

From: [Quinn Walker](#)
To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Subject: Comments on Case No. 23-02
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I'm a local resident and I fully support the change in zoning for the area (ZC Case No. 23-02). There are several large apartment buildings near the area with the proposed change, and a change here will not affect the nature or character of the neighborhood. A change from MU-4 to MU-10 is consistent with DC Zoning rules and intent to engender "a higher quality of life and environment for residents, businesses, employees, and institutions" and "very out elements of the Comprehensive Plan."

In addition, the application of IZ Plus will satisfy local concerns about affordable housing, which commentators had previously raised at other meetings. Now, commentators have switched tack to a need for "density studies" and implications for the "foundations of nearby buildings.". These concerns themselves lack foundation. Any issues with building are irrelevant to the question of zoning, and are more properly raised during the discussion of a potential building itself. And, as previously discussed, half of the lot is already determined "mixed-is"--because the U St corridor is a pedestrian neighborhood that would thrive with more housing.

The city has already addressed concerns and provided EXTENSIVE opportunity for consideration when the case was determined to be a contested case. A change to mixed-density and high-density use is not only consistent with the Comprehensive Plan, but will go a long way in providing necessary housing in the District. As the notice states, "redevelopment of these corridors should foster economic and housing opportunities, serve neighborhood needs, support transit use, and enhance the pedestrian environment." The proposed change in zoning will meet all of these qualifications, by providing access to a busy neighborhood for people in need of local housing, and along the U Street corridor with nearby access to buses and Metro. The Comprehensive Plan recognizes that this is an area that has some housing, but would benefit from more, and a lot that has been under-utilized in the midst of a severe housing crisis. I have personally used the resources at the police station located on the lot, and the lack of officers, failure of kiosks, and unused, grassy areas indicate to me that this location would be much more useful to the community as potential housing. It is exceedingly rare that there is this type of land, under city control, that is available for housing. It would be a travesty if we were to waste this opportunity and to remove the opportunity for new neighbors to join us in our lovely, lively city.

Thank you!