



Southwest / Navy Yard / Buzzard Point Advisory Neighborhood Commission 6D

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May 6, 2019,

Anthony Hood, Chairman
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200S
Washington, DC 20001

OFFICERS

Chairperson
Gail Fast

Vice Chairperson
Andy Litsky

Secretary
Rhonda Hamilton

Treasurer
Ronald Collins

Re: Zoning Commission Case No 16-02 Modification of Consequence for the Approved Planned Unit Development (PUD) for Audi Field located at 100 Potomac Ave., SW (Square 665, Lot 27)

Dear Commissioner Hood and Members of the Commission,

COMMISSIONERS

SMD 1 *Gail Fast*
SMD 2 *Anna Forgie*
SMD 3 *Ronald Collins*
SMD 4 *Andy Litsky*
SMD 5 *Anthony Dale*
SMD 6 *Rhonda Hamilton*
SMD 7 *Edward Daniels*

I am an ANC Commissioner for Special Member District 6D06. I represent the Buzzard Point Residential Community that is often referred to as Old Southwest. We are the closest residential community to Audi Field. Our residents are experiencing an overall reduction in health and quality of life as it relates to the simultaneous operation of Audi Field and Nationals Park. While our community respects the existence and operation of both venues and D.C. United as our new neighbors, it has been extremely difficult to exist and live in a community with constant and consistent traffic that come as a result of thousands of fans and visitors entering and exiting on a regular basis. Emergency vehicles get stuck in traffic and can't travel around the cars because our streets are too narrow. This is greatly increasing the emergency response time which could eventually cost lives, especially among our residents who are aging in place and those with chronic health and medical conditions.

It is our hope that additional safeguards and supports will be placed around our community and an efficient evaluation would be done to ensure that proper planning and strategies are implemented to protect the community. The Department of Transportation has attempted to achieve parking and operation strategies through the Traffic Operations and Parking Plan developed for both stadiums and the Wharf for this season. However, this is still a work in progress and we have major gaps in the planning for these sports venues including in emergency planning preparedness. If we were to have a serious incident in Buzzard Point, it would be difficult to get there with the huge amount of traffic that jams up the street, limiting the access to this somewhat isolated Peninsula.

It is not clear why there is not an active committee that works on traffic operations and planning for our stadium community considering all of these challenges.

The modification of consequence that D.C. United is requesting has been introduced so late after the TOPP has been finalized for the season. It is not clear why this was not brought up prior to the TOPP discussion and without adequate opportunity for input from the community and our ANC. It has been just thrown to the community with no advanced notice that this was even being thought of and now we are left to figure out what the consequences will be if it is approved. Our concerns are regarding the major traffic congestion and deterioration in the overall quality of life as well as the difficulties that community members are having trying to get home during game days. However, it does not appear that these concerns have been taken seriously. Residents have to breathe in so much car exhaust during games from a rise in particulate matter that results in poor air quality in Southwest.

My single member district residents were exposed to all the toxic dust and chemicals that had to be remediated out of the ground during the voluntary clean-up of Audi Field prior to stadium's construction. Buzzard Point itself is a massive contaminated brownfield site. The Department of Health had noted in the Community Health and Safety Study that the Buzzard Point Community is an environmental justice area of concern. The toxic chemicals in Buzzard Point included arsenic, Benzo(A)Pyrene and other chemicals that were and still are in certain parts well beyond the Environmental Protection Agency recommended levels that are acceptable for human health exposure. Contaminated run off is a major concern in this area and fans to the stadium constantly step on and over this industrial waste even currently on Parcel B. The parcel that D.C. United is proposing to use for the temporary parking area is also a contaminated site. It is not clear why they have not consulted with the Department of Energy and Environment (DOEE) prior to proposing to place a parking area on Parcel B. D.C. United worked with DOEE during the remediation and construction of the soccer stadium. They should also work with them to find out what contaminants are present in the soil of Parcel B, if a gravel parking structure is safe to operate at this contaminated site, and to determine if placing gravel over the contaminates will generate dust that pose a human health risk.

I feel that there is too much that is unclear to support the use of this parcel as a temporary parking structure. I also feel that more discussions are needed between D.C. United and the ANC. Use of this structure should be looked into because we were under the impression that this parcel would also have an interim community use associated with it and not a parking structure.

Sincerely,

Rhonda Hamilton
Commissioner, SMD 6D06