

A Neighborhood in Transition

A series of op-eds asks: Who do we want to be?

Op-ed: Promoting Communal Space in The Town Center Planned for 4th and M

BY: PAMELA DALEY

In recent years, I and many others in our community have enjoyed the use of the lot at 425 M St. SW for our farmers' market, local events such as the 202 Arts Fest and the DC State Fair, and the Friday night markets. This communal space has helped foster a strong, diverse Southwest community. I love running into neighbors I know and meeting new neighbors in these informal, outdoor gatherings. The new renderings put forward by the developer for the space on that lot does not include an open gathering space for the community and ignores how the community currently uses the space. Ironically, the communal space we desire to maintain will actually be maintained within the resident-only courtyards in these buildings.

I am not against development just to be against development. We need more affordable housing for District residents; however, these 600+ units offer the bare minimum with 8% of units at 60% Median Family Income. Only five units across the two buildings offer three-bedroom apartments at a reduced rate. Actually, there will only be five three-bedroom units available at all. A mere 0.8% of units will be available to families. This does not encourage families to settle in Southwest; rather, it offers a few, still overpriced options to less than a handful of families. (I can't

See "Communal Space" page 2

Op-ed: Forty Years Should Mean Something

BY: SHANNON VAUGHN, CHRISTY VAUGHN, JULIA COLE, KATELYND MAHONEY ANDERSON, JASON KOPP, AND IAN CALLENDER

For 40 years, Jenny's Asian Fusion has been the staple of the Southwest neighborhood. Please know that when we say that, we choose our articles carefully. During that time, Jenny's has dealt with change and adversity to continue providing an affordable dining option in Southwest, including various relocations: Waterside Mall, above Capital Yacht Club by the Fish Market, and the current (and temporary) location in the old Channel Inn.

On June 30, The Wharf plans to end that.

Jenny's is not simply a neighborhood restaurant, it's the staple of Southwest. After our quiet Southwest neighborhood has opened up to change like no one can remember, we must recognize that Southwest has lost more than a host of neighborhood hubs, to include Hogate's, Phillips, Pier 7, and the Channel Inn, or even H2O and Zanzibar. As far as institutions go, we do not have anything beyond a lot of brutalist architecture. Jenny's is an institution.

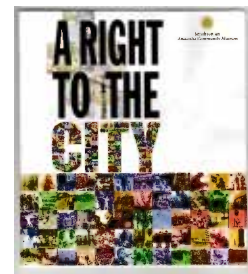
As former Councilmember Tommy Wells noted, Southwest is "the newest quadrant"—rebuilt by the federal gov-

See "Forty Years" page 11



RIVER PARK PROJECT

Page 3



A RIGHT TO THE CITY

Page 7



EARTH, ARTS, AND MUSIC DAY AT COMMUNITY GARDENS

Page 9



COMMUNITY CALENDAR

Page 10

The Southwester Seeks New Editors

Editor-in-Chief and Copy Editor Roles Open

BY: SHANNON VAUGHN, EDITOR-IN-CHIEF

As with every organization, there should be a changing of the guards from time to time. We at *The Southwester* are no different. When Julia Cole and I took over the newspaper more than five years ago, we came as a team. And now we will leave as a team. We came to this decision to step aside so the neighborhood can have a new voice. We do not believe that one person (or two people) should control an organization for too long. We are thankful to have led the neighborhood voice for more than 10% of its history. But now it is time for a new voice and a new perspective.

In our five years we have revamped the newspaper from a small paper that acted little more than an aggregator of a few neighborhood newsletters into what we have today. We overhauled the design top to bottom. We've grown readership both in print and online. Our social media following has grown 5,000%+ on Twitter. (We like that stat.) We've stood up our Facebook and Instagram pages, both of which are steadily growing as well. (Follow us if you're not already.) Julia used her volunteer copy editor role to help land herself a full time copy editor role with *Science* magazine. I was even asked to moderate two DC mayoral debates! At the end of the day, we can walk away from the paper

knowing we have taken *The Southwester* and turned it into a citywide staple that has another 50+ years ahead.

What we need now is you.

If you are interested in serving as the editor-in-chief or copy editor, please email president@swna.org and editor@thesouthwester.com with your stated interest in either position. (A round of interviews will be conducted for selection. Then we will work with the new editors to help train them to make for a smooth and easy transition).

We will miss serving the Southwest community in this capacity, but look forward to seeing what a new team can do with our neighborhood's voice.



