

## Ackerman, Ella (DCOZ)

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**From:** rodeffer@everyactioncustom.com on behalf of Mark Rodeffer  
<rodeffer@everyactioncustom.com>  
**Sent:** Thursday, June 22, 2023 11:18 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Support for ZC No. 23-02: Rezoning U Street Police & Fire stations

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Dear Chairman Anthony Hood,

I am writing to express my support for the rezoning of the U Street Third District Police Station and EMS Co. No. 9 (Zoning Case No. 23-02).

The public site is currently underutilized and could do so much more to serve District residents. The proposed upzoning of these sites is consistent with the 2021 Comprehensive Plan amendments, which states in the Mid-City Element's Policy MC-2.3.7, Use of Public Sites, the site "should be used to create a significant amount of new affordable housing, establish space for cultural uses, and provide for additional public facilities..." The amended Generalized Future Land Use Map (FLUM) changed the site's land use designation from Local Public Facilities to a mix of Local Public Facilities/High Density Residential /and Moderate Density Commercial. Thus, the current lower density zoning of the site is not consistent with the new FLUM designation.

This zoning change is also justified because a larger development at this site would be appropriate to its U Street context, and offers the significant benefit of potentially creating over 200 new affordable or mixed income housing opportunities in a highly accessible, high-demand location. The U Street area has lost much affordable housing over recent years. This is an important opportunity to create long-term affordable housing there.

This site is not only underutilized today, the two-story garage on U Street is a particularly negative presence on a busy transit corridor that should be more pedestrian-friendly. This rezoning is an important change to better address our acute housing needs, provide new public facilities, and make improvements to the streetscape.

Thank you for your consideration.

Sincerely,  
Mr Mark Rodeffer  
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