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To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Cc: [Schellin, Sharon \(DCOZ\)](#)
Subject: Opposition on DC Zoning Case Number 23-02
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DC Zoning Commissioners and Office of Zoning staff,

I would like my comments below to be included on the public record in ZC Case No. 23-02.

I am opposed to this rezoning application and request that you tell OP to go back to the drawing board and actually work with the community to build a collaborative plan, and resubmit their application to replace the one now before you.

Rezoning the entire site to MU10 (100 feet tall; 80% occupancy) will introduce development's unintended consequences(!) as well as densities seen nowhere in the adjacent vicinity of the site. Just nearby are low-rise historic town homes, maybe 3-stories tall.

In these homes exist some of the last affordable housing, such as the coop just across the street from the police station. Many elders live nearby. These homes are fragile, some dating to the 1800's.

Not the applicant OP, not DMPED, not the Mayor, not the Ward Councilmembers -- none of these city officials pushing the zoning change at 1617 U Street has hosted a 1617 U Street-specific meeting to discuss upzoning, zoning definitions, the planning jargon, any implications to these proposed changes, or any evaluations of impacts by the zoning change on the community at all. These city officials have failed transparent, community-first dialog and discussion about one of the biggest zoning amendments in the history of the area. This is absolutely unacceptable.

The long term planning implications and adverse impacts of a high-density rezoning and subsequent 'by-right' construction have not been truly studied by anyone yet. There have not been any "townhalls" or community-wide, well-advertised public forums (just very late at night ANC meetings) about this game-changing rezoning.

The recent OP report saying that they may come back later with some other text amendments to attenuate their blowout MU10 rezoning application furthers the disrespect and lack of community involvement in this whole process.

I ask you to postpone until OP gets it right, and that starts with communicating with the community impacted by this application.

Thank you,
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