



**Advisory Neighborhood Commission 4B**  
**Government of the District of Columbia**  
**6856 Eastern Avenue, NW - Suite 314**  
**Washington, DC 20012**

**RESOLUTION #4B-18-0905**  
**Recommendations Regarding Demolition Safety**  
**At Walter Reed**  
**Adopted September 24 2018**

Advisory Neighborhood Commission 4B (the Commission) takes note of the following:

- The Walter Reed campus is now under control of 3 entities; 1) DC Government DMPED, including the Master Developer, 2) US State Department and 3) National Children's Medical Center.
- The Hines-Urban Atlantic-Triden, Master Developer (MD), of the District of Columbia portion of the Walter Reed campus has completed an extensive abatement on Building 2, the Walter Reed Hospital building. Exterior demolition of this building started in ~April/May 2018 and will continue to January, 2019.
- ANC 4B has significant concerns about the impact of the demolition and/or renovation of any building on the health and wellbeing of its residents.
- ANC 4B residents have had multiple complaints regarding dust from the hospital demolition causing adverse respiratory impacts.
- Residents also have questions about the makeup of the dust and seek evidence that all harmful substances have been removed in the remediation process.
- Residents request the DC Department of Health and Human Services (HHS) in ensuring dust particulates do not contain pathogens, including remediation to any injury caused by the pathogens.

Commissioner Tanya Topolewski, 4B02 held a comprehensive meeting regarding these serious health and safety concerns on August 20, 2018. To address these concerns with the Developer Team, the Mayor's Office, and the District of Columbia Dept of Energy and Environment.

- From that meeting, the developer committed to the following:
  - Engaging HP Environmental, a third party environmental protection expert to review of the demolition procedures. HPE recommended and the developer approved purchasing and dust monitors to be strategically employed at locations closest to surrounding residents (mainly on Fern and Georgia Ave.)
  - Dust will be tested for presence asbestos, lead, PCBs, etc. (These substances should have been removed during abatement. These tests should confirm these substances are not in the dust.)
  - Additional water use on site to prewet the building and also wet the dust generated during active demolition. (Water fuses with the dust and causes it to drop to the ground quickly, limiting it's spread.)
  - To review and implement other strategies HPE noted as appropriate
  - Providing a report memorializing the additional dust mitigation strategies that will be taken (There is a Demolition Plan for this project already that has been and continues to be implemented, this will be enhancements to that plan.)
  - Additional communication with the Community about construction activities through various media including direct flyers, listserv and website postings.
- At the September 17<sup>th</sup> Walter Reed Advisory Committee meeting the developer updated the community on promises made at the August 20<sup>th</sup> meeting. Summary:
  - Provided the Enhanced Dust Mitigation Plan which includes
    - Reported on the additional wetting measures taken for dust entrapment: 2-4 more fire hoses; two additional High Output "DustBoss"es; and an additional water truck all of which will provide additional wetting to the building surfaces during demolition
    - Additional limitations on demolition on windy days
    - Trucking materials fully tarped, and washing tire

- Dust monitors are in place close Fern and Georgia. The real time data is being provide to DOEE. They are working out how this is being shared
- Dust has been tested and shows no evidence of asbestos, lead, PCB's or other contaminants
- Reviewed their communication efforts
  - Provided a 90 day look ahead for construction activities
  - This will be distributed to the community via website, listserv posting, new bulletin boards at various locations of the site perimeter

## **RESOLVED:**

ANC 4B recommends the following:

- That the developer keep following the Enhanced Dust Mitigation Plan
- That DOEE and the Developer share the real time monitoring data with the community in an easily accessible way
- Provide copies of the Enhanced Dust Monitoring plan to the community, with specific follow up to people of special concern
- Provide the test results of the dust composition
- Improve their communication with the community by committing to a Communication Plan which would include (at a minimum):

### A. ELECTRONIC DISTRIBUTION

1. Establish and maintain an email distribution list (e.g.)
  - a) Relevant Shepherd Park, Takoma, Brightwood, Lamond list serves
  - b) Internal listservs of close multifamily buildings and perhaps their internal bulletin boards.
  - c) Relevant churches/synagogues and other faith organizations
  - d) DCI
  - e) Old Takoma Business Assn
  - f) ANC 4B and 4A

### B. POINTS OF CONTACT

1. Distribute email and phone number points of contact on all distribution materials.
2. Developer contact phone and emails

3. DC contact (Mayor, Councilmember, LRA, DCRA, DOEE, etc)

C. PHYSICAL COPY DISTRIBUTION

1. Provide a physical copy of notices and background documents to:

- a. Shepherd Park and Takoma Libraries
- b. Ft. Stevens Rec
- c. Takoma Rec
- d. Physical bulletin boards at the perimeter of the site for postings of construction updates and events:
- e. At corners and/or bus stops

2. Distribute the 90 day construction look ahead via the Communication Plan

**FURTHER RESOLVED:**

That the Commission designates Commissioner Tanya Topolewski, ANC 4B02, to represent the Commission in all matters relating to this resolution.

**FURTHER RESOLVED:**

That, in the event the designated representative Commissioner cannot carry out her representative duties for any reason, the Commission authorizes the Chairperson to designate another Commissioner to represent the Commission in all matter relating to this resolution.

**FURTHER RESOLVED:**

Consistent with DC Code §1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

**ADOPTED** by show-of-hands vote at a regular public meeting (notice of which was properly given, and at which a quorum of six of eight commissioners was present) by a vote of six yes, 0 no.