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Joint Base Myer-Henderson Hall Announces The Next Grant Hall Courtroom Public Open House

Joint Base Myer-Henderson Hall announces its next quarterly public Open House of Grant Hall's historic third-floor courtroom, located on the Fort McNair side of the Joint Base in Southwest DC, from 10 a.m. to 4 p.m. on Saturday, May 5. The courtroom is the site of the military tribunal, held from May through June 1865, of those thought responsible for the plot to assassinate President Abraham Lincoln.

During a 2009-2012 renovation of Grant Hall, which was originally part of DC's Federal Penitentiary from 1829 to 1868, the third floor of the building was restored to depict the courtroom as it appeared during the 1865 trial. Courtroom features were recreated based on artistic renderings and written descriptions of court proceedings. Some furnishings and artifacts on display are on loan from the production company of a 2011 historical film about the trial, and other artifacts and documentation are from the National Defense University Library.

RESERVATIONS

Members of the public are invited to the Public Open House, which is free to attend. Guests without a Department of Defense (DOD), federal, or Automated Installation Entry (AIE) ID are asked to register in advance. Please access the following link online to complete your registration <https://einvitations.afit.edu/inv/anim.cfm?i=392637&k=0168400F7850>; or go to the Joint Base Myer-Henderson Hall Facebook Events page at <https://www.facebook.com/pg/jbmhh/events/> and access the Grant Hall Open House site. Click on the "find tickets" tab to access the reservation site.

If your computer server does not allow you to access the registration site, please email your reservation to usarmy.jbmhh.asa.list.pao-all@mail.mil. Full names of all attendees are required, as well as a valid telephone and email contact.

NEW BASE ACCESS PROCEDURES

Joint Base Myer-Henderson Hall has implemented increased access control measures at all its gates. To enter Fort McNair for the Grant Hall Public Open House, please be advised of:

1. 100% Vehicle Searches—except for DOD, federal, and AIE ID card holders
2. 100% ID and Background Checks—all persons 18 years of age and older (without a DOD, federal, or AIE ID) must have a legal photo ID and will be vetted through the National Crime Information Center background check system; this process may take 15-20 minutes.
3. Visitors may save time at the gate by filling out the Request for Installation Access form in advance at <https://www.army.mil/e2/c/downloads/465241.pdf>; Complete items 1-15. (It is important to note on item 15 that you are attending the Grant Hall Public Open House.) Print all five pages and bring the completed form the day of the event.
4. Visitors have the option of vetting in advance by going to Fort McNair's Visitor Control Center (building 65 as you enter the 2nd St. Gate) on Tuesdays or Thursdays between 8 a.m. and 4 p.m., or by filling out the Request for Installation Access form online and sending it via encrypted email to usarmy.jbmhh.asa.mbx.visitor-control-center@mail.mil.

PARKING

Grant Hall Open House parking is limited to the parking lot by the tennis courts and in designated parking spaces along 3rd Ave.

PLEASE BE ADVISED

- The third floor courtroom is only accessible by walking up two flights of stairs.

Because of the historical nature of the structure, the building has no elevator.

- Also, for visitors who may choose to walk onto the base, please know that sidewalks are not available the entire route from the gate security check point to Grant Hall, so pedestrians may have to walk on grass or on streets at times to reach Grant Hall by foot.
- The Fire Marshal has limited the number of people allowed in the courtroom at one time, so entry will be regulated to adhere to those numbers.
- No back packs or large bags are allowed inside Grant Hall.
- Large groups of 20 or more and those arriving in buses are asked to call the Joint Base Myer-Henderson Hall Public Affairs in advance at 703-696-3283 in order to schedule a tour time for the day of the Public Open House.

FUTURE OPEN HOUSE SCHEDULE

Grant Hall Public Open Houses are held quarterly on the first Saturday of the second month of each quarter. During a calendar year, those months are February, May, August, and November. The next Grant Hall Public Open Houses are Aug. 4 and Nov. 3. Open House hours are 10 a.m. to 4 p.m.

FOR MORE INFORMATION

For the most up-to-date information on base access, visit our website at www.army.mil/JBMHH.

Closures due to inclement weather or when mission dictates will be updated on our Facebook page at <https://www.facebook.com/jbmhh>.

For additional information, call Joint Base Myer-Henderson Hall Public Affairs at 703-696-3283 during normal business hours.

COMMUNAL SPACE

Continued from p. 1

forget that DC has the highest median income in the country.) This proposal does not support the socioeconomic or racial diversity of Southwest as expressed by its residents in the 2015 Southwest Neighborhood Plan.

This proposal (for more information, visit the zoning case # 02-381, which can be found on this site: <https://app.dcoz.dc.gov/Content/Search/Search.aspx>) is taking away a valuable community asset, not just displacing it, and the suggested alternatives aren't viable options. For example, at the March ANC meeting, representatives from Forest City and Perkins Eastman suggested using the Southwest Duck Pond and the playground adjacent to the library as spaces for these events. I value these spaces for our community

and having tabled an event at the Duck Pond, I don't see how it could hold the same number of people as the lot can.

