

Cochran, Patricia (DCOZ)

From: Kelley Gallagher <kelleygallagher@gmail.com>
Sent: Wednesday, October 5, 2022 12:01 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Testimony in Opposition to Case 22-06

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My name is Kelley Gallagher and I'm a resident of the Southwest neighborhood. **I am writing in opposition to Case 22-06 Consolidated PUD & Related Map Amendment from MU-12 to MU-9A, 899 Maine Ave. SW (Sq. 390, Lot 53) - Ward 6.**

I remain deeply concerned about the lack of affordable housing in DC and the Southwest neighborhood specifically, and this project does not provide enough affordable housing to meet the needs of our community. Of the 498 housing units that will be created with this project, only 15% will be affordable. The Metropolitan Washington Council of Governments says that "at least 75% of new housing should be affordable to low- and middle-income households." (source: <https://www.mwcoq.org/newsroom/2019/10/23/how-cogs-housing-initiative-links-to-transportation/>). This is unfortunately not happening at all in Southwest, which is situated in the planning area that has produced the largest number of units in the city (6,865 units as of 9/8/22), but only 5% of those units have been affordable (source: <https://open.dc.gov/36000by2025/>). Furthermore, the median household income for Black households in DC is \$46,201, which is almost \$100,000 less than the median household income of White households (\$143,150) (source: <https://www.dchealthmatters.org/demographicdata?id=130951§ionId=936>). Failure to build affordable housing limits the choices Black families have on where they can live in our city and is **entirely incompatible with the Southwest Neighborhood Plan which states that SW will remain an exemplary model of equity and inclusion.**

This developer is seeking a zoning change from this Commission to allow the building at 899 Maine Ave to have a maximum height of 130ft (which does not, apparently, include penthouses, so the height will actually exceed 130ft). The area where this building will be located is currently zoned MU-12, which only allows a maximum construction height of 45ft. The developer in this case is seeking approval to triple the height at which they can build. Building at this height will certainly allow the developer to greatly increase their profit on this project; however, it does not align with the Southwest Neighborhood Plan. It will create a tunnel effect along Maine Ave, essentially allowing the development of the Wharf to bleed into the Southwest neighborhood, fundamentally changing the character of our community. But more importantly, the developer should not be allowed to violate the Southwest Neighborhood Plan, which was thoughtfully designed through a collaborative and inclusive process involving the community, without providing significantly greater benefits to that community. **15% affordable housing is an insufficient benefit and does not provide an appropriate trade-off for the zoning change that this developer seeks.**

I ask that the Zoning Commission **reject this application** until it complies with the SW Neighborhood Plan's goal of equity and inclusion by significantly increasing the amount of affordable housing units it will offer as part of this project.

Respectfully,

Kelley Gallagher
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