

Cochran, Patricia (DCOZ)

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Dear Commissioners,

My name is Miranda Chien-Hale and I have lived in Washington, DC for more than 6 years. As an active member in my community, I continue to be deeply concerned by the rate of gentrification in the City and in SW DC where I reside. This is supported by DC Office of Planning documents, which show that SW has experienced the following demographic shifts since 2000.

2000-2015: **median income level increases 117%**

2000-2020: **White population increases 157%; Black population decreases from 21%**

We must acknowledge and actively resist the development and gentrification pressures. **I strongly oppose the consolidated PUD & Related MA submitted for 807 Maine Ave. SW (Sq. 439S, Lot 15).** The proposed 807 Maine Ave project includes only 15% "affordable" units and some 3BR. This is inadequate given the historical lack of affordable units that have been built in the neighborhood, **does not meet the goals of the Southwest Neighborhood Plan (SWNP) and does not protect the integrity of our community long-term.** Given these recent, striking, and disturbing changes in community composition, we need to do more to actively ensure the implementation of the SWNP goals, including 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." Moreover, as planned, these new buildings would surround Jefferson Middle School, Jefferson Field, and would change the immediate surroundings for our young students even more. If the new zoning regulation for increased height is approved by the Zoning Commission, we can expect significant shadows on Jefferson Middle School and added traffic and congestion problems on 9th and G streets.

Whatever is happening is not working. I understand that the Zoning Commission may not have all the power to shape this development, but I urge you to do what is within your power to help us in the SW community ensure that all projects, including Buzzard Point Grocery Store Development, are designed in line with the goals of the SWNP. All developments should have an even breakdown between market-rate units, workforce units, and deeply affordable units, in a range of sizes, so that SW can thrive as a community that retains a mix of races, ages, family-sizes, and income levels. The development also needs to adequately consider and address the impacts on Jefferson students.

Thank you for your time and attention,

Miranda Chien-Hale
SWDC, Ward 6 Neighbor