

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF THE CITY ADMINISTRATOR

Allen Y. Lew
City Administrator



October 10, 2014

Board of Directors
Community Benefits Coordinating Council
400 I Street, SW
Washington, DC 20024

Dear Members of the CBCC Board of Directors:

We commend the Community Benefits Coordinating Council (CBCC) for its collaboration to improve and strengthen communities in and around the proposed D.C. United Soccer Stadium in the Buzzard Point area of Southwest.

The initial and revised drafts of the Proposed Community Benefits Agreement were received in early September and the District and D.C. United Representatives met with a CBCC subcommittee to discuss the various proposal requests on September 12, 2014. After the meeting, the proposal was discussed by the development partners and internally with various District agency staff, Deputy Mayors and others.

The soccer stadium development has been structured in such a way as to return a valuable piece of real estate back to the District's tax rolls to provide a new and significant source of revenue for the general fund, create a catalytic municipal economic development engine in Ward 8 and provide the final anchor for the burgeoning sports, residential and entertainment district emerging along the Anacostia waterfront. As such, this project is designed to benefit all 600,000-plus residents of the District of Columbia.

Below is the joint response to the proposed elements of the CBCC Community Benefits Agreement:

CBCC REQUEST

Traffic & Safety

In accordance with the DDOT Transportation Study and Environmental Impact Study for the soccer stadium site, execute all recommendations to reduce and mitigate congestion and to encourage ease of traffic flow for South Capitol Street, SE and SW, M Street, SE/Maine Avenue, SW, and Potomac Avenue SE and SW, as the principle access routes, including:

- 1. A bicycle and pedestrian-friendly, tree-lined boulevard along South Capitol Street, SE and SW, and adjacent to the Anacostia River.*
- 2. Institution of Circulator or other regular interval bus service on M Street from Southwest to Near Southeast.*

3. *Coordination of all at-home games, sports expeditions, and other contracted events to avoid overlapping with at-home games and events scheduled at the Washington Nationals baseball team stadium.*

JOINT RESPONSE:

The District has undertaken a number of transportation and urban design planning efforts. The responses to the specific questions are:

1. Long-needed new sidewalks and bicycle routes will be established to make the proposed D.C. United soccer stadium the most pedestrian- and bicycle-friendly venue in Major League Soccer. In addition to South Capitol Street improvements planned as part of the South Capital street bridge project, the soccer stadium development will include improvements to Potomac Avenue, Half Street, and 2nd Street, SW.
2. To supplement Metrorail and Metrobus service, a proposed Circulator route will travel between Dupont Circle and the Navy Yard along the M Street corridor. This route is part of the Phase 1 improvements that are expected to be complete by 2017, in time for the inaugural D.C. United season at the new stadium. With the new Circulator line, additional flexible service could be offered on event days to increase the transit capacity of the area, particularly in advance of potential streetcar service.
3. Overlapping events at the proposed soccer stadium and Nationals Park are unlikely to occur given both teams' typical schedules. In fact, games for both teams occurred at overlapping times on just eleven occasions over the past three seasons. With coordinated scheduling, there will be fewer potential conflicts in the future.

Additionally, working with the residents of the immediate Buzzard Point area, ANC 6D Commissioners, community and business leaders, the following plans have been developed:

TRANSPORTATION

- ***Transportation Impact Study (TIS)*** -- The TIS, released in July 2014, which is excerpted from the EMS and coordinated with DDOT, provides the analytical basis for subsequent transportation plans, including traffic, parking, pedestrian, bicycling, and transit. The study includes a transportation model that shows how conditions would change if the proposed Buzzard Point soccer stadium is constructed and describes future conditions if the stadium is not built. The study also identifies mitigation measures to lessen the potential transportation impacts of the project.

- ***Transportation Management Plan (TMP)*** -- The draft TMP, released in September 2012, provides recommendations for each mode of transportation to accommodate game-day transportation needs. The TMP guides transportation strategies, including efforts to maximize alternative modes of transportation and minimize parking and traffic impacts.

