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Subject: The People Nearby are Opposed to DC Zoning Case Number 23-02
Date: Wednesday, January 10, 2024 4:31:46 PM

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Dear Mr. Hood and Zoning Board Members,

Thank you, for the well run hearing on 1617 U ST. I learned a lot and now know without a doubt that the rezoning of 1617 U St NW is really about not affordable housing. The rezoning to MU10 is really about selling the view from luxury apartments, looking down on the rest of us literally and figuratively. It's about getting "some" affordable housing out of a luxury apartment with a poor door. This is the mayor's office version of affordable housing with the intention of making our residential community more like development at 14th and U.

My family has owned our home on U ST. NW since 1913. I have seen how these luxury apartments with their required poor doors have been like Trojan Horses taking over communities of color. A building goes up and is filled by wealthy, mostly white residents with the illusion that the small trade off in lower income apartments will make a difference. It does! It changes the complexion and economic status of a community like a magic wand. Taxes go up, the old homeowners and business owners can't keep up and start to fall like dominoes.

Please forgive the language but it makes my point. It's the old saying "don't piss on my boots and tell me it's raining". This land deal smells of deception and an attempt to railroad a community and some DC agencies to seal a profitable deal. The Office of Planning claims that this is all in the name of affordable housing but nothing says luxury housing like a penthouse view. It's all in the definition "an apartment on the top floor of a tall building, typically luxuriously fitted and offering fine views." The rezoning will give them both that view and the height! Again, this is all about getting another luxury apartment albeit with a poor door right in line with 14th and U.

Now this is the strangest deception of all. I can't find one place in the USA where there is a police station under an apartment building. Please do an independent search and see for yourself. How about emergency vehicles under a high density building speeding out to answer calls? Wouldn't that create an unneeded safety issue? How about the sirens? There are a number of reasons it's not a practical design. What we need and need badly is a new police station, a new kind of police station, Facility Designed for Community Engagement would be great for the city and would set a nationwide example.

On traffic, we already have bad traffic and pollution on U Street. Gridlock is absolutely terrible at 14th and U. Like other overdeveloped sections of the city it's taken an insane, nerve racking, road rage producing turn. At my block on 17th and U, it's common for cars waiting for a red light at U and Florida to back up all the way to the box at 17th and U. Our Streets on 17th and on V are way too narrow for a densely populated building. The area is also extremely hot in the summer and this huge apartment will only add to our environmental stress.

I think this is what we need. Jubilee Housing is doing affordable housing successfully and is thriving in our neighborhood. There are 2 projects in development and another in waiting within walking distance from 1617 U St. NW. This would be by far a better consideration! The mayor's deal is a bad one on so many levels. 1617 is public land, let's do some justice by it!

What was once Striver's Row is almost all white now, we should be looking to restore and preserve what made Adams Morgan famous, diversity! The mayor's office is stuck on this project that they say isn't a project. Not

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calling it a project (that does have a penthouse) is also a great way to get around not doing the studies and the outreach that needs to be done. They are playing the system to get what they want. I think we all deserve better, we operate under the auspiciousness of being a democracy with transparency and some kind of rule of fairness. Let's keep it so!

Thank you, for your ear!

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