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To: [DCOZ - ZC Submissions \(DCOZ\)](#)
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Good evening,

I signed up to provide oral testimony at the ZC meeting tonight, but am unable to stay on due to the length of the meeting. I am writing **in support of the upzoning to MU-10 for the 1617 U St NW plot**. Please see my comments below.

Upzoning to MU-10 provides an opportunity for a win-win-win for the city, as it is well-understood that dense housing near transit is better for cities, and DC is no different.

- Dense housing near transit is critical for pushing back against unsustainable housing prices and general cost-of-living issues that are keeping middle and lower-income people from affording much of our city. Upzoning to allow for building more housing helps lower rent costs, as has been well-studied in cities from Minneapolis and Tokyo. CNBC recently noted that nationally, apartment rents are likely to lower due to an abundance of new apartment supply. Additional supply leads to lower rents, and lower rents + inclusionary zoning make our neighborhood more diverse and more lively. DC should be following well-documented best practices such as upzoning, and a location near the U St station, great protected bike infrastructure, and the 16th St bus routes is a perfect place to do so.
- To maximize the positive impact this site can have, we should be upzoning this to MU-10.

My personal neighborhood connection is that I rent in this neighborhood, a block from this site, and would like to stay in this area for a long time, because I love this neighborhood. Part of loving the neighborhood, in my eyes, means allowing more people to enjoy it, because it is *not* easy to find a place in the neighborhood at the moment.

- My ability to live here required an incredible amount of luck, with my friends and I searching for weeks to find a place to live. As I thought about this project I wondered, why did I require so much luck to live here? The simple answer is, there is not enough housing to meet demand.
- That's before even getting to the income portion. One search on Zillow makes it clear: people with the jobs that make our neighborhood function, like firefighters, teachers, and police officers, struggle to afford to live here.
- That's what makes this upzoning proposal so great. Instead of requiring so much luck to get a spot in this neighborhood, we can provide additional

opportunities through building a great deal of housing. And instead of all but requiring a certain income to live here, this plan smartly includes an affordable housing set-aside, which will create far more affordable housing than the zero units that the parking lot currently has.

- I'll end this by saying that I would personally like to one day live alongside families and folks of all incomes and backgrounds in this building. We should be maximizing opportunities for people of all types to live in our wonderful neighborhood, and we should do so by upzoning to MU-10.

Best,
Ben