

Cochran, Patricia (DCOZ)

From: Coy McKinney <coymckinney@gmail.com>
Sent: Wednesday, November 8, 2017 9:12 PM
To: DCOZ - ZC Submissions (DCOZ); Schellin, Sharon (DCOZ); Allen, Charles (COUNCIL); Mendelson, Phil (COUNCIL); dgrosso@dccouncil.us; esilverman@dccouncil.us; rwhite@dccouncil.us
Subject: Concerns About The Wharf In SW DC
Follow Up Flag: Follow up
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Dear City Officials,

My name is Coy McKinney and I have lived in SW DC for the past 7 years. I really enjoy my community and have been active with the communal section of our neighborhood's community garden. I have grown to call SW home, but have become increasingly concerned and worried about the development that is planned for the area and how it may impact the area. I hope you'll read and consider my concerns.

Flooding – The Wharf project is located on the Potomac flood plain; an area that will be negatively impacted according to climate change models. Land use elements that protect the new buildings from flooding must be considered, which in turn will protect our community as a whole.

Environment – I expect that planners will look at how the over-development at the Wharf will adversely affect the current levels of air quality, trash, rodents, and noise which we expect will all increase and project out onto the surrounding community.

Affordability – I expect with [Affordable Housing Action Team's assessment](#) that the pitiful amount of affordable housing for families in this project will adversely impact the character and volume of existing affordable housing, especially for families, in the area. Further, the amount of luxury housing in the project will increase displacement pressures on the surrounding community. Requiring much more affordability for families will mitigate gentrification pressures on the community.

Equity in Upgrading Infrastructure – We want the planners to require that upgrade costs and increased costs for public services be equitably shared by the developers who stand to profit significantly from the zoning commission's air rights and land use entitlements.

Public Services – We expect that the planners and developers look at how the project will impact existing public services and share in the costs to increase them as necessary. For example, the numbers, size of local schools, libraries, recreation centers, senior centers, medical centers, fire/police capacities, etc.

If these issues aren't evaluated fully, then the Wharf project, among the others proposed in SW, will cumulatively and negatively impact our lives and sense of community.

Thank you for your time and consideration