

**From:** [jimepstein58@everyactioncustom.com](mailto:jimepstein58@everyactioncustom.com) on behalf of [Jim Epstein](#)  
**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 as a lifelong resident of DC. Over the years I have lived in a number of parts of the city. For 11 years I lived in Adams Morgan and now reside in Columbia Heights. I have always been a huge fan of my city and our neighborhood and have always appreciated the ongoing urbanization of the neighborhood and city.

I am taking this opportunity 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).

The public site is currently underutilized and could do so much more to serve the neighborhood and District residents adding immensely to the urban quality of the built environment and to the economic diversity that makes our community so vital . Given how much affordable housing has been lost in the area, this public land rezoning is an important opportunity. This rezoning advances sustainable living and housing equity, two priorities of the Comprehensive Plan.

The proposed upzoning is consistent with the 2021 Comprehensive Plan amendments and the Future Land Use Map designation, which identifies the site for mixed-use with 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 deeply affordable levels -- 30% and 50% Median Family Income.

The Office of Planning's proposed additional zoning text amendment to require building height setbacks for the property from V Street neighbors is a reasonable approach, a common approach utilized broadly to facilitate quality urban design. 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,  
Mr. Jim Epstein  
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