- ***Transportation Operations Plan (TOP)*** -- The TOP (which, consistent with the TOPs for the Verizon Center, Nationals Ballpark, and other sites, will be released approximately 6 months before the beginning of the inaugural season) functions as a “how to manual” for managing specific game-day events. The TOP identifies measures such as the number and location of traffic control officers, specific locations and times for street closures, etc.

ENVIRONMENTAL REVIEW PROCESS

- ***Environmental Site Analysis (ESA) on Contamination*** -- Phase 1 and 2 Environmental Site Analyses (ESAs) for the Buzzard Point soccer stadium site are underway. Once stadium plans have been developed, any remediation activities would be reviewed and permitted through DDOE.
- ***Environmental Mitigation Study (EMS)*** -- The EMS will summarize the existing conditions of the project site for a number of resources, including transportation, environmental justice, hazardous materials, and air quality. The EMS will then describe potential impacts on these resources as a result of the stadium, as well as the future condition of the resources if the stadium is not built at the site.

URBAN DESIGN

- ***Buzzard Point Urban Design Framework*** -- The District has initiated an urban design framework plan for the Buzzard Point area to develop a vision for future development that could occur in the area over the next 20 years. Developed in co-ordination with property owners and nearby residents, the framework envisions a vibrant, mixed-use neighborhood that provides open space opportunities, access to the waterfront, and an improved public realm in a sustainable environment.

ZONING

- ***Text Amendment*** -- Because the existing zoning does not specifically identify a stadium use at the proposed site, a text amendment to the zoning code will be submitted by the Office of Planning to the Zoning commission for review and approval.
- ***Design Review*** -- The text amendment for the proposed stadium will outline a design review process for the stadium. The Office of Planning and the Zoning Commission will review the proposed stadium design with substantial opportunities for public input.

Upon completion of the all of the traffic, urban design and zoning studies and analyses, the recommendations will be implemented as part of the stadium construction and on-going Buzzard Point planning and development. Throughout the stadium development process the District and D.C. United will continue to meet with the community to refine the recommendations and provide close coordination and consultation during implementation.

CBCC REQUEST

Workforce Development & Training

1. *Provide initial funding for workforce development and training in the amount of \$500,000 with revolving funding in the amount of \$50,000 every year thereafter. This fund shall support CBCC's Workforce Development Committee through a partnership with the Community Hub for Opportunities In Construction and*

Employment (C.H.O.I.C.E) through a separate memorandum of understanding (MOU) to target for outreach and recruitment the residents of ANC6D for soccer stadium construction jobs. The goal shall be to properly train and prepare residents for job opportunities presented by the Stadium development, as well as long-term permanent employment opportunities inside and outside of the Washington Metropolitan area.

2. *The Transaction documents between the District and D.C. United shall be revised to include the following provisions:*

Term Sheet: Revise: Section 4 – Economic Inclusion, Item B: Stadium Employment Requirements to state:

- a. *51% of Stadium jobs (ticket takers, guest services, ushers, food service, etc.) will go to District residents, 25% of which shall be for the term of the stadium contact agreement between the District and D.C. United, and shall be filled and re-filled (to the best extent possible) only by ANC6D residents who qualify.*
- b. *The Stadium shall offer at least 25 summer youth jobs at minimum wage to children and young adults age 16- 25 who are domiciled in ANC6D.*

JOINT RESPONSE:

1. Because this project seeks to create employment options for all DC residents, due to the numerous workforce training opportunities available to District residents through the Department of Employment Service (DOES), and despite the CBCC's understandable desire to identify construction and other job opportunities for residents of ANC 6D, it does not make sense to create a separate and standalone employment program for ANC 6D residents. The District is, however, committed to working with the CBCC to ensure that ANC 6D job-seekers are successful in accessing these existing programs.

Further, the District has a Project Labor Agreement (PLA) in place with the National Building Trades and their affiliate program C.H.O.I.C.E. The District, through the Office of Apprenticeship, Information and Training (OAIT) at DOES, registers apprentices and contractor apprenticeship programs. The PLA provides for preference for DC journeymen and apprentices. The District and C.H.O.I.C.E. currently provide comprehensive outreach for local projects and will undertake focused recruitment in and around the project site.

