

Caroline Crawford

From: Martha Clark <rector@staugustinesdc.org>
Sent: Thursday, January 31, 2019 5:21 PM
To: Caroline Crawford
Subject: Fwd: Rev. Clark, Your Support for STATUS QUO SouthWest Speculation DEVELOPMENT
Attachments: Exhibit33 (2).pdf

Caroline...I'm already getting shame mail. Just sharing.

Blessings and Peace,

Martha+

The Reverend Martha Clark
Rector

St. Augustine's Episcopal Church
555 Water Street SW
Washington, DC 20024
202.554.3222 (Church)
240.418.4934 (Mobile)
www.staugustinesdc.org

----- Forwarded message -----

From: d.c. forrd <dc4reality@gmail.com>
Date: Thu, Jan 31, 2019 at 5:07 PM
Subject: Rev. Clark, Your Support for STATUS QUO SouthWest Speculation DEVELOPMENT
To: <rector@staugustinesdc.org>

Reverend Clark,

We saw your letter for the record. Attached.

You should be ashamed. There's not one family sized unit in this project (you know real "households").

Your professed support seems to rest on how PN Hoffman lined up your project to do the same thing.

What would Jesus say about these facts:

- * 450+ new residential units; Most of all units are 1 bedrooms (225 1bdm units)
- * There are NO FAMILY SIZED UNITS (3+ bedrooms)
- * 136 of the 450 units will be considered "affordable" -- 30% of the total units (really should be 51% or more of the units on former public land and given Ward 6's affordable housing crisis)
- * There are no affordable family sized units (see attached exhibit); NONE
- * There will be 28 "affordable" 2-bedroom units

- * There will be little to no "affordable" units on the upper floors and the placement of the "affordable" units are disproportionately facing the central courtyard, not on the outside of the building envelope with the better views and sunlight
- * All affordable units expire over time; The affordability is not in perpetuity like IZ units would require; outrageous
- * No conditions to dedicate units as replacement units for displaced public housing to mitigate any future public housing dispositions and gentrification of longtime Ward 6 communities of color and culture
- * There is no affordable commercial space or conditions to work with local Ward 6 small biz, or SW entities to have access to affordable incubator space in perpetuity on the ground floor.
- * There are no pedestrian safety studies or air quality impact studies despite 200+ parking garage even though regulations require less than 100 spaces (strange that single professionals need parking next to Metro)
- * Status quo construction materials and quality and impact at a time of great environmental uncertainty
- * Pressure on existing area infrastructure, public services, and environment largely unstudied (per usual); Costs for upgrades to be born by the surrounding community (health, safety, welfare, and rate increases).
- * The size of the project cheats the DC Height Act.

Shame,

Chris Otten

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DC for Reasonable Development

202-810-2768

dc4reason.org