At the April 5 zoning hearing on this case, our ANC Representative Andy Litsky made some very important points about the traffic issues that will arise with these new buildings and the additional 1,000 people. (The two buildings proposed will have more than 600 units. I'm assuming at least a little more than half of these units will have at least two people in each one.) Zoning Commissioner Anthony Hood had a very interesting question to the developers as well, asking who from their development team is from Southwest. Their answer: No one.

I understand that buildings will be built on this space, as it is privately owned and was previously approved in a prior PUD application (Case# 02-38). My suggestion for this development is to leave part of this land as an open communal

space for the neighborhood's use. It is not beyond reason to build a smaller building on the lot, offer more affordable housing units, and still maintain an outdoor communal space. There will still be profit for the developer to make from maintaining a communal space. It will be an appealing sale to whomever moves into their new buildings, and they can continue to charge vendors to use the space for these events, as they currently do.

This is an important case for us as a community to consider. How do we want to build community in Southwest? Is it through high-rise luxury apartments or is it through programmed activities in communal spaces? Or is it both? If you are interested in learning more and getting involved in this case, please email saveswpublicspace@gmail.com or join us at the next zoning hearing on May 10 at 6:30 p.m. regarding this case.

First-Ever SW Earth, Arts, and Music Day at Community Gardens

BY: COY MCKINNEY

Whoa, what a day! The neighborhood showed up and showed out for the Southwest Community Gardens' fifth annual spring kick-off, and first-ever SW Earth, Arts, and Music Day.

The day started with volunteers coming into the garden to help weed, plant, and paint. Weeding needed to be done along our food fence area—a space we designed for passersby to enjoy blackberries, rosemary, and lavender—and among the garden beds. While some volunteers weeded, others planted a variety of crops: lettuce, arugula, spinach, radishes, carrots, peas, peanuts, and beets. Those who weren't ready to get their hands dirty with soil could choose to get them dirty with paint! Volunteers painted garden-related signs and helped with our new garden mural, designed by artist Eric B. Ricks (Instagram: versatilevice).

The mural is a must-see. Ricks naturally includes geometric shapes and nature in his artwork, and the garden mural is no different. There's a subtle homage to Southwest as well, but you'll have to visit it and find it for yourself. Ricks implemented a paint-by-numbers approach, which invited collaboration and was accessible to participants of all ages and skill levels. The mural serves as a welcome to not only the garden, but to Lansburgh Park in general.

As 1 p.m. approached, weeds had been pulled, seeds had been planted, and paint had been used to artistic ends. It was time for a little reprieve. Violet King, an herbalist who works with the nonprofit, food justice oriented organization and fellow garden neighbor Dreaming Out Loud, lead a mini-workshop on herbs, how to use them, and their many medicinal benefits.

It was then time for lunch. Sweetgreen donated half salads and Cava donated pita chips, breads, and dips. Additionally, fellow SW neighbors Kate and Debbie contrib-



with ample support from her band Kiss & Ride, and her fiancé, Sol Roots. The band played an hour-long show of original songs and covers, ranging from a bluesy version of, "Crazy," to Amy Winehouse's "Valerie," all the while keeping a steady groove, and listeners deep in the pocket.

All in all, it was a great beginning to the gardening year. It's a beautiful thing when the community comes together, and this event was a testament to that. This event would not have been possible without the work of our volunteers; the lead volunteers; the generous donations from restaurants and businesses; the Southwest Business Improvement District for funding, equipment, organizing, and staffing; the Southwest Neighborhood Assembly for co-sponsoring the event; Mercy Hill Church for always being supportive; and the brilliance of all the artists.

Now that we've kicked things off, our regular work days will commence. You can join us in the garden every Wednesday from 6-7 p.m. and Sunday from 4-6 p.m. until late October. Feel free to reach out to us by email, swgardensdc@gmail.com, or on any of our social media profiles. Hope to see you in the garden!

uted a variety of healthy food options, and spoke with people about their simple recipes.

As 3 p.m. rolled around, an untold amount of weeds had been pulled, several hundred seeds had been planted, and the mural was nearing completion. It was now time for the music! The music was delivered by the soulful, bluesy vocals of Carly Harvey,



NEIGHBORS

Continued from p. 6

Jay Shorter of STORM told how his organization's field trip to Philadelphia, Pa., through a grant from FOS, opened new horizons for a group of Jefferson Academy students. The students, some of whom had never been so far from home, visited the Franklin Institute, the U.S. Mint, and several leading universities. In addition to the trip's educational aspects, the motel lodgings offered some of the boys another first-time opportunity: swimming in an indoor pool.

