

### **Excavation Issues and Impacts**

Testimony provided by Steve Rynecki  
108 Quincy Place NE 20002

If the zoning change is granted, the applicant will make dramatic and irreversible changes to our city's landscape and the look and feel of our community will change forever. The applicant has not adequately informed the effected community on the impact of removing several hundred tons of earth from the building site. Property damage to neighboring structures prior to and during construction is inevitable given the scale of the alteration. Neighboring homes will likely be damaged by the waste removal trucks hauling hundreds of tons of soil and debris. The applicant needs to identify the exact location where the contents of the hill will be dumped since Washington, D.C. is no longer accepting fill.

The applicant needs to provide a pre-construction survey to ANC 5C for review. There has been no report from the applicant on the consequences resulting from removal of over 20 feet of hillside. We don't know if removal of the hill will lead to erosion and destabilize homes on Todd Place. Subterranean soil samples need to be taken to check for groundwater. If groundwater is detected, the project should not include underground parking. Realistic estimates, provided by third party experts on the cubic tonnage of soil and material to be hauled to and from the site prior to and during construction should be made public. The number of trips and level of vibration caused by these trucks needs to be quantified and shared with the public. The applicant needs to clarify which streets will be used for hauling material and DDOT should certify for the public record its approval and guarantee to repair street damage resulting from this activity.

There is a precedent in this city for a similar development that resulted in millions of dollars in property damage in the Cleveland Park community during the 1998 construction the National Cathedral School Athletic Center complex and led to a class action lawsuit filed by the neighborhood. During the construction phase, the foundations of neighboring homes were seriously damaged when groundwater was displaced from the Cathedral during and after construction of a large basement, similar to the underground parking the applicant is proposing. It took years before the National Cathedral would acknowledge the damage caused and disbursed meager compensation to neighbors after much painful litigation. We don't want the same thing to happen to us. The applicant is asked to create a Neighborhood Compensation Fund to offset costs incurred for property damage prior to excavation. The above mentioned steps and costs can be avoided if the applicant's request for a zoning change is denied.