

## Cochran, Patricia (DCOZ)

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**From:** Brandon Key [REDACTED]  
**Sent:** Monday, September 28, 2020 1:45 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Written Testimony in Case 20-14

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Dear Commission,

My name is Brandon Key and I have been a resident of Ward 6 and Southwest, DC for about 5 years. My address is [REDACTED].

The Wharf. Buzzard Point. The Yards. Whole Foods. Various Luxury apartment buildings (Lex, Leo, Eliot on 4th, Onyx on First, and One Hill South -- just to name a few). Orangetheory after Orangetheory after Orangetheory.

Hasn't the pendulum already swung pretty hard against lower and middle-income residents and affordable development in the Waterfront and Navy Yard neighborhoods in recent years? Maybe it's time to start shifting back toward what makes our city, and neighborhood, such a great place to live, work, and play -- our diversity, cultural amenities, and, before we lose it, perhaps even a shared sense of community? The metro-accessible "7-Eleven" lot at S. Capitol & M Street and the adjacent perhaps-to-be-replaced-someday DC Fire & EMS Repair Building lot presents an amazing opportunity for our neighborhood and city to get back more of that "missing middle" where people from all economic backgrounds and walks of life can have a safe place to call home.

With this in mind, I would like the commission to reject the proposed development, VNO South Capitol, LLC & Three Lots in Square 649, LLC unless the project design aligns with the goals of equity and inclusion delineated in the SW neighborhood plan by including 1/3 market rate housing, 1/3 workforce affordable housing, and 1/3 deeply affordable housing units.

This development prides itself in offering an abysmal number of affordable housing units -- just 1.4% of all units included in the development. Such an offering is an insult to our neighborhood, which according to the D.C. Government's Southwest Neighborhood Plan, should "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." Each luxury building built in Southwest moves us further from this plan and worsens the gentrification that has led to a decrease in the Black population of this neighborhood from 67% of residents to 40% in the last 20 years. New developments in our neighborhood should only be approved if they commit to providing workforce and deeply affordable housing that will maintain the income and racial diversity that has been present throughout Southwest's history.

Thank you for your consideration of my testimony.

Sincerely,  
Brandon Key, MPA