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Subject: Comments on Case 23-02: 1617 U
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Dear Zoning Commissioners,

I ask my comments be included for the record. I ask to be signed up to testify on January 18, 2024.

I am a Co-Facilitator of Adams Morgan for Reasonable Development.

I am a Licensed Professional Counselor in DC specializing in community-oriented psychotherapy including the impact of land use choices on community mental health.

I own a co-op unit at the Beverly Cort Coop at 1736 Columbia Rd NW, which is 0.6 miles due north of the 1617 U St site.

I am deeply concerned about the realistic impact of this rezoning application on the neighborhood and city as a whole.

In a cursory economic analysis of the potential market value of this upzoning decision, it is perhaps about \$200 million dollars of publicly owned value in air space to go from 5 to 10 floors on a 60,000 sqft site means at 75% usable floor plate, 5 stories * 60,000 sw ft * 0.75% usable * \$1,000 / sft = \$225Mn.

This is an enormous economic pressure to put on the neighbors, which are, within 5 blocks in five different historic districts, and so have their rezoning and redevelopement opportunities sharply limited.

I will speak more in person on the social and psychological implications of such a large change in person.

Thank you,
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