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To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Cc: [Schellin, Sharon \(DCOZ\)](#)
Subject: Opposition on Zoning Case No. 23-02: 1617 U Street
Date: Friday, January 5, 2024 3:20:35 PM

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I ask my comments be included for the record and to be signed up to testify in opposition on Monday January 8, 2024.

To the DC Zoning Commission,

I am opposed to this rezoning application for the reasons below and ask that you ask 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.

Here's why, rezoning the entire site to only a high-density zone district has severe implications as it will precipitate:

- * A new building that is filled with hundreds of unaffordable luxury units on public land;
- * The displacement of our existing first responders;
- * Adversely impact existing affordable housing nearby as land values will increase and so will displacement pressures;
- * Negatively affect the existing low rise historic townhomes nearby;
- * Choke this area with more traffic and pollution;
- * Increase pressure on dwindling public services, at-capacity transit systems, and impact our quality of life and enjoyment of this area.

Rezoning the site without impact studies is unethical and wrong, and the reports put on the record by the Office of Planning (the Applicant) represent an undeniable conflict of interest.

Rezoning the site to a zone district not found anywhere in the vicinity (or for that matter in the entire neighborhood) will have profound implications on the future of the area as it will domino more unstudied high-density rezoning (see the first six bullet points).

I am particularly concerned about high-density rezoning because all it does is create more luxury housing (with ridiculously small amounts of affordable housing) while also raising nearby land prices furthering gentrification even more.

To conclude: I am opposed to this rezoning application and ask that you ask 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.

Thank you.
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