

Cochran, Patricia (DCOZ)

From: Jen Druliner <jennifer.druliner@gmail.com>
Sent: Thursday, November 9, 2017 11:29 AM
To: DCOZ - ZC Submissions (DCOZ); Schellin, Sharon (DCOZ); Allen, Charles (COUNCIL); Mendelson, Phil (COUNCIL); dgrosso@dccouncil.us; esilverman@dccouncil.us; rwhite@dccouncil.us
Subject: Questions about Wharf project review

Dear city officials,

I understand you are reviewing the Wharf project, and I am enjoying the beautiful architecture, the way the Phase 1 design connects us to the water and to our community's history, and the new amenities. But, as a 13+year resident and homeowner in SW, I do have some concerns about how the project will affect and potentially reshape the neighborhood, especially as we look ahead to Phase 2.

- Flooding – The Wharf project is located in the Potomac flood plain; are climate change modeling and land use elements being used to protect the new buildings from flooding which in turn will protect our community?
- Environment – are planners taking into account potential adverse effects of the redevelopment on levels of air quality, refuse, rodents, noise, etc. from the new complex?
- Affordability – what can be done to increase affordable housing in this project and/or in SW generally? Phase 1 and my understanding of Phase 2 seems almost entirely suited to "luxury" apartments, with a small percentage of "affordable" housing that seems geared more toward workforce housing. SW is special for a lot of reasons, not least of which the socioeconomic diversity of the neighborhood, including those on fixed incomes. I would hate to see this disappear. I'm also concerned about the individuals who are homeless who have lived on the Waterfront and in/around 4th Street for a long time. I know this is a citywide issue, but I'd really like to see some of the new housing in SW be permanent supportive housing that would help house those who are chronically homeless.
- Equity in Upgrading Infrastructure – I'd like to see requirements 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 – how will Phase 1 and particularly Phase 2 affect existing public services such as the numbers, size of local schools, libraries, recreation centers, senior centers, medical centers, fire/police capacities, etc., and from where will funding come to increase those resources as needed?

I look forward to a response.

Regards,

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