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From: wendysindc@gmail.com
Sent: Sunday, January 7, 2024 2:11 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. And, I ask that the Secretary sign me up to testify on Monday January 8, 2024 in opposition to the rezoning application in this case.

My ancestors who lived in the 1500 block of U Street 100 years ago are rolling over in their graves. Their rowhouse is still standing on that vibrant block.

This is a downtown sized rezoning (MU10) and what likely will resolve into a downtown sized 'by-right' building at this location. There is a long history of builders taking advantage and building something out of context for the neighborhood. They don't live here so it's unlikely they care about the long term impact.

Rezoning the 1.88 acre public site at 1617 U Street is not supported by the DC Comprehensive Plan Generalized Policy Map which denotes the northern half of the site as a Neighborhood Conservation Area.

Rezoning the entire site to only a high-density zone district has severe implications as it will precipitate:

- * A new building that is filled with hundreds of unaffordable luxury units on public land;
- * The displacement of our existing first responders;
- * Adversely impact existing affordable housing nearby as land values will increase and so will displacement pressures;
- * Negatively affect the existing low rise historic townhomes nearby;
- * Choke this area with more traffic and pollution;
- * Increase pressure on dwindling public services, at-capacity transit systems, and impact our quality of life and enjoyment of this area.

In addition to being out of scale for this live here/work here community it is relocating our first responders. As my neighbors and I age, having nearby services may prove critical. Twice in the last five years I needed their services (once my doing and the other time not).

I'd like to ask Zoning Commissioners to vote no on this unstudied and under-evaluated proposal and resolution, or ask for an amendment that seeks a subdivision of the site and mixed district rezoning at much more appropriate and compatible zoning designations for obvious reasons.

Thank you.

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