All residents interested in working on the construction project should be advised to contact OAIT to be placed on the District's First Choice employment registry. In the event they cannot find work on this project, they will be eligible for and notified of additional opportunities depending on their trade. Alternatively, apprentices will be placed with available programs and training opportunities. Job seekers can access employment resources at <http://does.dc.gov/page/job-seekers>. In addition to providing general information for job seekers in every field, the site notes the locations of job service centers throughout the city. The main DOES office is located at 4058 Minnesota Avenue, NE, Washington, DC 20019 and can be reached by phone at Phone: (202) 724-7000. Specific information about apprenticeships and construction training is available at <http://does.dc.gov/service/apprenticeships>. Again, the District is committed to working with the CBCC to ensure that ANC 6D residents are successful in accessing these existing programs.

A2. As noted in the prior section, while we understand the desire to identify candidates in your service area for stadium job opportunities, this project seeks to create employment options for all D.C. residents. That said D.C. United commits to engage in outreach to the ANC 6D community when stadium jobs and internships become available for application.

CBCC REQUEST

Small Business Opportunities

1. *In the first year of the new stadium's opening, D.C. United shall fund a Southwest Small Business Incubator & Start-Up Fund ("Incubator") in the amount of \$750,000. This fund shall be used to support small business growth in Southwest. The fund shall support partnerships with local organizations, financial institutions, venture capitalists, and educational institutions to offer marketing, loan assistance, and business operations expertise to participants in the Incubator. As many small business start-ups fail in the first year, to promote their success and stability, this fund shall also be used to subsidize up to 40% of the current market lease rate for small business space in the ANC6D community in the first year from the business's inception.*

The Incubator shall be managed and administered by a neighborhood-based organization in ANC6D with expertise in small business development. Such organization shall be subject to the oversight of an Administrative Board comprised of representatives from CBCC, the City Administrator, and D.C. United. The Administrator shall make disbursements from the Incubator according to guidelines established by the Administrative Board.

2. *To assist with promotion of small businesses in the community, D.C. United shall provide a minimum of two (2) completed office or vendor spaces for small businesses and/or vendor use at a maximum of 50 percent (50%) of current market lease value.*
3. *Given the tremendous disparities in the public health population in Southwest, and the limited resources of low-income residents to access local hospitals, the City shall partner with and incentivize local hospitals and urgent care providers to open a new urgent care facility or to offer urgent care services in Southwest by the end of 2017.*

JOINT RESPONSE:

1. The District of Columbia is a national leader among urban municipalities providing assistance to small businesses and entrepreneurs. Accordingly, it does not make sense to develop a separate standalone program. The District is committed to working with the CBCC to make sure that small businesses and entrepreneurs can successfully access the programs described below.

To that end, the Office of the Deputy Mayor for Economic Development and The Washington, DC Economic Partnership recently issued the 2014-2015 edition of the DC Doing Business Guide <http://www.wdcep.com/dc-doing-business-guide-20142015-edition-now-available/>.

In addition, the Department of Consumer and Regulatory Affairs, located in the CBCC service area at 1100 4th Street, SW, Washington, DC 20024, (202) 442-4400 offers a wealth of services for District entrepreneurs and small business owners.

Specifically, DCRA's Small Business Resource Center Offers:

- One-on-one technical and educational assistance;
- Regular trainings, workshops, and seminars on how to start and operate a successful business;
- Partner events with DC Bar, which help provide small businesses with free legal assistance; and
- Fact sheets and printed resources on areas from basic licensing requirements to how to get loans.

Other resources available at the DMPED website <http://dmped.dc.gov/> include:

- DC Small Business Development Center: Offers free four-hour business planning workshops.
- Washington DC's Women's Business Center: Offers free or low-cost programming and assistance for female entrepreneurs.
- Latino Economic Development Center: Offers business trainings and one-on-one coaching, tailored toward Latino entrepreneurs.
- US Small Business Administration: Offers coaching and assistance programs for small business across the country.
- Washington Area Community Investment Fund: Provides low-cost financing and technical assistance to small businesses.

