

## Cochran, Patricia (DCOZ)

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**From:** Joelle Rudney <joellerudney@gmail.com>  
**Sent:** Thursday, November 9, 2017 3:39 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:** issues of concern about both phases of the Wharf

Dear city officials,

I understand you are reviewing the Wharf project which is entering into its 2nd phase of construction.

We expect planning officials to look very closely at the following issues, which if not evaluated and mitigated will impact our community, acutely and adversely affecting our health, economy and property values.

- **Flooding** – The Wharf project is located in the Potomac flood plain; **Where are the climate change modeling and land use elements** to protect the new buildings from flooding, which in turn will protect our community?
- **Environment** – We expect that planners look at how the overdevelopment at the wharf will adversely affect the current levels of air quality, refuse, rodents, noise which we expect will all increase and project out onto the surrounding community by this project. **Restaurants and businesses should be required to recycle and compost to mitigate the increase in trash.**
- **Affordability** – We agree 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 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 property.

I look forward to a response on how these issues are being addressed.

Yours sincerely,

Joelle Rudney, retired educator  
510 N street SW

