

Cochran, Patricia (DCOZ)

From: Kelley Gallagher <kelleygallagher@gmail.com>
Sent: Monday, September 28, 2020 8:55 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Testimony of Kelley Gallagher Regarding Case 20-14

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Dear members of the Zoning Commission,

My name is Kelley Gallagher and I'm writing to you about Case 20-14: "VNO South Capitol, LLC & Three Lots in Square 649, LLC".

As a resident of SW, I respectfully request that you **reject this development as it is currently planned** due to its appalling lack of affordable and deeply affordable units.

The developer, JBG Smith, proposes a plan that includes 8 affordable units out of 600, or 1.4%. This is unacceptable considering that DC and nearby Navy Yard are some of the most gentrified areas of the country (<https://www.npr.org/local/305/2020/09/04/909686815/new-project-uses-google-street-view-to-examine-gentrification-in-d-c-neighborhoods>). Rents continue to rise and more families, especially black families, are being pushed out of DC and SW, specifically.

The Southwest Neighborhood Plan states that "**Southwest will remain an exemplary model of equity and inclusion** - a welcoming and engaged community that celebrates and retains a mix of races, ages and income levels and enhances well-being for all amidst neighborhood growth and change." In addition, the Mayor has stated her goal of building 12,000 new affordable units over the next six years. How does this plan align with our city's Comprehensive Plan or with the Mayor's vision? It does not.

I understand that this project is being developed by-right and that Inclusionary Zoning rules do not apply. I also understand that JBG Smith has stated that they are not required to provide any affordable units.

But you, as the Zoning Commission, have the ability to do the right thing--for the Southwest neighborhood, for DC, and for families struggling to live and enjoy the benefits of this great city. I ask you to do more than what is required, meet the vision we have set for our city, and ensure that SW remains a place where all families, not just the wealthy, can live and prosper.

Please reject this development until the project design is an example of equity and inclusion per the SW neighborhood plan.

Thank you for your consideration,

Kelley Gallagher
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