

Mr. Anthony Hood, Chairman

DC Zoning Commission

May 21, 2014

Subject: Testimony in Opposition to proposed McMillan Park PUD (Case # 13 - 14)

Dear Chairman Hood:

I live in Park Place condominiums located across the street from McMillan Park. I've lived there since 1991 and have lived in Washington, D.C. since 1978. My two daughters were born in D.C. and went to public schools here. Recently they told me how privileged they now feel to have grown up in D.C. **because** of the diversity of our city's population.

As I listened to the developers presentation on the Vision McMillan Partners (VMP) at the May 1st Zoning Commission hearing, I couldn't help notice the similarities in this proposal to those we were shown in years past. They have simply proposed a slight increase in green space by proposing a 13 story monstrosity which their high tech presentation glossed over. As a result their presentation lacked credibility and smacked of P.T. Barnum hucksterism.

I also testified at the May 13th Zoning Commission hearing. And as I said at that hearing, I'm not only concerned about the obvious negative physical impacts that this proposal will have on our community. I'm also concerned about the impact on the diversity of people living in Brookland and DC in general. This also runs contrary to the history of McMillan.

I fear that the VMP proposed development plan will lead to more gentrification and less diversity. The proposal's reliance on high priced residential and commercial space is obviously driven by their desire to maximize profits subsidized by our tax dollars. While some may hope this will drive up neighborhood property values, it will also contribute to more gentrification and a boom and bust real estate cycle.

I am therefore opposed to the VMP first - stage consolidated PUD and the related map amendment (Case # 13 - 14) and compelled to warn you and my neighbors of the irrevocable harm the VMP plan will inflict on our community.

That said, I'm not against all development. I have visited and enjoyed repurposed industrial sites such as the High Line in New York City or the Gas Works in Seattle. The VMP proposal has none of the creativity and inspiration of those spaces which have provided enjoyment to local residents and tourists from around the world.

The VMP is also certainly is not worthy of the Olmsted name. I was much more impressed with the presentation of Miriam Gusevich, an associate professor at Catholic University's School of Architecture and Planning, who's visuals showed much more promise while also preserving green space, examples of which are at: <http://www.gm2studio.com/>

I am also very concerned about the negative physical impacts of the VMP proposed development on our community including. These include:

*** Thirteen story office buildings, which would dwarf the historic two-three story row houses surrounding McMillan Park and would destroy its historic vistas, a priority of the National Capital Planning Commission.

*** A dramatic increase in vehicle traffic. The applicant estimates that the proposed project would create at least 6,000 additional car trips to the McMillan Park area each day, which will place an unbearable strain on our already congested neighborhood streets with many intersections already receiving failing grades from DDOT.

*** This additional traffic would also increase noise and pollution, and make traveling more dangerous for pedestrians and bicycles.

*** The loss of parking spaces for community members living near McMillan Park and those visiting the Children's Hospital.

The VMP proposed plan also fails to take into account the Summary of Recommendations for Site Revitalization of McMillan Park (DC Office of Planning, February 2002), a city - led effort to identify community priorities for the site. This study identified many of the applicant's proposed uses for McMillan Park as unacceptable including hospital/medical facilities and high - rise office and residential buildings.

The VMP plan also completely disregards key recommendations of this study:

•"A minimum of 50% (approximately 12.5 Acres) of the McMillan site should be revitalized as publicly accessible open space."

•"The remainder of the site should be developed with low and moderate intensity uses."

•"Vistas from the site are significant and should be preserved in conjunction with development of

public open space.”

Thank you for listening. I strongly urge you to deny VMP's application and call upon the city government to solicit only inspired proposals, such as Ms. Gusevich's that will make McMillan something Brookland and D.C. residents can be proud of and which will attract visitors from around the world.

Sincerely,

Richard Hind

3125 Hawthorne Drive, NE (Park Place 1)

Washington, D.C. 20017

(202) 986-1028

Submitted on 5/21/2014 by:

Richard Hind

3125 Hawthorne Drive, NE (Park Place 1) Washington, D.C. 20017