Another grantee, EmmaUS, took a group of elementary students on a field trip to Pennsylvania's Turkey Hill Experience, where the children learned how ice cream is made. There were lessons about cows and the industrial process, with a fringe benefit of plentiful free samples. Another trip was to Philadelphia's Constitution Center, with an emphasis on U.S. history. Bus rides on both trips provided lessons on rules of the road, geography, and financial responsibility.

The Southwest Neighborhood Assembly's Vyllorya Evans thanked FOS for providing college scholarships to Southwest students in 2017, as it has done each year

since 1999. She played video clips of the three impressive scholarships recipients recounting their goals and achievements.

Bob Craycraft, executive director of Waterfront Village, explained how the village is using its grant to sponsor a series of wellness seminars, expanding opportunities for seniors. The village also successfully used its grant as a fundraising tool, by seeking matching funds.

Yet another grant went to the Amidon-Bowen Elementary School PTA to purchase several iPads equipped with science, technology, engineering, and math applications for pre-K children, programs that are under threat because of city budget cuts.

A common theme of the presentations was "we couldn't have done it without you." The evening highlighted how small contributions from neighbors can empower community groups to improve the lives of SW residents.

There are currently three vacancies on the FOS board. Neighbors interested in volunteering their time and effort by joining the board are encouraged to contact FriendsSWDC@yahoo.com. More information on FOS, including the Annual Report for 2017, is available on its website: FriendsofSWDC.org.

FORTY YEARS

Continued from p. 1

ernment in the 1960s—and the community needs its historical reference points. (Wells almost single-handedly kept Bufus's King Ribs in Southwest.) Places like Jenny's are reference points. Name another place that isn't just bricks and small windows that has 40 years of history in the neighborhood—you can't.

While *The Wharf* has been a success so far for the city, the Southwest community has most benefited from its neighborhood-serving retail like District Hardware, DC Row, Pearl Street Warehouse, Yoga

Factory, and Anchor. What's noticeably absent is a neighborhood restaurant—an area that Jenny's has served in various formats over the past four decades.

By June 30, Jenny's has been told they must vacate their temporary location within the old Pier 7 restaurant in order to make way for Phase 2 of The Wharf. What has not yet been provided is an acceptable offer that would allow Jenny's to remain in Southwest.

With Belgian restaurant Florentijn failing before it even opened, we call on The Wharf, as the new neighborhood staple, to make the case—however it needs to happen—to incorporate Jenny's, the old neighborhood staple, to continue its legacy for at least another four decades.

CALENDAR

Continued from p. 10

THE SOUTHWEST WATERFRONT AARP CHAPTER #4751, Monthly luncheon meetings are held every third Wednesday at noon. For further information, contact Chapter President Betty Jean Tolbert Jones, bettyjeantolbertjones@yahoo.com or 202-554-0901.

TEEN CLUB, Mondays, 6:30 - 8 P.M., King Greenleaf Recreation Center.

TINY TOTS ART CLASS, Mondays, 10:30 - 11:30 A.M., ages 15 months-3 years, King Greenleaf Recreation.

TINY TOT RECREATION, Mondays and Wednesdays, 10:30 - 11:30 A.M., MultiPurpose Room. King Greenleaf Recreation Center.

SW FREEWAY, NA, Wednesdays, 7 - 8 P.M., Westminster Presbyterian Church.

SWING DANCE CLASSES. Wednesdays, 7-9:30 P.M. Contact, Westminster Presbyterian Church.

WASHINGTON STAMP COLLECTOR'S CLUB, 7 - 9 P.M. First and Third Wednesday each month. Buy, trade and sell stamps.

Refreshments. **Christ United Methodist Church.**

ALL-LEVELS YOGA CLASS every Wednesday from 8 - 9:00 A.M. Bring a mat if you have one. No set charge; donations welcomed. For more information, call the instructor, Pamela Wilson, 202-746-6654 or email: wilsonpj108@verizon.net. St. Augustine's Episcopal Church.

YOGA FOR ADULTS and TEENS, 6:30 P.M. Tuesdays. All levels welcome. Bring your own mat or use a library provided mat. SW Library.

YOGA IN THE WATER: ALL-LEVELS CLASS Tuesdays and Thursdays from 9:30 - 10:30 A.M. and Sundays from 12:30 - 1:30 P.M. with Pamela Wilson at Waterside Fitness and Swim Club, 901 6th Street, SW.