2. Once D.C. United has a vendor agreement in place for concessions and/or retail at the new soccer stadium, the team is committed to discussing opportunities for vendor space that is consistent with the concessions and retail partners' operations. In addition, consistent with many other sports and entertainment venues, the team expects that its, food and beverage concessionaire will adopt a program where non-profit organizations (NPO) operate concession facilities to be able to raise funds for NPOs and community groups.

3. Before the stadium is complete, D.C. United expects to have a sponsorship/partnership arrangement with a healthcare provider. Once that partner is in place, the team commits to facilitating discussions between the healthcare partner, the District, the CBCC, and other stakeholders regarding a possible healthcare facility and delivery of healthcare services in the soccer stadium area.

That said, the District provides a network of health care services and seeks to upgrade healthcare options throughout the District. Below is the latest data from the District Department of Health for Ward 6:

Ward 6 Health Characteristics

Ward 6 is not tremendously burdened by health disparities, but a few gaps, and consequently opportunities for improvement, exist. Health disparities can be defined as any inequality in health outcomes or determinants of a health that differ between groups of people. Disparities can have an adverse effect on how often a disease affects a specific group of people, the frequency that an individual from a specific population gets sick or how often the disease causes death.

The most recent (2012) cancer mortality data shows a death rate of 147.50 per 100,000 people, 5th highest among all wards. Ward 6 ranks 5th in deaths from cardiovascular disease (197.10 per 100,000 residents), close to 3 times the rate of the lowest ward (Ward 2). Ward 6 is 5th in the prevalence of diabetes (8.4% of residents), over two times as high as the lowest ward. Ward 6 had the 4th highest rate of death from homicides (9 per 100,000), behind wards 5, 7 and 8. In 2012, the Ward 6 mortality rate due to Injury or Accidents was one of the highest among other wards, 31.3 deaths per 100,000 persons, and compared to the city-wide rate of 29.4 deaths per 100,000 persons.

- There were 2,772.9 HIV cases per 100,000 persons, diagnosed and alive as of December 2012, in Ward 6, the second highest rate among wards. In other words, 2.8% of the population in Ward 6 were diagnosed and living with HIV.
- Only 40.3 percent of Ward 6 residents aged greater than 65 years received a flu shot in 2011, whereas the overall percent for the District was 56.7 percent.
- Prevalence: 17.4% obese (CHNA)
- 3rd lowest obesity rate (Ward 3 was 7.5% and Ward 2 was 14.4%); District rate was 22.7%
- 16.2% of Ward 6 residents are current smokers, the 5th highest rate in the city.
- Percent with Health Care Provider (primary care): 89.3% Highest in the District (2010)
- Percent Covered by Health Plan: 97.6% Highest in the District (2010)

DC Health Link

- DC Health Link is a health care and human services benefits system that includes, among other functions, an integrated eligibility determination function for both the Medicaid and Exchange programs. Through DC Health Link, low and moderate income individuals and families can access free health insurance (Medicaid) or premium assistance used toward private health insurance plans from 34 plans offered by Aetna, Care First, or Kaiser Permanente. Over the course of fiscal year 2014, approximately 35,000 D.C. residents have received some form of financial assistance with health insurance through DC Health Link. For more information residents can go to <https://dchealthlink.com/>

CBCC REQUEST

Housing

1. *The Term Sheet shall be revised to include the following provisions under Section 3, THE DISTRICT'S LAND ASSEMBLY AND INFRASTRUCTURE OBLIGATIONS:*

G. Housing: To preserve the continuity of low-income families who live in ANC6D, the City shall maintain the mixed development character of affordable housing in the area principally north of P Street SW, south of M Street SW, east of Canal Street and west of South Capitol Street SW. To that end:

