

November 28, 2016

**ZC Case # 16-02, Consolidated PUD For United Stadium LLC**

Dear Commissioner Hood & Members of the Commission,

I represent single member district 6D06 which is the closest residential community to Buzzard's Point. My constituents will be most impacted by the soccer stadium construction-pre and post.

I am generally supportive of the concept of the stadium itself. It is going to take a great deal more to make sure that this project works for the community and is not a total disruption to the lives of residents in existing SW. I believe that D.C. United does have good faith intentions to do what it can to protect the community during the excavation, remediation and construction phases of the project. However, the team cannot do it alone and it will take a great deal more to make sure that the community is protected during the voluntary clean-up phase of this project. This project involves much more than just building a soccer stadium that will promote economic growth in this end of the community among other things. There needs to be a better communication and coordination between the different agencies that are involved with project and the redevelopment of Buzzard's Point in general. The lack of open & consistent communication and well thought out planning for this area had led to gaps in this project and those that will be constructed in and near the area that will have lasting and detrimental impacts on the health and quality of life for the existing community near Buzzard's Point.

A **Best management practices plan** needs to be developed and implemented to protect the residential community from toxic chemical/substance exposure that should include:

- Health monitoring for the residential community as recommended in the Community Health and Safety Study (**CHASS**). CHASS is the risk assessment done by the Department of Health that looks at the impact and risks of the major projects constructed in and around the area including the soccer stadium.
- Air quality monitors placed in the residential community and nets that capture and measure toxic dust entering homes.
- Air purifiers provided to all the residents living near the site that live in garden style apartments and homes with no ventilation systems to filter contaminated dust from the site that will enter the homes and apartment units daily and throughout the day during cleanup and construction.
- A health advocate to work with the team and community to ensure that the health protocols are followed to protect the community every day.
- A complete sealing off of the site with a tent and pumps that prevent any dust from escaping from the site and creating airborne chemicals that also escape the site through vapor intrusion.
- A much lowered threshold for acceptable risk that takes into account the CHASS and the close proximity of the residents to the site who currently breathe in fugitive from the same concrete that may also service the stadium.
- A baseline health assessment to be conducted prior to the clean-up effort taking place.

**The lack of an efficient and effective plan to remove all of these chemicals at the site while protecting community members and workers is critical. As toxic chemical are removed from the site, other projects will be under construction also in the same area. There will be workers in hazmat gear while other workers will have on regular work clothes. They will be equally exposed to the toxic dust and chemicals in the site. In addition, Near Buzzard's Point residents will face hundreds of trucks removing chemical and contaminated soil on a daily bases. Constant diesel fumes, fugitive dusts and toxic smells are eminent and will become a part of daily life for residents. Extra precautions and funding is needed to seal off this contaminated site completely from community exposure. This is critical including a reduction or cap in the number of trucks that enter and exit the site. There needs to be a cap placed on the trucks that enter and exit to make sure that all trucks are properly sealed, covered and washed down thoroughly. There is extremely limited water access in Buzzard's Point aside from the river. There is no way that hundreds of trucks can be properly washed down at their tires. They will blow the contaminated dust and leak it from their tires unless the trucks are properly hosed down.**

ZONING COMMISSION  
District of Columbia  
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EXHIBIT NO.111

A dust control plan is not the same as a prevention and elimination plan. The near Buzzard's Point community can't afford to inhale a limited amount of dust as what occurs with a dust control plan daily and it should not occur when dealing with contaminants like the ones identified by Haley and Aldrich assessments of the soccer stadium site in preparation for the voluntary clean-up. The site contains chemicals that pose a definite health threat to everyone that makes contact with them including the volatile organic compounds and PCB's. Everyone that makes contact with or visits the site is exposed to these chemicals.

I have had an opportunity along with other commissioner and some community stakeholders to meet with the team and representatives of some of the agencies including DEMPED and DOEE to try to resolve some of the concerns of the community, especially related to the impact that the project will have on our health. I am still very fearful of the health consequences that the removal of the toxins will have on the health of the existing community. I am also worried about what the toxic chemical exposure will do to the residents in the next 5, 10 and 15 years down the road, especially, the premature babies, elderly and those with compromised immune systems. The timetable set for delivery of this stadium is too short to allow for reasonable and proper planning and to prepare a community for lethal chemicals to be removed from the soil that if inhaled will enter the body and damage the lungs and other vital organs. We don't want our children and any of our residents inhaling toxic vapors with their breakfast in the morning and as they walk around and leave and enter their own community. We are less than 2 weeks from that happening unless the timetable for this project is slowed to allow it to be done well.

According to the CHASS Study, the Buzzard Point community has experienced higher death rates from disease that include heart disease and Cancer which are usually seen among District residents. Also, they experience chronic lower respiratory disease as one of the top causes of deaths for these residents and not among the top causes of death among other District residents. Therefore, the near Buzzard's Point community is a vulnerable community that contains medically fragile residents that deserve and need to be protected during the voluntary cleanup process through a comprehensive written plan based on best practices that is well articulated and coordinated across agencies. If anything less than that occurs, it will lead to the lives of residents being sacrificed to build this stadium. Our lives and our health are more important than the race to build any venue regardless of how important that venue is to economic growth. Lives cannot be replaced. We are looking to D.C. United, the Deputy Mayor's office, the Mayor's Office, DOEE, DOH, DGS, OP & DDOT to work together to develop a coordinated written plan for this stadium that does not leave out the things that need to be addressed for the well-being and protection of the health of the community prior to the start of the voluntary clean-up or we will see residents who began to get ill and die from being exposed to these chemicals. My constituents deserve better than that. We are also investors in this project and should be treated with the same dignity and respect by having our concerns properly addressed through a well-developed best management plan.

Sincerely,

Rhonda Hamilton