Try another approach to Yoga! \$10 for class/day pass. For more information, call Waterside Fitness and Swim

Club, 202-488-3701.

YOUNG LADIES ON THE RISE, 5:30 -7 P.M., Wednesdays, Michelle Edmonds, Ages 6-14. King Greenleaf Recreation Center.

ZUMBA, 7:30 P.M. Discontinued until further notice. SW Library.



Four years ago, CHARLES ALLEN promised to make Ward 6 a place everyone could call home. He pledged to fight for you, and through his leadership on the DC Council and with community support, Charles has delivered.

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- Launching "Books From Birth" to narrow the achievement gap, reaching 30,000 District children with more than 400,000 books
- Leading the effort to save the Southwest Neighborhood Library by securing \$18 million dollars to rebuild, revitalize, and modernize this critical public space
- Working for a safe and just city, from the private security camera rebate program to major criminal justice reforms
- Creating the "Made in DC" program to support local products, entrepreneurs, and grow District businesses
- Passing the "Safe at Home" bill to help seniors stay in their homes, with millions of dollars in grants distributed since 2016
- Leading on sustainability and transportation initiatives, including protecting DC's tree canopy, creating the Commission on Climate Change and Resiliency, championing solar expansions, promoting the Year of the Anacostia, and supporting bike infrastructure



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The Washington Post

Local Perspective

New stadium, new restaurants, and more dust and pollution for the poorest residents of Southwest Washington

By Courtland Milloy Columnist May 6, 2018

Near the Syphax Gardens public housing complex, gentrification has brought stunning amenities: Nationals Park, the soon-to-be-completed D.C. United soccer stadium, new apartments and restaurants. All are transforming the landscape of an often overlooked corner of the District, just west of the Anacostia River.

But that transformation has been stirring up the soil, sending clouds of irritating grit through the neighborhood known as Buzzard Point. Usually when new development encroaches on low-income communities, residents worry most about being squeezed out by rising costs. In Syphax Gardens, a more pressing concern is being choked out by dust.

“Some days, it’s like living in a desert storm,” said Rhonda Hamilton, who lives in Syphax Gardens and serves as a D.C. advisory neighborhood commissioner, representing about 2,000 residents in the area. “Our elderly residents complain about burning in their eyes and lungs; children with asthma are having more flare-ups. People start coughing and can’t catch their breath. It’s very scary.”

On a recent morning, Hamilton met with members of an environmental justice group she helped to found, the Near Buzzard Point Resilient Action Committee (NeRAC). They want District officials to do more to protect residents — redouble their enforcement efforts, plant more grass and trees in the neighborhood, help residents get better access to fresh fruits and vegetables, put up more air-quality monitors.

A report last year by Georgetown Law Center's Institute for Public Representation noted that pollution around Buzzard Point had "exacerbated respiratory health problems in the community" and that some industries in the area had been fined several times for violating air-quality regulations.

Kari Fulton, a D.C. tour guide who volunteers as a community organizer with NeRAC, noted that the fines collected go into the city's general fund. She wanted to push for a community benefits agreement that would allow fines to be used to help heal the neighborhoods where the damage was done.

"People have to endure all of this dust and inconvenience, only to end up being pushed out of the city. We don't want that happening here," Fulton said.

An air-quality monitor had been set up next to a closed window in the community room at Siphax Gardens. It was dusty, the windowsill above it even more so.

"You vacuum, mop and wipe all the time, but the dust just keeps accumulating," Hamilton said.

Readings from the monitor have been alarming, registering levels of "fugitive dust" that exceed safety-related limits set by the Environmental Protection Agency.

Shizuka Hsieh, a chemist at Trinity Washington University, analyzes the monitor findings for NeRAC. She noted that although the device is similar to the ones used by D.C. United at the soccer stadium construction site, it's not EPA-certified.

That means the findings would not be admissible in court if the group decided to file a lawsuit.

Nevertheless, Hsieh said, "the monitor is picking up spikes in the type of particulate matter that is most likely to be absorbed into the lungs. Combine that with a large population of elderly people and children, and it's a no-brainer: We have a problem."

When a cement-mixing plant filed for renewal of an operating license last year, residents waged a valiant campaign to oppose it. They cited past infractions and ongoing problems. But the plant operator had outmaneuvered them. The facility that had been causing the problems was closing, and the new one would have better pollution controls.

In January, the city granted the license.

Within five blocks of the housing complex, there's the new cement-mixing plant construction site and the soccer stadium, which is being built on land that was once classified as a "brownfield" site. Before construction began, the contaminated dirt was excavated and hauled away.

Residents complained that not enough safety precautions were being taken to protect them from the contaminated dust that escaped during the cleanup. But the city disagreed and allowed it to continue.

