

MOVING FORWARD AT BARRY FARM:  
**A COMMUNITY  
DIALOGUE** | 9.10.18



# INTRODUCTIONS – BARRY FARM TEAM



GOVERNMENT  
PARTNERS

DISTRICT OF COLUMBIA HOUSING AUTHORITY (DCHA)  
NEW COMMUNITIES INITIATIVE (DMPED)

DEVELOPERS

PRESERVATION OF AFFORDABLE HOUSING (POAH)  
A&R DEVELOPMENT

RELOCATION  
SPECIALIST

HOUSING OPPORTUNITIES UNLIMITED (HOU)

NCI SERVICE  
PROVIDER

FAR SOUTHEAST FAMILY STRENGTHENING COLLABORATIVE

## AND YOU!



# OVERVIEW



- This meeting marks the beginning of a **community engagement process** that will **refine the Barry Farm redevelopment plan** to respond to concerns raised by the DC Court of Appeals and the community.
- The community engagement process will last through the fall, with the goal of having a refined plan **by the end of the year.**
- A few things will remain true, even in the revised plan. We call these the **“GIVENS.”**



# GIVENS



- The process to refine the Barry Farm plan will happen in consultation with residents and other community stakeholders.
- Every household who lived at Barry Farm on or after 10/11/12 and is lease compliant will have a right to return as stated in Resolution 16-06. That right lasts until you move into a new unit.
- The plan will include units that fit your family size, including large-sized units (i.e. 4, 5 and 6 bedrooms).
- There will be a mix of affordable and market-rate units, rental and homeownership.
- Relocation and Demolition will continue and Street Improvements will begin in 2019.



# TONIGHT'S OBJECTIVES

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## IN THIS MEETING WE WILL:

- Provide updates for ongoing relocation, demolition and street improvements.
- Review DC Court of Appeals decision about the Barry Farm redevelopment plan.
- Discuss the impact of the court's decision on the Barry Farm redevelopment plan.
- Review upcoming community process and timeline.
- Listen and get feedback from you in small group discussions.



# Relocation, Demolition and Street Improvements



- Relocation will continue in order to clear the entire site
- Demolition began the end of July 2018 so street improvements can begin 2019
- The redevelopment will include significant infrastructure improvements such as utility upgrades, new streets, public right of ways, etc., after demolition to make the site ready for new buildings.



# BARRY FARM ZONING TIMELINE

- **12/8/14** DC Zoning Commission (ZC) approved Barry Farm redevelopment plan for up to 1,420 units + ~40K SF Retail/Community + ~2 acres green space.
- **8/13/15** Barry Farm Tenants and Allies Association appeals to DC Court of Appeals
- **4/26/18** DC Court of Appeals rules that development can proceed after the ZC clarifies 5 major points about the plan.
- **NOTE:** The Court's decision affects the buildings and amenities that will be built on the site, referred to as "vertical development." It does not affect ongoing relocation, demolition or street improvement work.

# DC COURT OF APPEALS DECISION

The DC Court of Appeals identified the following as items of concern that should be addressed in a revised Barry Farm Plan:

- The Court of Appeals would like to see the following be consistent with the District's Small Area Plan (SAP) for Barry Farm:
  - **Density** – SAP calls for up to 1,110 units
  - **Affordability Mix** – SAP calls for 1/3 replacement, 1/3 other affordable and 1/3 market
- **Amenities** - The availability of adequate amenity space for the residents who would lose private yards
- **Relocation** - A relocation strategy that maintains/strengthens resident connection to the site during the temporary relocation period
- **Return** - A return strategy that accommodates 380 households; ZC-approved plan accommodated 344.



# **COMMUNITY ENGAGEMENT PROCESS**

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In the upcoming community engagement process, we will ask:

How should the Barry Farm redevelopment plan be refined as a result of these concerns?

# MEETING SCHEDULE

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## Resident-Only Community Meetings

- **Monday, September 10th: 5:30pm – 8pm**
- **Thursday, September 13th: 5:30pm – 8pm**

## Resident and Community Stakeholder Meetings

- Meeting 2: Monday, September 17th
- Meeting 3: Monday, September 24th
- Meeting 4: Wednesday, October 10th
- Meeting 5: Monday, October 22nd



# TONIGHT'S DISCUSSION QUESTIONS

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- **QUESTION 1:** What strategies should be used to keep residents connected to the site during relocation?
- **QUESTION 2:** How can we maximize return of Barry Farm residents to the new development?
- **QUESTION 3:** Based on the presentation you heard tonight, what's your biggest question, concern, or area you'd like to focus on? Be specific.



# REPORT OUT



Feedback



# NEXT STEPS

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## Meeting 2: **Monday, September 17th** **Barry Farm Recreation Center**

Meeting Focus: Resident & Community feedback  
on five key issues highlighted by DC Court of  
Appeals Decision