

May 13, 2014

To Chairman Hood and Zoning Commissioners,

My name is Angela Ray and I reside several blocks south of McMillan on First Street NW

Let me first say that I want to see McMillan developed and like most of my neighbors, I want to see a grocery store and have a place where children can play. However, if office space of this scale goes in, children won't be safe on the sidewalk. As a child, I played hopscotch on the sidewalk. Instead of playing dodge ball, our kids will be dodging cars.

The major issue here is vehicular traffic generated by employees and visitors to a medical center that no one has signed up to rent, and that we do not need

This new onslaught of traffic to an already taxed infrastructure is not merely an inconvenience. Vibrations from current traffic and construction on First Street, has resulted in damage to our homes. (See photos attached.) Having 1,900 employees of the medical center using First Street as their only entrance, threatens to damage our stately, over 100 year-old, historic homes and increases safety risks. Currently MD & VA drivers weave their way through our streets from NY Ave (from Rte 50 and 395).

I want to celebrate development at McMillan, but I don't think we need to endure damage to our homes or sacrifice our quality of life because of it. The solution I believe is simple. Limit the scope of what may – or may not be a medical center. **Traffic is the central issue and the size of the medical center that we do not need, will drive the significant increase in traffic.**

Consider:

- We have six hospitals within walking distance,
- Washington Hospital center is building a facility on their own property;
- With all the planning no one has signed up to rent it;
- At a Prince Georges County District 6 meeting, it was stated that 25% of their residents use DC hospitals. This demand will drop once the new Medical Facility is opened in Largo Town Center;
- There is available vacant office space in NOMA and other areas; and
- Basically, I'm not aware of any study proving the need for it.

Yet it threatens to destroy our way of life. After approval of a less than fully defined plan to build it, we believe the only traffic mitigation strategy will be to convert First Street from a residential street to a major commuter freeway. Coincidentally, DC Water has proposed to remove parking and take out tree boxes on First Street, to run traffic right up to our doorsteps during their two-year of construction project.

The traffic study published by DDOT in January of this year recommended “traffic calming”. This flies in the face of that. We need to have a traffic study that encompasses beyond the four walls of McMillan that reflects the true impact to the community Simple solution – do not write VMP a blank check by approving a variance to allow a structure of height and density that is incompatible with the community and will literally leave most of the development in the dark

Please save our homes and our quality of life.

I appreciate your time, attention and consideration.

**Respectfully Submitted,
Angela Ray**

Photos Attached