"You get the feeling that nothing is more important to this city than helping a developer meet a construction deadline," Hamilton said. "The city motto ought to be: 'Build, by any means necessary.' "

Construction has begun on a nearby Pepco substation, with transmission lines radiating out over the neighborhood. Ground has also been broken on the demolition and reconstruction of the Frederick Douglass Memorial Bridge, which spans the Anacostia River.

"What's frustrating is that you have all these contaminants blowing in from different sources," Fulton said.

The air-quality monitor can measure particulates of dust but not pinpoint the source.

In 2016, the D.C. government tried to take enforcement action against a Buzzard Point company, Recycled Aggregates, for leaving too much dirt and mud on public roads. In April last year, an administrative law judge dismissed the case, saying that the city had failed to prove that the material came from that company.

The Georgetown report recommended that residents document the problems, take photographs and make written accounts.

Alisha Camacho, an environmental educator and the videographer for NeRAC, has spent nearly three years helping residents do just that. She has decided to make their efforts into a documentary about the fight for clean air in Washington.

"The EPA Office of Environmental Justice says that no group of people, including racial or ethnic or socioeconomic, should bear a disproportionate share of environmentally negative consequences," Camacho said.

There's no mystery as to what group of people are bearing the brunt of the burden in Buzzard Point.

As Camacho put it, "Being black and poor shouldn't make you forfeit the right to breathe clean air."

During her walks through the neighborhood, Hamilton can sometimes hear the roar of the fans during a game at Nationals Park.

"What they don't hear is all the coughing and wheezing going on over here," she said.

The D.C. United stadium is set to open in July, bringing in about 20,000 fans per game. More traffic, more cheers around Siphax Gardens.

More dust, more coughs inside.

https://www.washingtonpost.com/local/southwest-dc-is-getting-a-new-stadium-new-restaurants-and-more-dust-and-pollution-for-its-poorest-residents/2018/05/05/19f4a0a4-4fb4-11e8-84a0-458a1aa9ac0a_story.html

The Washington Post

Opinions

D.C. development is leaving historic black communities in the dust

By Rhonda Hamilton March 9, 2018

Rhonda Hamilton is a member of the Near Buzzard Point Resilient Action Committee and the advisory neighborhood commissioner for residents living near the District's Buzzard Point area.

At the groundbreaking ceremony for the new Frederick Douglass Memorial Bridge on Feb. 13, D.C. Mayor Muriel E. Bowser (D) and other city officials praised the project as a symbol of civic unity. There was no mention of how the bridge and waterfront construction threaten the health of nearby African American communities.

My neighborhood, west of the bridge in Southwest Washington, has been exposed to hazardous airborne chemicals for years. The construction will add more dust pollution and will expedite the displacement of Barry Farm residents east of the bridge to make way for waterfront development.

For nearly a decade, I have served as the advisory neighborhood commissioner representing 2,000 residents living near Buzzard Point. My community is combating environmental injustices and housing disparities. While we are grateful to those who have stood beside us and volunteered endless hours to help us, city officials have been largely absent. Despite research, advocacy and meetings with city agencies, we continue to take a back seat to development.

Next time you enter Washington via the Frederick Douglass bridge, look left. If the thick dust, diesel fumes and truck traffic don't block your view, you will see our community, tucked away beneath the smog. Look for our elderly residents, who are afraid to cross streets because cement trucks speed down the narrow residential roads. Wave to our children, who have their inhalers attached at the hip

so they can breathe while commuting to school. If you're walking, be careful to dodge the rats running from construction sites and into our homes.

The 2016 Community Health and Safety Study was completed by the Health Department to address potential health and safety issues for communities near Buzzard Point.

The study found that “chronic lower respiratory diseases” are one of the top five causes of death in the 20024 Zip code and that the area has a “higher death rate for lung cancer than the District overall.” The study averaged health data from the entire Zip code, not just my neighborhood. My constituents are primarily African American with a mean income of \$32,070. The other 20024 census tracts have significantly lower African American populations and mean incomes ranging from \$130,944 to \$158,958. Not surprisingly, the Buzzard Point Soccer Stadium Environmental Mitigation Study concluded that near Buzzard Point residents qualify as “potential environmental justice communities of concern.” Yet, despite the research and high rates of respiratory illness, heart disease and cancer, the city closed the only health clinic in Southwest five months ago.

