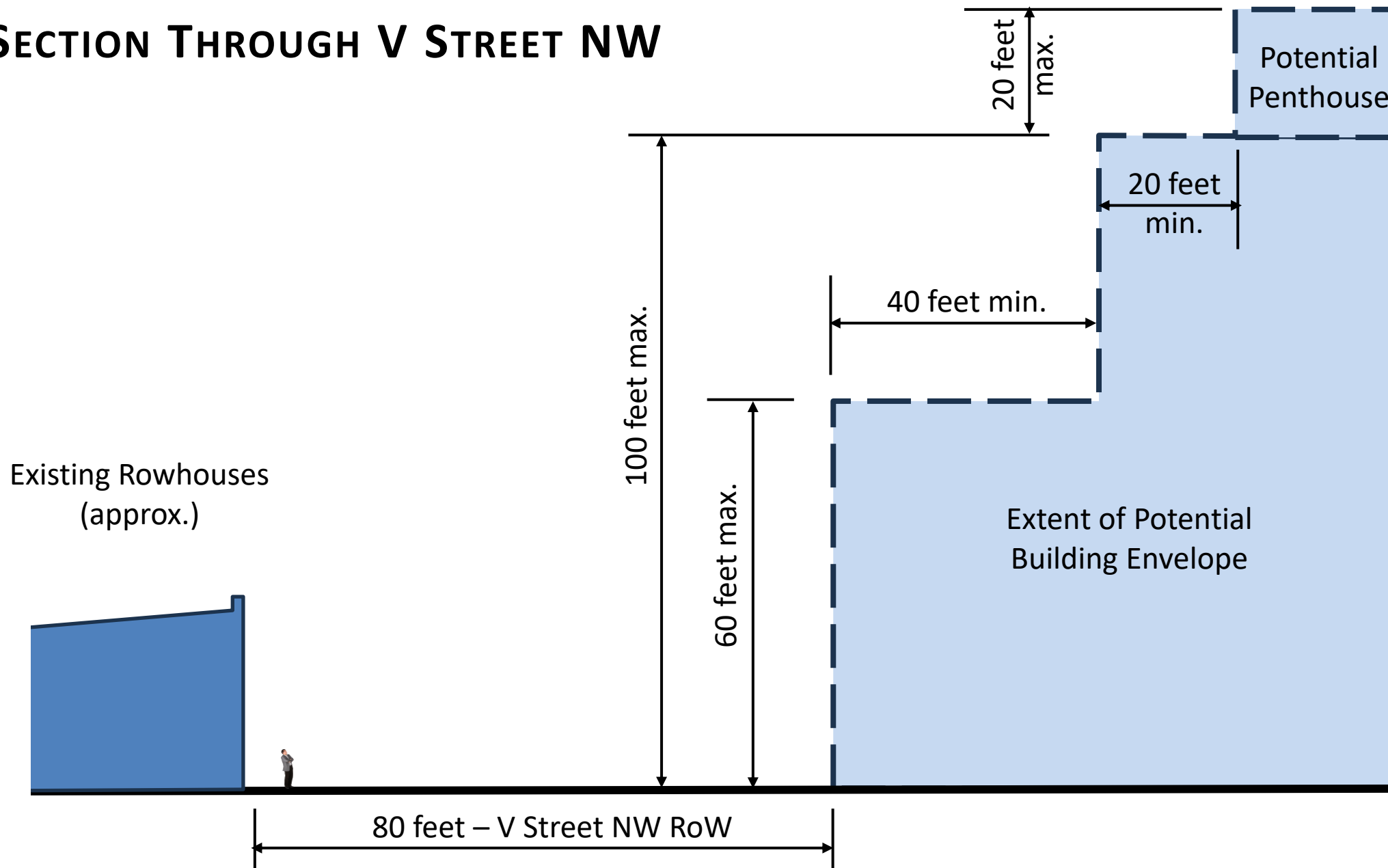
ZONING RESPONSE 1 – V ST. BUILDING HEIGHT TRANSITION



- Require 40 foot building setback above 60 feet of building height
- Achieved through a zoning text amendment applicable to this site



1. BUILDING HEIGHT TRANSITION – SECTION THROUGH V STREET NW



1. BUILDING HEIGHT TRANSITION – V STREET



EXAMPLE OF SIMILAR SETBACK ON M STREET NW

1. BUILDING HEIGHT TRANSITION – V STREET



110 ft. max. for this M St. building
100 ft. max. for subject site on V St.

