

EDWARD M. JOHNSON
TESTIMONY IN OPPOSITION TO CATHOLIC UNIVERSITY PUD
AS CURRENTLY CONFIGURED

October 5, 2009

Good evening members of the Commission and members of the community. My name is Edward M. Johnson. I am a native Washingtonian with a 38 year business located at 3612 12 St. N.E. I am also president of the Greater Brookland Business Association.

Please allow me to commend my colleagues of Torti Gallas on the quality of the presentation supporting the Project. The purpose of coming before the Commission is to review the Catholic University Planned Unit Development as a single isolated 5 block proposed improvement. Other major developments affecting the Brookland community and in a broader context, Ward 5, are currently in motion. They include the hotel and supporting development planned for Michigan and Irving St., a clover leaf bordering of North Capitol at Irving, the Brookland Metro stop, Monroe St. at 9th, Rhode Island Avenue Metro, 14th St. at Rhode Island Avenue and the expanded Fort Totten Metro development, to name a few; all of which will generate major impacts to our low density community with large lots covered by single family detached homes and extensive green areas. In reviewing the proposed Catholic University PUD in the context of others planned, it will produce a serious devastating impact upon our community by eliminating substantial green areas, produce substantial increase in vehicular traffic flow and produce numerous new large scale structures, all of which will affect the quality of air, light and our natural environment.

The land development process utilized to address the proposed PUD is, in fact, the single most important process for achieving economic and community developments in America. The process involves a structured delivery of services and product purchases. From the inception of a development project, i.e residential, recreation, medical institutional, or commercial; services in the development process are purchased in three primary categories. The categories include: planning and design, construction and operations. Operations refers to the period of time, when a building or buildings and site are completed and the building or buildings are occupied and accompanied by designated use for other areas of the site.

The following listing, by categories, identifies many of the major services and products purchased by a developer, securing financing, in planning, designing, constructing and operating buildings once they are filled by people who live, work, worship or participate in recreational or medical activities. The contracts awarded for services and product purchases will generate a substantial number of jobs. These jobs will include skilled and unskilled positions depending upon the requirements of a particular development project and contract.

Contract awards cover the following categories, which represents a sampling of all support categories. Extensive numbers of contracts and jobs are generated and a list of 200 are identified within my testimony, including:

PLANNING AND DESIGN:

Realtors, Lawyers, Banking, Financing, Mortgage, Marketing, Advertising, Insurances, Cleaning Services, Cleaning Supplies, Publications, Vehicle Repairs, Automotive Services and Supplies, Food, Gasoline, Architecture, Landscape Architecture, Civil Engineering, Geotechnical Engineering, Mechanical, Electrical, Plumbing Engineering, Structural Engineering, Surveying, Cost Estimating, Interior Design, Graphics, Public Space Art, Fine Art, Florist, Specialty Gifts, Printing, Copying Services, Duplicating Services, Pharmasuiticles, Office Supplies, Signage, Food Service, Photography, Construction Evaluation, Messenger Services, Medical And Dental Services, etc.

BUILDING CONSTRUCTION

General Contractor, Subcontractors, Signage, Excavation, Sheathing and Shoring, Plumbing, Sprinkler, Electrical, Mechanical Equipment, Framing, Concrete, Steel, Miscellaneous Metals, Photography, Metals, Roofing, Wood, Partitions, Doors and Frames, Masonry, Insulation, Dry Wall, Lighting, Painting, Carpentry, Windows, Doors, Trim, Carpet, Vinyl Tile, Ceramic Tile, Marble, Granite, Custom Finishes, Construction Equipment, Hardware, and Refuse Removal, Fine Art, Graphics, Printing, Duplicating, Computers, Copiers, Telephones, Messenger services and Food etc.

Additionally, during construction the following categories of contracts are awarded to support: Advertising, Accounting, Legal, Marketing, Banking, Insurance, Cleaning Services, Automotive Services, Vehicle Repairs, Photography, Catering, Copying, Printing, Duplicating, Publication Development, Health Foods, Food Services, Health and Exercise Services, Medical, Dental, Eye Care, Delivery and Postal Supplies and Services, Mortuary Services, Florists, etc.

