

## Cochran, Patricia (DCOZ)

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**From:** Miranda Chien-Hale <mchienhale@gmail.com>  
**Sent:** Thursday, January 20, 2022 10:41 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** 21-20: Testimony for Buzzard Point Grocery Store Development

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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. It seems that a new luxury, unaffordable development for wealthy transient professionals is built weekly. It cannot go on like this. A new study titled, "American Neighborhood Change in the 21st Century," finds that **Navy Yard is the most gentrified area in the COUNTRY** with "the Black population of this tract decreasing from 95% in 2000 to 24% in 2018... and the White population increasing from 3% to 68%." 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%**
- 2000-2017: **White population increases from 24% - 52%; Black population decreases from 67% - 40%.**

We must acknowledge and actively resist the development and gentrification pressures. **I strongly oppose the Buzzard Point Grocery Store Development project with only 10% affordable units on the grounds that it 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."

Whatever is happening is not working. I understand that the Zoning Commission may not have the hooks or tools 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.

Thank you for your time and attention,

Miranda Chien-Hale  
SWDC Resident