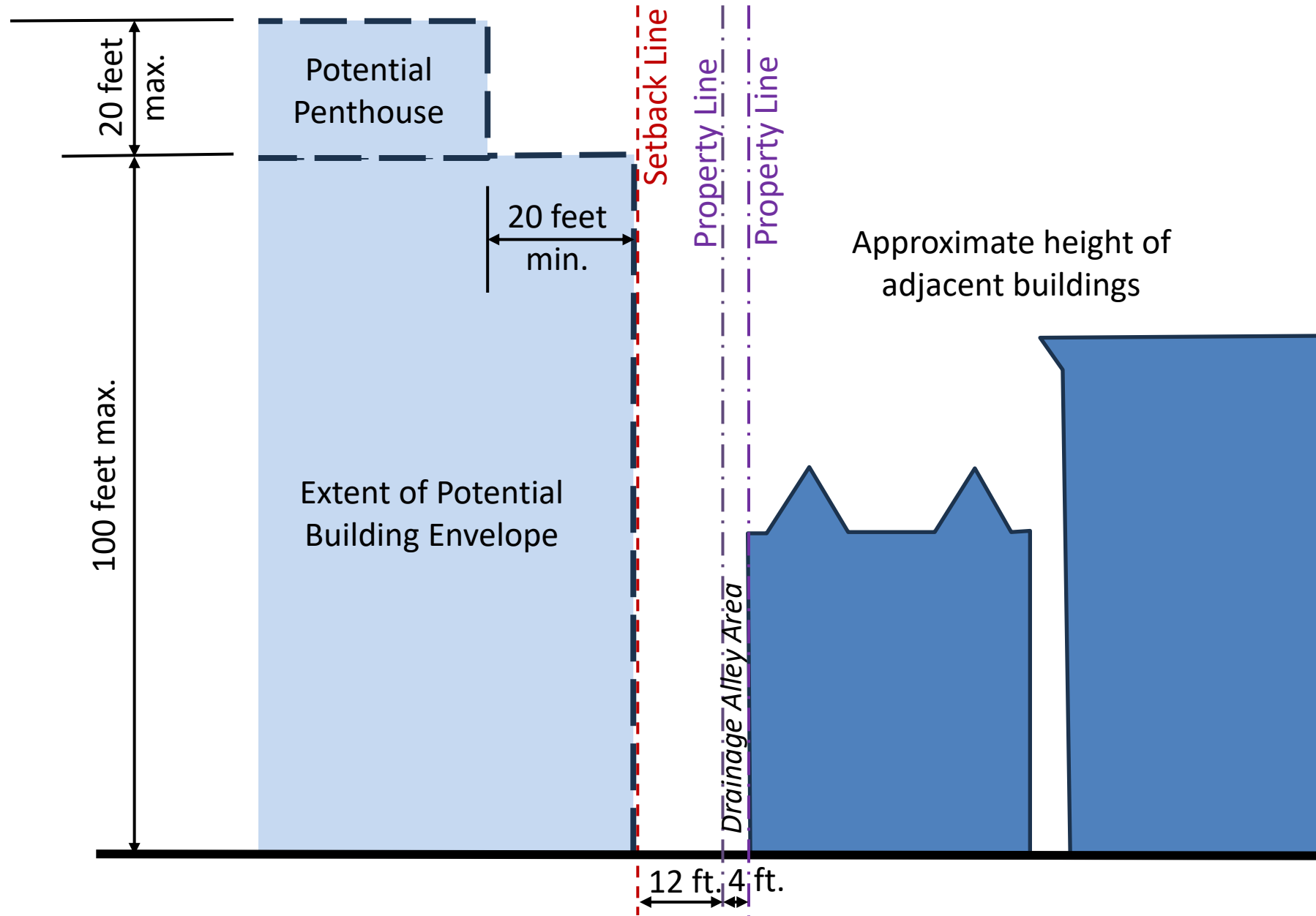
ZONING RESPONSE 2 – U STREET SETBACK



- Require 12-foot building setback
- In addition to the existing 4 ft. alley
- Achieved through the zoning text amendment applicable to this site



2. BUILDING SETBACK – U STREET ELEVATION



COMPARISON OF EXISTING AND PROPOSED ZONING



	Existing Zone – MU-4	Proposed Zone – MU-10
Height:	50 ft. max.	90 ft. 100 ft. with IZ+
Transition:	N/A	40 ft. setback from north property line above 60 ft. of building height
Side Yard:	None required	12 ft. minimum at U Street, east side
Floor Area Ratio (FAR):	2.5 max. 3.0 max. with IZ (1.5 max. non-residential use)	6.0 max. 7.2 max. with IZ+ (3.0 max. non-residential use)
Affordable Housing	IZ Required = 8 – 10%	IZ+ Required = up to 18%
Lot Occupancy:	60% max. 75% IZ	75% max. 80% IZ+



THANK YOU!