OPERATIONS

Advertising, Marketing, Accounting Services, Copying, Printing, Duplicating, Banking, Insurances, Hardware, Plants, Furniture, Telephones, Carpet, Rugs, Flowers, Computers, Fax Machines, Copy Machines, Medical Services, Dental Services, Pharmasuiticles, Legal Services, Gasoline, Catering, Health Foods, Fine Art, Graphic Art, Specialty Lighting, Paper Products, Cleaning Products, Cleaning Services, Food Services, building and site Maintenance, Art Supplies, Office Supplies, Landscaping Services, vehicle Repairs, Automotive Supplies, Automotive Service Stations support Postal Supplies, Refuge Removal, Lawn Care Products, Building Painting, Maintenance Supplies, Photography, Eye Care, Occupational Therapy and Exercise Services, Interior Design Services, Specialty Wall Finishes and Wall Coverings such as: Drapes and Blinds, Mortuary Services, Health and Exercise Services, Medical, Dental and etc.

PRODUCTS AND SERVICES PURCHASED BY EMPLOYEES OF DEVELOPER, CONSULTANTS AND CONTRACTORS:

Employees of the firms spend their paychecks with the local businesses that impact the community's economy on: Groceries, Snacks, Food, Flowers, Hardware, Furniture, Fine Art, Graphics, Clothing, Dry Cleaning, Animal Care, Medical and Dental Services, Burial Services, Personal Enhancement Products and Services (i.e Beauty, Massage, Aromatherapeutic Oils, Soaps, Natural Herbs),

Photography, pharmaceuticals, Legal and Accounting Services, Insurances, Restaurant Foods and Beverages, Health Foods, Banking, Eye Care, health and Fitness Services, School and Office Supplies, Computers, Printing Services, Copying, Duplicating, Hair Care and Hair Care Products, Gasoline, Automotive Repairs and Supplies, Lawn Care Product, Specialty Gifts, Books, Plants, Flowers, Insurances and more.

Traditionally major development are structured so that the primary economic benefits are derived by sources which exist outside the communities where they are planned, resulting in strain on the local economy, an increased demand on available city utilities, drain on government including personnel resources, police protection, fire protection, ambulance services and others; not to mention the financial subsidies provided by our elected officials to support these major land development projects. Based upon the environmental toxins produced, health problems will increase for local residents, business owners and occupants of the proposed new structures. Greater respiratory problems will rise including asthma, allergies, lung disorders and heart disease.

Another adverse affect on our community is a landscape treatment designed as the primary connection to the 12th st. corridor along Michigan Avenue to serve as the primary link between the new development and 12th St., a feature which will not add to the economic viability of the 12th St. Corridor.

When considering the Catholic University concentrated mixed use development supported by massive infusions of funds created without any infusion of funds or marketing strategy as a vehicle for attracting new business to 12th St., coupled with the reduction in 12th St. parking, occurring at a time when the nation is experiencing a major economic recession, will serve to produce further serious deteriorating effects on the 12th St. business corridor. Also when considering the size of the Catholic University development, including the planned 75-85,000 sf. retail space development with its diversity of usages and extensive parking including bicycle parking, the project will drain other strip commercial areas along 4th St., 18th St. and 10th St as well as 12th St.

In the September 10, 2009 *Washington Post Article*, it states that along a 3 block strip of Connecticut Avenue, within the affluent Cleveland Park neighborhood there are 64 businesses that support the area and its commercial core, of which, one in six are closing doors due to the economic recession and serious parking deficiencies. If it happens to them, it will happen to us. The PUD will probably generate one half billion dollars or more in development cost with only pennies offered to Brookland as a one time gift.

If our community is to survive and benefit from the Catholic University PUD, the Zoning Commission should require that

- * A community benefits agreement be created between the ANC 5A , and 5C and Greater Brookland Business Association in which ABDO Development and Catholic University commitments to increase available green areas, enhance plant material, increase building setbacks from the street by 5 feet, reduce density by limiting building heights to 5 stories.
- * The developers purchase 20% of project goods and 25% of professional services from Brookland based businesses.
- * Be provided continuous financial support of 2 schools and one library within the community and the sum of \$100,000 to each facility annually.
- * Develop and support a marketing program for enhancing 12th Street corridor and other strip businesses in the community.
- * Provide a contribution of \$300,000 to support a innovative facade improvement along the 12th Street corridor.
- * The community benefits agreement should contain language supporting a monitoring structure to oversee compliance with financial penalties awarded if the developer fails to comply.