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To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Cc: [Schellin, Sharon \(DCOZ\)](#)
Subject: Opposition to 1617 U Street Rezoning: DC Zoning Case Number 23-02
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To the DC Zoning Commission and staff,

I ask my comments be included on the public record in ZC Case No. 23-02.

I live nearby 1617 U Street NW. 1617 U Street is surrounded by low-rise historic town homes on 17th and V Streets NW.

The Office of Planning has presented no study of the implications of this high-density rezoning on destabilizing land values of the community, the displacement pressures on existing nearby small businesses, no provision of shadow studies of the building that would be allowed by right under this rezoning. There are environmental impacts from the construction for a building allowed by this rezoning and the long-term effects of a ten-story +penthouse (100+ foot tall dense building) on the surrounding community.

City leaders have proclaimed that a desire for more affordable housing is driving this rezoning, however no substantiated planning study or implications has been done and presented to the public. This is simply unacceptable. This city already has multiple newly developed high-rises with numerous vacancies which begs the question â Affordable for whom?â .

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.

There is an alternative that should be considered such as a mixed-zoning approach to this nearly 2-acre site. Designating much lower density zoning along 17th and V Streets. This would be a more logical and thoughtful approach. Certainly, rezoning the entire site to high-density zoning is an aggressive approach that serves potential developers and harms the community nearby.

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

Respectfully,

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