- a. *The City shall obtain a written commitment from DCHA to preserve and maintain the currently-existing public housing facilities listed in item (b) below that are located within the 2013 ANC6D boundary as defined in this CBA.*
 - b. *The City shall maintain the current zone designation for the following properties:*
 - *Greenleaf Senior and Midrise – zoned R-5-B; 3 Bldgs, 278 units*
 - *Greenleaf Gardens – zoned R-5-A*
 - *James Creek Dwelling Townhomes – zoned R-4; 239 units*
 - *Syphax Gardens – zoned R-4; 174 garden-style units*
2. *The City and D.C. United shall institute the following mitigating provisions to ensure the residents within a .5 mile radius of the new soccer stadium continue to have a reasonable quality of life:*
 - a. *Implement traffic guards to direct pedestrian (and other) stadium traffic to main arteries and prevent excessive pedestrian matriculation through secondary streets before and after stadium events.*
 - b. *Implement sound barriers and sound-proofing around the stadium's design to reduce crowd and stadium-produced noise.*
 - c. *Limit the use of fireworks and other explosive displays after 11 pm, Monday-Friday, and midnight Saturday- Sunday.*
 - d. *Implement best management and construction practices to reduce and mitigate airborne dust and other contaminants.*
 - e. *Provide for distribution through a central community location to be identified, free, multi-family unit, high-quality air filters to all individuals who reside south of M Street, SW and East of Canal Street, SW, North of P Street, SW, and West of South Capitol Street, SW during the pre- and construction period for the soccer stadium.*

JOINT RESPONSE:

1a. The DC Housing Authority (DCHA) has agreed that no public housing will be affected as a result of construction of the proposed soccer stadium. See attached correspondence from DCHA.

1b. The Urban Design Framework Plan seeks to protect the existing public housing within the Buzzard Point area and create new residential opportunities. The concept plan identifies the area between Potomac Avenue and P Street, SW, as a 'transition area' to protect the residential character of the surrounding neighborhood. Within this area, the zoning designations and proposed uses would step down from larger-scale, mixed-use development east and south of the stadium, to more modestly scaled residential buildings north of the stadium, and then existing low-density residential areas of garden apartments and row houses.

2a. The Traffic Operations Plan anticipates the use of Traffic Control Officers at key intersections around the soccer stadium.

2.b. The stadium is being designed within industry standards and best practices of sound and light mitigation. In addition, given the distance from the closest residential neighborhood to the stadium site, as well as the presence of intervening buildings, the installation of soundproofing is not needed.

2.c. As D.C. United games have a consistent end time, it is highly unlikely that any fireworks display would commence later than 11pm. D.C. United will endeavor to have fireworks no later than 12AM. In the case that such a reason arises to have fireworks later than 12AM, D.C. United will inform the neighborhood of such cases.

2d. The excavation and construction of the proposed stadium will create dust similar to every other construction project. All applicable protocols will be employed to minimize dust, including covering dump truck loads, watering vehicles as they leave the site, and watering appropriate areas of the site as weather conditions dictate. Also, the District will coordinate with DCHA to ensure that all public housing units have adequate screens and/or filters for window air conditioning units.

CBCC REQUEST

Community Fund

1. *Beginning FY 2016, the City, through the DC Department of Parks and Recreation budget shall commit to annually maintain a minimum recurring line item of \$300,000 to fund management and programming -costs for the two presently-unfunded community centers in ANC6D -- Randall Recreation Center and Arthur Capper Community Center. (King-Greenleaf Recreation Center is currently funded). These funds shall be contracted to not-for-profits for management and programming at the sites.*
2. *Before the City shall issue a Certificate of Occupancy (COO) to D.C. United, the City and D.C. United shall work together to finance the New Community Fund ("the Fund") at a minimum amount of \$5 million, with an annual contribution thereafter in the amount of \$100,000. This Fund shall be used to assist with recreational programming, projects in education, and capital improvements to public lands and institutions located exclusively within ANC6D.*

The Fund shall be managed by a neutral third-party who shall be designated as the Administrator. The Administrator shall be subject to the oversight of an Administrative Board comprised of representatives from CBCC, the City, and D.C. United. The Administrator shall issue Requests for Proposals, make determinations for approval, and issue disbursements from the Fund in accordance with financial management industry best practices, and Fund criteria and guidelines created by the CBCC. A minimum of \$50,000 or 10% of the total Fund, whichever is greater, shall be reserved for the ongoing oversight, monitoring and enforcement of the Fund criteria and guidelines by the CBCC.

