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Subject: Opposition on DC Zoning Case Number 23-02
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I am writing in to voice my opposition to the proposed rezoning of 1617 U street to MU-10.

This proposed new zone is not consistent with the comprehensive plan due to the fact that the Generalized Policy Map designates much of this area including half of this very site as Neighborhood Conservation Areas, where according to the legend on the map â maintenance of land uses and community character is anticipated over the next 20 yearsâ . The addition of a 100+ foot new building as would be permitted by this zoning change, would certainly change the character of the neighborhood, which currently consist of historic 2-3 story rowhouses. Even if the intent was for the entire area to eventually be re-developed into something denser, the fact remains that much of the surrounding area (including my own Seaton Street) is designated as a historical district, and therefore cannot be re-developed into something that would eventually match the scale of what is being proposed. This decision would destine these historical rowhouses to living in the shadow of a massive new building.

Given this, the proposed MU-10 zoning is inappropriate. Given the unique nature of this site, which is surrounded on 3 sides by historical districts, I would urge the Commission to consider a custom zone for this site, which would require certain setbacks and lower height along these historic corridors while allowing for additional height on U street.

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