

From: dcmarlins8@gmail.com
To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Cc: [Schellin, Sharon \(DCOZ\)](#)
Subject: Opposition Testimony: DC Zoning Case Number 23-02
Date: Tuesday, December 12, 2023 9:04:36 AM

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

[Some people who received this message don't often get email from dcmarlins8@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Zoning Commissioners, and staff,

I've been a resident of DC since 1961, in Ward 1 since 2005. These comments are for the public record in ZC Case No. 23-02. A.

I ask the Commission to vote no or postpone this rezoning application.

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.

And, 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.

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 much of any substantiated planning study or implications. This is arbitrary and capricious and simply unacceptable.

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.

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

I look forward to hearing from you,
David Marlin
dcmarlins8@gmail.com
202-363-6018
Ward: 1
Zip: 20008