How many potential polluters can you name in your neighborhood? I can name several. Superior Concrete Materials Inc. recently received a new air-quality permit from D.C.'s Department of Energy and Environment to continue operating in our community, despite nearby residents' complaints. Last year, the Georgetown Law Institute for Public Representation completed a letter outlining the “legal framework relevant to air quality concerns in Buzzard Point.” The letter acknowledged that “Buzzard Point has long been plagued by environmental and health concerns, stemming from historic industrial use” while outlining violations made by Superior and Vulcan Materials Company, another production facility in our community.

D.C. United fans, take some advice from us: Wear dust masks when you attend games this spring.

Around the corner, next to residents' homes, is Pepco's massive substation with underground transmission lines. The closer you are to the station and circuits, the more exposed you could be to the electromagnetic radiation emitted.

With the exception of D.C. United's donation to fund air purifiers, no investment has been made to protect my vulnerable residents. City agencies have overlooked

recommendations made by the Health Department to improve our resiliency and protections throughout the intense development in our community.

The gap between words and deeds is disturbing. As the District joins the Resilient Cities network with a commitment to become the nation's "healthiest, greenest and most livable city," the community I represent is left in the dust. Literally. A new and improved District does not have to come at the expense of the District's historic African American communities and our air quality.

Our elected officials have a choice: They can perpetuate the same pattern of exposing vulnerable residents to chemicals, poor air quality and hazardous waste or they can make the District the healthiest, greenest and most livable city for everyone. We need better bridges across the river. We also need better bridges between our D.C. leaders and the communities affected by the construction boom we're experiencing.

https://www.washingtonpost.com/opinions/dc-development-is-leaving-historic-black-communities-in-the-dust/2018/03/09/e2b0fbb2-2211-11e8-94da-ebf9d112159c_story.html

DENSITY

does not equal

AFFORDABILITY



BELOW FIND THE EXISTING COMPREHENSIVE PLAN NARRATIVE AND POLICIES AS IT REGARDS HOUSING HERE IN DC (not the exhaustive list).

The narrative about housing, and affordable housing, has not changed since 2006 → AFFORDABLE HOUSING is critical to BUILDING SUCCESSFUL AND INCLUSIVE DC NEIGHBORHOODS.

THE COMP PLAN'S EXISTING STORY AND TOOLS STILL HAVE MERIT, SO WE SHOULD STRENGTHEN IT AND NOT WEAKEN THE PLAN TO SERVE THE DEVELOPERS.

BUILDING SUCCESSFUL MIXED INCOME INCLUSIVE NEIGHBORHOODS

10A-DCMR-218.3 (10). The recent housing boom has triggered a crisis of affordability in the city, creating a hardship for many District residents and changing the character of neighborhoods. The preservation of existing affordable housing and the production of new affordable housing both are essential to avoid a deepening of racial and economic divides in the city. Affordable renter- and owner-occupied housing production and preservation is central to the idea of growing more inclusively. 218.3

10A-DCMR-218.5 (12). Each neighborhood is an integral part of a diverse larger community that contributes to the District's identity. Growing an inclusive city means that all neighborhoods should share in the overall social responsibilities of the community, including housing the homeless, feeding the hungry, and accommodating the disabled. 218.5

10A-DCMR-500.3 These issues affect every facet of the Comprehensive Plan. They influence land use and density decisions, shape infrastructure and community service needs, determine transportation demand, and even drive employment strategies for District residents. At the most basic level, it is the availability of safe, decent, affordable housing that will determine whether the District's vision for an inclusive city will be realized. The type of housing constructed and the cost of that housing will influence whether we as a city can attract families with children, maintain neighborhood diversity, and provide economic opportunity for all. 500.3

10A-DCMR-500.14 On a neighborhood level, the recent housing boom has challenged the District's ability to grow a city of inclusive and racially and economically diverse communities. The District has been relatively successful in developing new affordable housing, building or rehabilitating 17,700 affordable units in the last six years alone. However, most of this production has occurred in the very neighborhoods where such housing was already concentrated. 500.14

10A-DCMR-500.18 One of the critical issues facing the city is how to retain and create more housing units that are large enough for families with children.

10A-DCMR-500.19 Family households with children need larger housing units with more bedrooms. Of the city's existing housing stock, only one-third of the units have three bedrooms or more. Eighty percent of recent new construction has been apartments, with fewer bedrooms. 500.19

10A-DCMR-500.21 The availability of single-family housing and housing with more rooms are two factors that are positively correlated with retaining family households. Of course, there are many other factors that are important including affordability, crime, and school quality. 500.21

10A-DCMR-504.10 What is Affordable Housing? 504.10

One of the most common requests made during Comprehensive Plan public meetings was to provide a clear definition of "affordable" housing. Affordable housing is defined as housing in which occupancy is limited to households meeting special income guidelines. The price of this housing is maintained at a level below what the free market would demand using restrictive deeds, covenants, mortgage subsidies, vouchers, or other means tied to public financing or tax credits. Generally, the cost of affordable housing is limited to 30% of a household's income (which varies according to the number of people in the household); different affordable housing programs are "benchmarked", or targeted, to specific income groups as defined by the US Department of Housing and Urban Development. The benchmarked incomes for the Washington Metropolitan Area in 2005 are shown in the table below. The list includes the major housing assistance programs that serve households in each group. In 2005, the areawide median income (AMI)* for a family of four was \$89,300. The terms "extremely low", "very low", "low", and "moderate" income correspond to up to 30%, 50%, 80%, and 120% of that amount, respectively.

