

- For the record -  
Sharon  
Schellin

**DC for Reasonable Development: Ward 8 Review (DC4RD:W8RT)  
& Empower DC and Barry Farms Tenants & Allies (BFTAA)**

**Submission on the Poplar Point PUD (Stage 1), Zoning Commission Case No. 16-29  
December 4, 2017**

\* in addition  
to verbal  
testimony

**Empower DC, BFTAA, and DC4RD adopt all facts, law, and evidence as submitted by all residents in  
opposition to this PUD application in ZC Case No. 16-29**

Members of DC for Reasonable Development: W8RT, as well as Empower DC and their Barry Farms Tenants and Allies all will be concretely injured by the blowout project that focuses in on single professionals and does nothing to consider training and hiring from the impacted communities of Ward 8, nor for permanent and affordable commercial and retail incubator space for upcoming Ward 8 entrepreneurs, small businesses, social service organizations, and cultural existence. The community aesthetic and culture and demographics will be changed significantly for our members living in and around Barry Farms. The area surrounding the project site consists of families, with residential units and social & retail services for working-class and poor DC families. These existing amenities of lower Anacostia have serious displacement pressures increased by this major project. The retail and commercial space proffered will intrinsically serve the residential components of the project, that is the new single professionals who have expendable budgets and have different needs than the existing impacted surrounding communities. This must be mitigated or deemed unacceptable in this PUD process.

There are no conditions placed on the jobs expectations and who will be able to be trained from the local community for these jobs. There are no conditions and expectations for who in Ward 8 will actually benefit, or whether this project will just represent a fort on the beach of historic Anacostia consisting of outside interests that will be imposed upon the existing community.

Our members with children and elders currently enjoy the open air and calm nature of the area at the project site and thereabouts along the Anacostia river. This project will permanently eliminate this recreational and aesthetic resource for our members. The project is too large and will be placed on this natural escarpment in a way to overwhelm it, concentrating population thus leading to the projection of significantly increased waste, rodents, noise and emissions to the surrounding area along Howard Roads, Firth Sterling, and north and east of the site. The project will have negative environmental impacts to the surrounding area so far under evaluated using baseline levels of air, water, noise, and refuse levels. The project steals the views to downtown DC for those members living and working along Howard Road, SE. The 295 right away is inappropriate measuring points for obvious reasons given the vast majority of the project will sit on Howard Road.

Our members decry the projects' proffered pittance of affordable family sized housing (3, 4, 5, 6 bedrooms +) now about 50 family sized units of the proposed 650 units (representing less than 10% of the overall project). This project concretely challenges the existing social tendency of Ward 8 extended families and larger families that are in the surrounding area, including that of members. The planning officials won't know this and the applicant can't make determinations to this because no local census based demographic analysis has been done. DC4RD:W8RT and Empower DC members alike will be impacted by this project, representing a small village within Ward 8 and a new community that no longer serves their demographics. This project signifies a demonstrated move away from family based living and services and thus is move away from the quality of life and social interests and aesthetic that our members currently enjoy now. The project also fails the Fair Housing Act and Human Right Law for the above demographic reasons. The project completely blows out the DC Height Act as well as it relates to Howard Road, representing a canyon effect that is otherwise discouraged by all city planning documents.

There has been no baseline demographic understanding of our members and the public in the surrounding community that will be more vulnerable to gentrification by a project that brings such opulence, luxury, busy office space, and luxury retail.

Our members will be impacted by increasing utilities rates and infrastructure costs paid by us within the area. The applicant has not shown in any way how they will equitably share the costs of upgrading the public services in the surrounding area that members enjoy now (water, gas, electric, heat utilities; public transit use and abuse by the project). Further, our members will be impacted by under evaluation of the over concentration of population and the adverse affects on existing community facilities enjoyed now by members, particularly our children and elders, such as the existing area services currently provided within and by existing public libraries, public schools, recreation centers, fire/police/emergency services, senior service centers,

The project does nothing to equitably share in the maintenance and additional abuse of the Metro line and buses that the new users going to and from this new project site will bring onto these public services. Reconfiguring the look of the Metro stop and parking ramps only benefits their project, but does nothing to ameliorate actual use impacts on these public services now enjoyed comfortably by members before this project is operating.

Moreover, this project will forever impede the surrounding area from protecting itself from catastrophic climate change, particularly flooding of lower historic Anacostia. The 500-year flood plain rules are being rewritten as we speak with the quick pace of ice melt and river and ocean rise. Our members homes are up from the flood plain, but not that far up. The same for the commercial corridor that our members enjoy and use along MLK Avenue, Howard Road, and Good Hope Road SE. If this project is built it will forever injure the possibility of flood prevention mitigation techniques and eliminate potential institutional flood preventative projects as such, concretely risking the future of our members' community environmental protections and injuring our ability to protect our members' homes and cultural neighborhood assets.

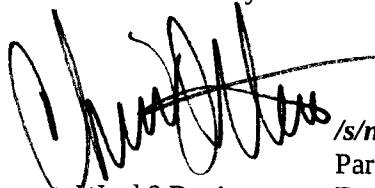
The overdevelopment represented by this project as situated <sup>in</sup> the Anacostia flood plain is a serious issue, for when the project is flooded (because it will be during this time of catastrophic climate change and flooding), the surrounding community and property values and quality of life will be negatively affected. A behemoth of a building flooded out and molding is not a specious future scenario for this project and will indeed affect the entire surrounding area as such. This project size is unacceptable given the concrete risks of it location. It also ensures that the cultural and archaeological aspects of this site and the area will be adversely impacted and destroyed. This fails Sustainable DC planning, Climate Ready DC, and Historic Preservation fundamentals.

There is significant public entitlement that may be granted by and for this proposed project. Now is the time for the development review to look at injuries on the surrounding area. This may be a good project in the downtown business district, not in a flood plain adjacent to low and moderate zoned residential Ward 8. The economic development being proffered and the so-called transformation as presented is being lauded as positive, but little inures to the benefit of our members and the surrounding community, as currently configured and presented actually injures our members and their community forever.

Signed by,

*/s/n Chris Otten*

Chris Otten, Co-Facilitator  
DC for Reasonable Development: Ward 8 Review  
Team



*/s/n Parisa Norouzi*

Parisa Norouzi, Director  
Empower DC (BFTAA included)

