

## Cochran, Patricia (DCOZ)

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**From:** Thomas Maloney <thomas.maloney@gmail.com>  
**Sent:** Wednesday, February 21, 2024 6:48 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Cc:** Jones, Tucker (SMD 1B09); Fields, Ashleigh (SMD 1B07); Adams, Zachary (SMD 2B08); Handerhan, Larry (SMD 1B01)  
**Subject:** Z.C. Case No. 23-02: Comment in Support

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Greetings --

I write in support of the proposed zoning change to MU-10 that would facilitate redevelopment of the property at 1617 U St. NW into a mixed use, 10 story building as contemplated by the District's Comprehensive Plan. I live on the 1700 block of T Street NW (ANC 2B08), perhaps 200 yards from the site in question, and am a daily patron of a number of businesses on the south side of the 1600 block of U Street NW. Previously, I was an 8+ year resident of ANC 1B. The site in question has been part of my daily experience of city life for more than a decade.

Redeveloping the outdated and misplaced brutalist structures currently housing the FEMS, MPD and parking facilities would create an immediate improvement in an otherwise well-preserved historic district. After rezoning, I encourage the Zoning Commission, ANC and other relevant officials to demand locally sensitive design features that respect the neighborhood's street-level look and feel to the extent possible. At present, the District's facilities on sight are completely inconsistent with the remainder of the neighborhood's character and are a blight that reduces vibrancy in the corridor. Action is needed to improve upon the status quo.

Further -- and more importantly -- redevelopment of this parcel represents a rare opportunity to add needed housing supply in an expensive, fully developed and largely historically preserved section of the city. This is the only realistic means of adding a noteworthy number of affordable housing units in this neighborhood. I strongly support application of IZ+ standards to maximize the affordable unit set-aside, even if this requires full utilization of the height permitted in an MU-10 zone -- so long as it is ultimately consistent with recent developments in the 1400 and 1500 blocks of U Street NW. We must be open to increased density as a means of promoting more equitable growth.

The District should look to increase the utility of this parcel by permitting redevelopment. I urge you to act expeditiously to upzone this parcel to MU-10 and pave the way for urgently needed housing options.

Respectfully,

Thomas Maloney  
1744 T Street NW