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**To:** [DCOZ - ZC Submissions \(DCOZ\)](#)  
**Cc:** [Schellin, Sharon \(DCOZ\)](#)  
**Subject:** Case No. 23-02: Opposition  
**Date:** Wednesday, January 17, 2024 3:49:04 PM

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To the Office of Zoning and Commissioners,

Please see my written comments below (for the record) and please sign me up to testify on January 8, 2024 in opposition to the rezoning application for 1617 U Street NW.

I am opposed to this rezoning application and ask that you ask OP to go back to the drawing board and actually work with the community to build a collaborative plan and resubmit their application to replace the one now before you.

This is a downtown sized rezoning (MU10) and what likely will resolve into a downtown sized 'by-right' building at this location.

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.

I can't seem to fathom how the DC Zoning Commission could even begin to consider supporting this rezoning application without knowing more about the obvious impacts & harms as well as potential solutions to the issues and even the benefits that may affect your constituents.

I'd like to ask Zoning Commissioners to vote no on this unstudied and under-evaluated proposal and resolution, or ask for postponement until OP does the work needed with the community before coming back.

Thank you and I look forward to your response.

Sincerely,  
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