3. *At the execution of this Southwest Soccer Stadium CBA, if needed, the City and/or D.C. United shall provide free office space sufficient for the day-to-day operations of the designated Administrator for this Fund.*

JOINT RESPONSE:

1. The District cannot grant this request as it has already submitted its Fiscal Year (FY) 2015 budget to the DC City Council. Any future funding for Randall Recreation Center and Arthur Capper Community Center must be done by the next Mayoral Administration or Council for FY 2016. There is currently a management and programming Memorandum of Understanding in place for FY 2015 with a local nonprofit organization at the Randall facility.
2. The \$5.3M request for the New Community Fund cannot be granted. This is a city-wide project and such a requested is unwarranted. There is no program to specify why the fund is needed or how it will be allocated. As noted, the proposal to develop the soccer stadium has been structured in such a way as to return a valuable piece of real estate back to the tax rolls, create a catalytic municipal economic development engine in Ward 8 and provide the final anchor for the burgeoning sports, residential and entertainment district emerging along the Anacostia waterfront. As such, this project is designed to benefit all 600,000-plus residents of the District not just the 14,000 individuals of ANC 6D.
3. As the request for the fund is being denied, there is no need for office space.

CBCC REQUEST

Additionally, D.C. United shall implement for the next 30 years the following education and recreation provisions, and/or such other new and equivalent programs to benefit the children and families residing in ANC6D, including, but not limited to:

- a. *Fully fund the D.C. United "Soccer Club" program in every elementary and middle school in ANC6D.*
- b. *Annually implement the D.C. United "United Reads" Program in every elementary school in ANC6D.*
- c. *Annually implement the D.C. United "Reading Corners" Program at the UNITY Health Clinic at Delaware and I Streets, SW.*

- d. *“D.C. Kicks for Kids” program at Jefferson Academy Middle School;*
- e. *Provide scholarships to sponsor up to 25 low-income children ages 8-18 to participate twice a year in a quarterly D.C. United Training Program, including transportation; and*
- f. *Provide scholarships to sponsor up to 25 low-income children ages 5-17 to attend for one week a full-day D.C. United summer soccer camp, including transportation.*
- g. *Monthly purchase full-page advertising in the local Southwester newspaper at a minimum cost of \$625.00.*
- h. *Provide free access and use of the new D.C. United stadium facility(ies) by not-for-profits in the ANC6D community during reasonable hours Monday through Sunday when not in use by the D.C. United Major League Soccer Team, its MLS affiliates, or other contracted entities.*

DC UNITED RESPONSE:

- a. D.C. United commits to continuing its United Soccer Club program at Amidon-Bowen Elementary, which was launched at that location in the fall of 2013, and has had an average enrollment of 30-40 students per session. A DC Scores soccer program already exists at Jefferson Middle School.
- b. D.C. United is exploring the evolution of the United Reads program and how the D.C. United Foundation will best support the promotion of childhood literacy and healthy lifestyles via relationships with schools and health centers throughout the region. Once the team has finalized its programming decisions, it commits to including Amidon-Bowen on an annual basis. D.C. United’s relationship with Amidon-Bowen is extensive, and the club recently readied the school for the 2014-15 academic years as part of D.C. Public Schools Beautification Day.
- c. D.C. United is exploring the evolution of the Reading Corners program and how the D.C. United Foundation will best support the promotion of childhood literacy and healthy lifestyles via relationships with schools and health centers throughout the region. Once the team has finalized its programming decisions, it commits to including UNITY Health Clinic on an annual basis.
- d. D.C. United currently partners with local organizations, recreation centers and schools to distribute tickets to underserved children in the Washington, D.C., community. It commits to including Jefferson Middle School in its annual program.
- e. D.C. United currently offers full and partial scholarships to qualified players of appropriate skill level and ability on an as needed basis. It commits to bi-annually identifying potential scholarship recipients who are residents of ANC 6D. D.C. United will not provide transportation.
- f. D.C. United commits to providing up to 25 scholarships for qualified low-income children ages 5-17 who are residents of ANC 6D to attend a D.C. United weeklong summer day camp. D.C. United will not provide transportation.
- g. D.C. United commits to purchase one full-page ad in each issue of the Southwester newspaper.