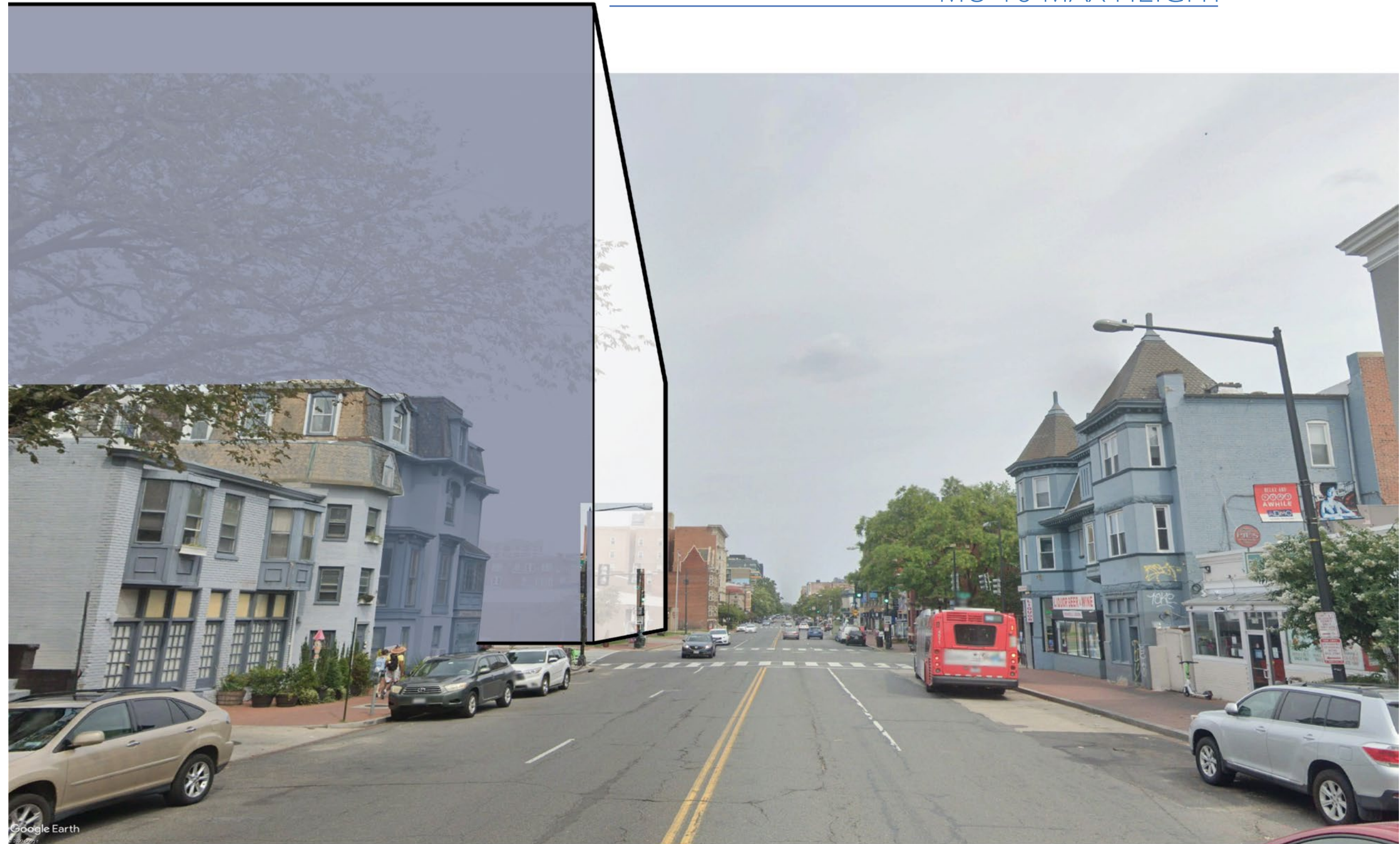
DC Office of Planning

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jonathan.kirshenbaum@dc.gov

. Rendition of an MU10
building with OP's
proposed text amendment
by Omar Hakeem, AIA

