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**CASE NUMBER: 26-02 Public Input**

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**To** DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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To the Zoning Commission for the District of Columbia,

We are writing today to advocate for the approval of the Zoning Map amendment for the property located at 639, 641, 645, and 647 Florida Avenue, N.W from PDR-3 to MU8B.

Howard University is facing a severe student housing crisis, and converting these lots from PDR3 to MU8 would allow for new student housing to be built to help ease the burden of housing on students.

Speculation isn't necessary about whether mixed-use redevelopment works on this corridor. At 965 Florida Avenue, only a few blocks away, DC approved redevelopment of a largely vacant site allowing for 428 homes and a roughly 515,000 square foot full service grocery store. More opportunities for grocery stores and shops more generally can create more competition leading to lower prices for consumers and Howard students. The proposal before us similarly seeks to unlock residential and mixed-use development on land that current zoning reserves primarily for PDR uses.

DC's zoning handbook lists that PDR-3 zoning "is intended to permit high-density commercial and PDR activities employing a large workforce and requiring some heavy machinery under controls that minimize any adverse impacts on adjacent, more restrictive zones." However, this small section of PDR-3-zoned land is surrounded by mixed-use and residential zoning, meaning the adverse impacts of industry would be felt by the adjacent, more restrictive zones. Re-zoning this land to allow for mixed-use development would support development more in line with adjacent areas, better serving the interests of residents.

The PDR-3 zoned area's location would support an easy transition to residential and/or mixed-use development. Given that it is completely surrounded by residential and mixed-use land, the area already supports the necessary infrastructure for such development.

Thank you,  
Brody Mills, Anjali Kalia, and Archie Gee