- h. Per the Ground Lease, the stadium will be available for a minimum of 3 community events per year. As a willing partner in the community, D.C. United commits to reviewing individual requests for further meetings or gatherings that arise.

CBCC REQUEST

Enforcement and Monitoring

There shall be assigned a tribunal comprised of representatives from D.C. United, The City, and CBCC which shall hold regular (monthly, quarterly, etc.) meetings to ensure the provisions of this CBA are executed in a timely manner. Such tribunal shall make recommendations as necessary to the end of fulfilling each directive.

JOINT RESPONSE:

Although we decline establishing a New Community Fund., we suggest establishing a Soccer Stadium Advisory Committee similar to the Advisory Committee put in place for development of the Walter E. Washington Convention Center.

The purpose of that group was to advise the Washington Convention Center Authority (now Events DC) on any issues related to the building of the new Convention Center. Since its inception, the Convention Center Advisory Committee (CCAC) has advised on the development of design guidelines ensuring the new center is consistent with the surrounding neighborhood and historic preservation, the needs of the community, parking issues, transportation issues, pedestrian movement issues, economic development spin-off opportunities, participation by local, small and disadvantaged businesses and other issues important to the community that may arise.

While the CCAC was legislatively mandated with specific appointments by the Mayor and Council, we are open to meeting monthly and having the development team report out to the community at large on issues relating to design development, transportation, employment, apprenticeship and economic development, among others as requested.

Again, the District of Columbia and D.C. United understands the concerns noted in your Community Benefits Agreement proposal. The development of the proposed soccer stadium provides a number of opportunities for local residents, in the CBCC service area, and beyond.


The soccer stadium legislation includes a number of economic inclusion provisions that will provide for employment and apprenticeship opportunities. On virtually all other requests, the District provides a wealth of resources to meet those needs.

As noted, we will continue to meet with CBCC, ANC 6D and the larger community through the proposed Soccer Stadium Advisory Committee process before, during and after construction of the stadium and will provide focused attention and assistance when and where needed.

Sincerely,



Allen Y. Lew
City Administration
Government of the District of Columbia



Tom Hunt
Chief Operating Officer
DC United

Attachment



District of Columbia Housing Authority

1133 North Capitol Street, NE Washington, DC 20002-7599

202-535-1000

Adrianne Todman, Executive Director

October 10, 2014

Allen Lew
City Administrator
District of Columbia
1350 Pennsylvania Ave NW
Suite 521
Washington, DC 20004

Dear Mr. Lew,

The DC Housing Authority is firmly committed to preserving the same (or higher) number of housing it owns that is available to low income families. This includes maintaining or replacing existing units in our public housing portfolio. To that end, DCHA has reviewed its portfolio and estimates that \$1.3 billion will be required to bring its existing inventory to a 20-year viability. While some properties will require complete reengineering and redevelopment, others will require minor upgrades and renovations. We are finalizing the capital needs assessment of our entire stock. This review includes the properties in the Southwest corridor.

A comprehensive planning effort has already begun for the Greenleaf community and will include active communication and outreach with residents, the community and stakeholders. Through this planning process, DCHA will determine the best way to bring long term viability to Greenleaf. We have not yet begun a similar process at Syphax nor James Creek, and, as such, there are no plans to redevelop either site.

Best regards,

Adrianne Todman