MU 10 MAX HEIGHT



U STREET FACING EAST

MU 10 MAX HEIGHT

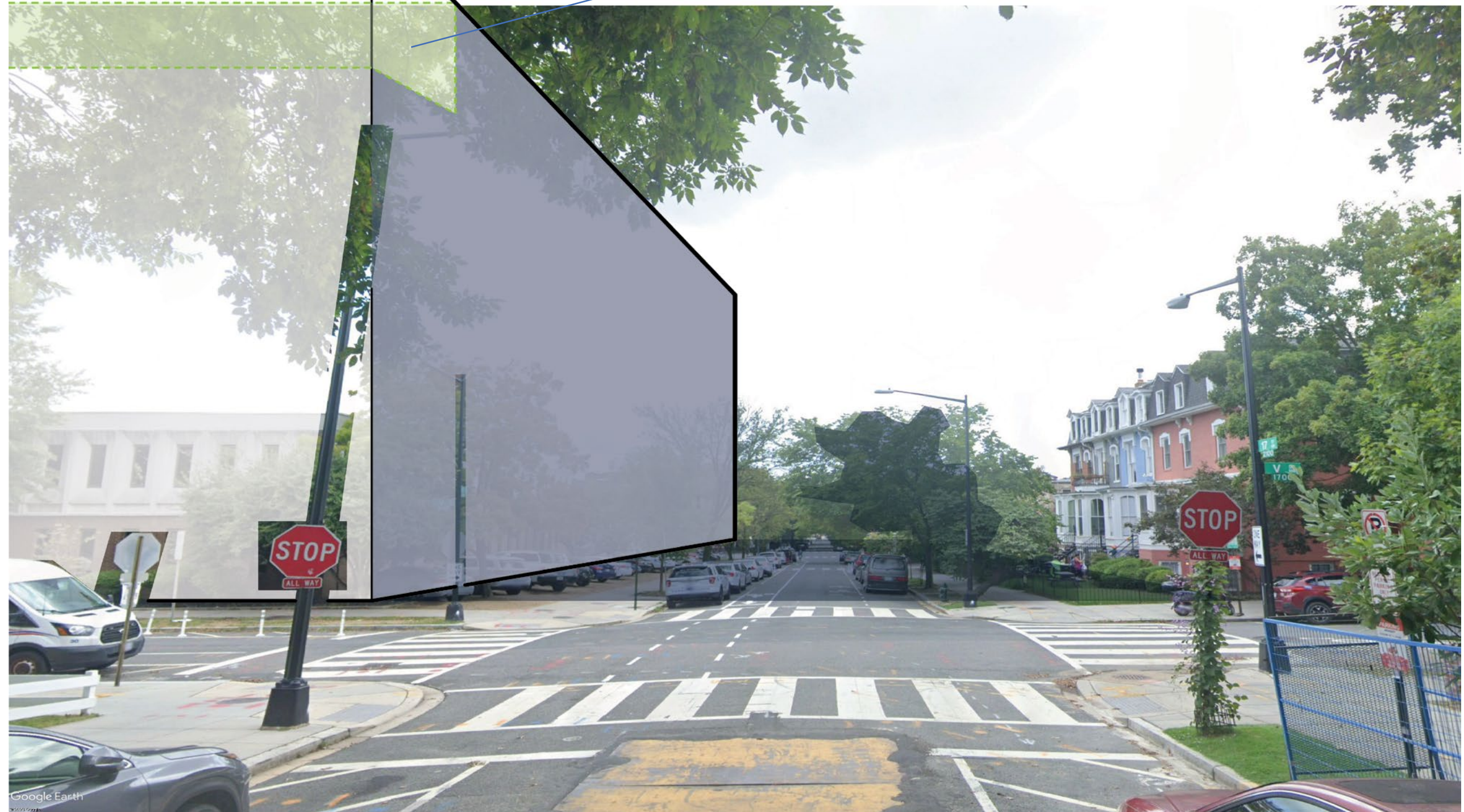
40' SETBACK / 60' MAX HEIGHT



U STREET FACING NORTH

MU 10 MAX HEIGHT

40' SETBACK / 60' MAX HEIGHT



V STREET FACING SOUTH

MU 10 MAX HEIGHT



ISOMETRIC VIEW