

**From:** [Joyce Howland](#)  
**To:** [sharon.schelin@dc.gov](mailto:sharon.schelin@dc.gov); [DCOZ - ZC Submissions \(DCOZ\)](#)  
**Subject:** Reject Request to Rezone Site at 17th and U Streets NW: ZC Case No. 23-02  
**Date:** Friday, June 23, 2023 5:01:55 PM

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To the DC Zoning Commission and staff,

Please include my comments in the public record for ZC Case No. 23-02. I firmly oppose the granting of the rezoning application in this case.

I live nearby at 2125 14th St. One of the great benefits of living in DC is that much of city is covered by low-rise historic town homes. This provides a vibrant street life, wonderful places to walk, and greenery - both gardens and trees - that cool the climate in the DC urban area.

The proposed large apartment building would eliminate the cooling influence of gardens and trees and spew additional heat from air conditioning into the environment. As the climate warms, this will make the area increasingly uncomfortable for inhabitants and encourage the use of additional energy for air conditioning. We need to reduce our use of energy, not increase it!

In addition, public land should be used for the common good. We need additional green space and affordable housing. The city needs to provide for the needs of its low and middle income population and support small business. The proposed project does none of these.

The implications of this high-density rezoning have not been thoroughly researched. It is likely to destabilize land values of the community and further exacerbate parking problems. There's no study of the displacement pressures on existing small businesses nearby. There is no provision of shadow studies of the building that would be allowed by right under this rezoning. There is the environmental impact of both the construction impacts for a building allowed by this rezoning, let alone the long term effects of a ten-story +penthouse (100+ foot tall dense building) on the surrounding community that would be brought on by this rezoning.

The proposed change in zoning for this land is arbitrary, capricious and simply a really bad idea. We already have plenty of luxury housing. What is needed is low-rise affordable housing not just a few scattered affordable apartments that are hard to buy because the income requirements for a mortgage are almost as high as the maximum income allowed for people who buy those units.

It's a whimsical desire for more unaffordable luxury housing (with a handful of so called affordable housing) that is driving this rezoning and being done so without anyone looking in a careful, detailed research study into the implications of this zoning change.

Rezoning the almost 2 acre public site at 1617 U Street is not supported by the DC

Comprehensive Plan Generalized Policy Mapm which must not ignored. It expects a mixed zoning across this site. Not a singular high-density zone across the entire property.

There are many more sensible alternatives to the current proposal. One such alternative is to consider a mixed-zoning approach to this nearly 2-acre site. Designating much lower density zoning along 17th and V Streets NW is obviously logical and desirable if one approaches this in a thoughtful way. Certainly, rezoning the entire site to high-density zoning is a bludgeoning approach and harmful to the community nearby.

I oppose this rezoning application for the foregoing reasons and ask you do the same.

Regards,

Joyce E. Howland  
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'So on this first day, let us commit to the American dream, a dream that promises that if you work hard and play by the rules, you should be able to provide a comfortable living for yourself and for your family, educate your children, purchase a home, and one day retire with grace and dignity.'

In this moment of transition, he said, the American people want to know what direction the Congress will choose. The Democrats offer their hand to Republicans to find common ground, Jeffries said, but "we will never compromise our principles. House Democrats will always put American values over autocracy...

"benevolence over bigotry, the Constitution over the cult, democracy over demagogues, economic opportunity over extremism, freedom over fascism, governing over gaslighting, hopefulness over hatred, inclusion over isolation, justice over judicial overreach, knowledge over kangaroo courts, liberty over limitation, maturity over Mar-a-Lago, normalcy over negativity, opportunity over obstruction, people over politics, quality of life issues over QAnon, reason over racism, substance over slander, triumph over tyranny, understanding over ugliness, voting rights over voter suppression, working families over the well-connected, xenial over xenophobia, 'yes, we can' over 'you can't do it,' and zealous representation over zero-sum confrontation. We will always do the right thing by the American people."

Hakeem Jeffries (D-NY), Jan. 7, 2023 as quoted by Heather Cox Richardson on Jan. 8, 2023