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From: lancesalonia@gmail.com
Sent: Sunday, January 7, 2024 1:13 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Schellin, Sharon (DCOZ)
Subject: Opposition on DC Zoning Case Number 23-02

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DC Zoning Commissioners and Office of Zoning staff,

I would like my comments below to be included on the public record in ZC Case No. 23-02.

As a former ANC Commissioner and ANC Chair in an adjacent commission, and as a current and long term Board Member of the Dupont Circle Citizens, and similarly as a current and long term Trustee of the Committee of 100 on The Federal City, and most importantly as an involved resident of North Dupont and the U Street Corridor, I am opposing the re-zoning of these properties because the rezoning does not promote the best use of these properties for the long term benefit of District residents.

The re-zoning is being proposed for the benefit of developers who have a different focus in mind, to build bigger so that they can extract the maximum value possible from these properties for their shareholders' benefit. Nothing wrong with their objectives, but they do not put District residents and their interests first. And that is wrong when viewed from the perspective that it is the District's Office of Planning making this proposal AND that this is public land.

Public land needs to stay public. That should be a given, especially with regards to these two parcels. In a part of the District that is experiencing ever-increasing infill and consequently new residents, these parcels which straddle the Ward 1/ Ward 2 boundary are an ideal location from which the District can continue to serve its residents. With the right planning, new and modern MPD and DCFD stations can and should be built on this public land as well as additional facilities for public services such as a new DC Public Library branch and very much needed low income housing with 24/7 social services.

MU-10 re-zoning is being sought in the misguided belief that the District can only build or modernize its facilities through public - private partnerships with developers. And to do that there must be a trade off of more building envelope for developers in exchange for their subsidizing our new public facilities.

This re-zoning proposal is being driven by the erroneous belief that we need to trade public land for new public facilities, and to do so we must allow bigger and bigger to be built on that land so that we have enough potential building space to proffer these developers in exchange for the new MPD and DCFD facilities.

While this may have been the case a quarter century ago when this financing mechanism first began to be used in DC, it is no longer the case that the District must barter off its future to guarantee its present. DC is today in a position to both build new MPD and DCFD facilities AND retain 100% ownership and control of its public property so that it is free to do as it wishes with these properties far into the future. .

It can remain the sole owner in control of these properties.

As such, I am opposed to this rezoning application and ask that you deny it.

Thank you,

Lance Salonia

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