

TESTIMONY OF TIFFANY L. BROWN
BEFORE THE
ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
DECEMBER 10, 2009

GOOD EVENING. MY NAME IS TIFFANY L. BROWN. I RESIDED AT 2918 AKRON PLACE, S.E., WASHINGTON, D.C. I HAVE BEEN A LIFE LONG RESIDENT OF SOUTHEAST WASHINGTON AND A 12-YEAR HOMEOWNER IN HILLCREST. I AM HERE TODAY TO EXPRESS MY OPPOSITION TO THE CURRENT PROPOSED PLAN OF SKYLAND HOLDING, LLC. AS YOU KNOW, THE APPLICANT WISHES TO BUILD A TOWN CENTER THAT WOULD CONSIST OF MIXED-USE RETAIL AND RESIDENTIAL DEWELLINGS ALONG WITH TOWNHOMES. WHEN THIS PROPERTY WAS ORIGINALLY RE-ZONED, THE UNDERSTANDING WAS THAT IT WAS TO BE REDEVELOPED AS A SHOPPING CENTER OR SOME OTHER RETAIL OUTLET. IT DID NOT INVOLVED HOUSING OF ANY KIND. IT IS MY UNDERSTANDING THAT THIS CHANGED WAS MADE SOMETIME IN EARLY 2006 TO INCLUDE THE HOUSING ASPECT. I WOULD LIKE TO OFFICIALLY GO ON RECORD TO OPPOSE ANY REDEVELOPMENT THAT INVOLVES ANY TYPE OF HOUSING, BE IT TOWNHOMES OR LOW AND AFFORDABLE DWELLINGS. THE AREA DOES NOT NEED ANOTHER HOUSING PROJECT OF ANY KIND. WITH THE RECENT RENOVATED APARTMENTS ON NAYLOR ROAD AND OTHER HOUSING IN THE AREA, THERE IS NOT A NEED FOR MORE HOUSING. WITH THIS TYPE OF PROPOSED DEVELOPMENT, THE AREA CANNOT SUSTAIN THE TRAFFIC, NOR THE AIR AND NOISE POLLUTION. AS ONE OF THE RESIDENTS THAT THIS DEVELOPMENT WOULD MOST AFFECT, I AM ASKING THE QUESTION, DOES IT NEED TO CONSUME ALL OF THE 18.7 ACRES OF LAND? WHAT WILL HAPPEN TO THE NATURAL BUFFER THAT SHIELDS THE RESIDENTS OF

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AKRON PLACE FROM THE DENSE COMMERCIAL USES ON ALABAMA AVENUE, GOOD HOPE ROAD, AND NAYLOR ROAD. AS A CHILD, I REMEMBER HOW THE SKYLAND SHOPPING CENTER ONCE LOOKED, WITH THE SAFEWAY ON ONE SIDE AND THE GIANT ON THE OTHER. I WOULD LIKE TO SEE THIS AREA REDEVELOPED, BUT NOT AT THE COST OF MY HOME. AS A RESIDENT OF AKRON PLACE, I HAVE CONCERNS AS TO WHAT THE CONSTRUCTION WILL DO TO THE FOUNDATION OF MY HOME, WHAT IS GOING TO HAPPEN TO THE NATURAL SPRING THAT FLOWS BEHIND MY PROPERTY, AND THE NOISE FROM THE CONSTRUCTION. WE, THE NEIGHBORS OF AKRON PLACE HAVE ASKED THE DEVELOPERS FOR SPECIFIC THINGS AND TO THIS DATE HAVE NOT RECEIVED CLEAR ANSWERS. WE/I STILL HAVE QUESTIONS ABOUT THE ENVIRONMENTAL IMPACT STUDY THAT WAS COMPLETED AND NOT SHARED WITH US? WHAT ABOUT THE RUN-OFF THAT FLOWS DOWN 28TH STREET, S.E.? WHERE IS THE FUNDING FOR THIS PROJECT? AND FINALLY, HOW ARE THEY ABLE TO BUILD SUCH A MASSIVE PROJECT WITH \$256 MILLION DOLLARS? I WOULD ASK THAT BEFORE A PROJECT OF THIS MAGNITUDE AND SIZE IS APPROVED THAT ALL FUNDING BE SECURED AND DISCLOSED. I WOULD FURTHER ASK THAT THE PROPOSED SITE FOR THE RCN DIESEL GENERATOR BE MOVED TO THE RETAIL END OF THE DEVELOPMENT. THE PROPOSED PLAN NOW HAS THIS BUILDING LESS THAN 100 FEET FROM OUR HOMES. THE EFFECT OF THOSE EMISSIONS WILL BE LONG LASTING ON OUR HEALTH AND THE HEALTH OF OUR CHILDREN. THANK YOU FOR ALLOWING ME TO SHARE MY CONCERNS ^{AT} THIS TIME.

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