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To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Cc: [Schellin, Sharon \(DCOZ\)](#)
Subject: ZC Case 23-02: Opposed to 1617 U Street rezoning
Date: Friday, June 23, 2023 7:16:23 PM

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Dear Zoning Commissioners,

I ask this be included in the public record for ZC Case Number 23-02 I will be happy to elaborate on my opposition comments below.

I live nearby 1617 U Street NW.

First, no one pushing this application has come to our neighborhood to meaningfully discuss the long term impacts this rezoning will imminently have on our community (late night ANC meetings don't constitute well-attended or noticed conversations).

Not the Mayor, not the Councilmember, not the Office of Planning -- no one has knocked on our doors or held a townhall to discuss their desire to blow up 1617 U Street with a high-density rezoning.

No one has said anything about where or whether there will be a police station or fire station. The police in this district are already stretched!. In our neighborhood, we've been begging for more attention to our crime-plagued alleys (which are our backyards).

The nearest fire stations will be terrifyingly distant for this area of small, old houses that are attached to each other.

One of the few remaining green spaces around here was recently filled with a new residential building just 2.5 blocks south of this high density proposition!

If they did, perhaps they would have to hear directly from neighbors and small businesses existing now in low-rise two- and three-story buildings some of which date back to the 1800's.

We can build an all affordable building on this 2-acre site without a downtown-sized building that the high-density rezoning will indeed precipitate as DMPED's letter to record notes would be 'by-right.'

We can build four stories of affordable housing on top of a new police station and fire station along U Street, easily without years of construction of a twelve-story building. We can include an underground parking garage for the first responders needs. We can include a library. We can include a park and much needed public green space in this area.

None of these grand visions listed above rely on a completely unprecedented blowout of the zoning at this site that would completely conflict with the prevailing development patterns of the immediate community.

The rezoning of 1617 U Street should be compatible with the surrounding area, high-density MU10 rezoning isn't it.

Rezoning the 1.88 acre public site at 1617 U Street is not supported by the DC Comprehensive Plan Generalized Policy Map and must not be ignored. It expects a mixed zoning across this site. Not a singular high-density zone across the entire property.

Please listen to nearby neighbors.

Signed,
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