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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. And, I ask that the Secretary sign me up to testify on Monday November 20th in opposition to the rezoning application in this case.

I am asking you to postpone the hearing until OP completes impact studies and actually plans this site together with the directly impacted community.

Not the applicant OP, not DMPED, not the Mayor, not the Ward Councilmembers -- none of these city officials pushing the zoning change at 1617 U Street has hosted a 1617 U Street specific meeting to discuss upzoning, zoning definitions, the planning jargon, any implications to these proposed changes, or any evaluations of impacts by the zoning change on the community at all. These city officials have failed transparent, community-first dialog and discussion about one of the biggest zoning amendments in the history of the area. This is absolutely unacceptable.

The Office of Planning makes no study of the implications of this high-density rezoning on destabilizing land values of the community. 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 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.

It's a desire for more unaffordable luxury housing (with a handful of so called affordable housing) that is driving this rezoning and being done so without much of any substantiated planning study or implications. This is arbitrary and capricious and simply unacceptable.

The recent OP report saying they may come back later with some other text amendments to attenuate their blowout MU10 rezoning application furthers the disrespect and lack of community involvement in this whole process.

One of the reasons I purchased a home on this was the proximity of police station and fire station. The amount of crime in the city has spiked in recent years. I hate the thought that they might be moved in favor of for profit decisions. I urge the council to also study the impact this might have on crime and safety in this neighborhood.

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

Regards,

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ZONING COMMISSION
District of Columbia
CASE NO.23-02
EXHIBIT NO.449

Zip: 20009