

Ackerman, Ella (DCOZ)

From: francisdandrea9@everyactioncustom.com on behalf of Francis DAndrea
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Sent: Friday, June 23, 2023 8:26 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Support for ZC No. 23-02: Rezoning U Street Police & Fire stations

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Dear Chairman Anthony Hood,

I am writing to express my support for the rezoning of the U Street Third District Police Station and EMS Co. No. 9 (Zoning Case No. 23-02).

The site as currently constituted and zoned is severely underutilized and does not match the intent of the FLUM. This site is in a busy, dense urban area and is one of the few blocks with low rise development along the corridor. Given this, zoning for greater density meshes with basic urban planning and housing principles. It will make the land "cheaper" by allowing more building to be built for the same cost and encourage development of more housing which takes the pressure off the severe supply crisis we are experiencing. It will also encourage people to live in a dense area served by transit. This will help DC achieve it's climate goals as much research has shown the reduced carbon footprint of people living in dense, urban areas.

Upzoning is a prerequisite for affordable housing, as land being reasonable to purchase and build on allows for supply to expand as demand dictates. This also is then combined with other conditions/tools on pricing (like IZ) leading to a virtuous cycle. I would encourage the ZC to some for the maximum residential density allowable.

I hope that you will take these views into consideration.

Sincerely,
Mr. Francis DAndrea
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