Example: If a single mother earned \$7 per hour, her annual income would be \$14,560 and fall within the "extremely low income" category. If she spends 30% of her income on housing, she could afford to pay only \$364 per month on housing. Finding decent housing or any housing at this price range is a challenge in Washington.

10A-DCMR-504.8 Policy H-1.2.3: Mixed Income Housing

Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing. 504.8

10A-DCMR-504.11 Policy H-1.2.4: Housing Affordability on Publicly Owned Sites

Require that a substantial percentage of the housing units built on publicly owned sites, including sites being transferred from federal to District jurisdiction, are reserved for low and moderate income households. 504.11

EXISTING HOUSING POLICY TOOLS (among others)

The policies and action tasks in CHAPTER 5 of the Comp Plan demonstrate the importance of affordable family housing in building an inclusive successful city (some examples below): <https://planning.dc.gov/node/638832>

10A-DCMR-507.5 Policy H-1.5.4: Financial Incentives

Consider tax incentives, reduced permitting and infrastructure fees, underwriting land costs, and other financial measures to reduce the cost of affordable housing construction. 507.5

Policy H-1.2.1: Affordable Housing Production as a Civic Priority

10A-DCMR-504.6 Establish the production of housing for low and moderate income households as a major civic priority, to be supported through public programs that stimulate affordable housing production and rehabilitation throughout the city.

Policy H-1.2.5: Workforce Housing

10A-DCMR-504.12 In addition to programs targeting persons of very low and extremely low incomes, develop and implement programs that meet the housing needs of teachers, fire fighters, police officers, nurses, city workers, and others in the public service professions with wages insufficient to afford market-rate housing in the city.

Policy H-1.3.1: Housing for Families

10A-DCMR-505.6 Provide a larger number of housing units for families with children by encouraging new and retaining existing single family homes, duplexes, row houses, and three- and four-bedroom apartments.

Policy H-2.1.7: Direct Rental Assistance

10A-DCMR-509.11 Develop and fund programs that provide direct rental subsidies for extremely low-income households (earning less than 30% of areawide median income), including homeless individuals and families in need of permanent shelter. Continue support for federally funded rental assistance programs, including public housing, project-based Section 8, and the Housing Choice Voucher Program.

10A-DCMR-507.2 Policy H-1.5.1: Land and Building Regulations

Ensure that the District’s land regulations, including its housing and building codes, its zoning regulations, its construction standards, and its permitting fees, enable the production of housing for all income groups. Avoid regulations which make it prohibitively expensive or difficult to construct housing. 507.2

Policy H-2 Housing Conservation: Retaining Our Housing Stock

10A-DCMR-508.1 Preservation of housing in the District--especially affordable housing--is perhaps an even higher priority than increasing housing supply. This section focuses on two aspects of housing conservation: (1) retaining affordable housing units specifically and (2) retaining existing housing stock generally.

Policy H-2.1.1: Protecting Affordable Rental Housing

10A-DCMR-509.5 Recognize the importance of preserving rental housing affordability to the well-being of the District of Columbia and the diversity of its neighborhoods. Undertake programs to protect the supply of subsidized rental units and low-cost market rate units.

Policy H-2.1.3: Avoiding Displacement

10A-DCMR-509.7 Maintain programs to minimize displacement resulting from the conversion or renovation of affordable rental housing to more costly forms of housing.

Policy H-2.1.4: Conversion of At-Risk Rentals to Affordable Units

10A-DCMR-509.8 Support efforts to purchase affordable rental buildings that are at risk of being sold and converted to luxury apartments or condominiums, in order to retain the units as affordable. Consider a variety of programs to manage these units, such as land banks and sale to non-profit housing organizations.

The Comprehensive Plan also expects action!

Action H-1.2.G: Land Trusts

Action H-2.1.B: Local Rent Subsidy

10-A512. H-3.1 Encouraging Home Ownership

Action H-2.1.A: Rehabilitation Grants

Action H-3.1.G: Tenant Purchase Program