

Good Evening All,

I am testifying today in opposition to the McMillian Development as it is applied for and also, to support the development of McMillian into a facility to be better utilized park like space. Preferably, I would encourage our City Officials, including this group of Commissioners to pay close attention to what the Comprehensive Plan calls for and to utilize this unique green space to be more inclusive to the overall long term needs of our communities. **This McMillian space is most suited in this part of our city to fulfill our Comprehensive Plan's focus on having park like facilities** as well as encouraging local grown foods; a definite need for a rapidly growing city where the population is continuing to explode. So, unless you can find a different city owned site which would be more suitable, this McMillian site should be reserved.

Pertaining to the McMillian Parcel of Land:

To date, our City Officials have all talked a great game of being "green" as it relates to preserving green space, health, exercise, healthy eats, construction materials, etc. yet they have done very little to integrate this into their expansive approach to development. Have we not learned anything from Noma.. as nice as it is and income producing for Our City, It is a concrete city...the residents and workers have no green space to enjoy or exercise...have we not learned from that? It is counter-intuitive as well as counter-productive to spend so much focus on "bike lanes", green roofs, etc., while the first thought process is to develop every available open/green space rather than focus on the already existing concreted / asphalted / developed real estate. It would be considered double talk for a City Officials to tell their constituents about recycling yet these same City Officials refuse to recycle themselves.

Thus saying this, McMillian should be one of the last spaces which is allowed to be developed (over developed); especially such a special space with the existing historical and unique underground cavern-like design, which has persevered through all who has attempted to destroy it over the years. Those underground caverns should be creatively utilized for a more useful purpose. This brings up a most interesting usage – why not utilize this space for vertical vegetation. For a city which as almost no agricultural production, why not be green and utilize this space for the GREEN needs of our city residents while still focusing on the actual needs of our surrounding community of residents. Why not create a mixture of innovative agriculture, light retail and a most needed park with facilities similar to what most progressive suburbs have created for their communitiesI believe the Courts have suggested a different approach to this land. This would be a great alternative!

Moving on --- Let's look at the most absurd approach that is being presented by the developers:

How is it possible that a developer gets such a huge acreage of land for "free" (tremendously less than market rate) by the city, be given city funding as well as tax incentives, etc., yet have the audacity to ask for relief of density in order to attract an anchor tenant which is needed to financially support the retail that is being provided. Understanding that this following statement may be paraphrased but after reading it .. "The submittal explains that in order to make the building moderate-density, two floors would need to be removed, jeopardizing the developers' ability to secure an anchor tenant and generate enough traffic to support the retail. In that circumstance, the developer would be unwilling to

move forward with the project as a whole” in the March 15th article by Urban Turf, I thought WOW! What an ignorant argument!!!

It is absolutely absurd for someone to be “given” this much land for pennies, given funding for prep, given funding for the project, given incentives – totaling I believe \$300million, probably bond money, etc and then they have the audacity to say that unless they are given a relief for 2 or 3 extra floors, that they would be unwilling to move forward with the project!!

ARE YOU SERIOUS!!! HOW UNGRATEFUL! But I guess this is what campaign financing and entitlement allows. This is what the pattern of allowances being rewarded by our Zoning agencies, boards and Commissions. I remember 901 Monroe Project where Office of Planning tried for 4 times and could not produce adequate support to allow Zoning to easily approve the project and the Vice Chair Commissioner loudly admonishing Steve Cochran to get it right at the 3rd submittal. It was SAD then and it is SAD now that we are at this point with this special parcel of Park Land which should stay park like! And that’s why we have a President in the White House who feels he can say anything, insult every culture, LIE so much but still be President! So, how do we complain about that when we do similar things to our own on a local level?

It is quite obvious that the unwillingness of the Developer to move forward with developing this site unless they get the extra FAR says volumes **They are the wrong Developer for this parcel of Land.** First and foremost, on any contract to purchase, unless it is stipulated that the Buyer needs approval from Zoning for more FAR to move forward...the decision to “purchase” the land would be based on the current zoning...anything zoning approved would be icing on the McMillan Cake! Obviously, this is not the case here because the developer must have approval for additional floors or they would be unwilling to move forward.

Give me the land and all the financial support afforded to this developer and I will put into a Trust solely to fund our City’s needs as I described above and utilize the profits to fund much needed programs... and at the same time, giving the city the same as or more than what is being promised over 30 years. This developer is absolutely ridiculous and the City Officials who support this thought process must have an alternative incentive other than the best interest of OUR City and the NEEDS of our communities. It is almost impossible to out build DC in the next 20 years ... not with all the development planned. We must retain space for parks and local agriculture and the most suitable parcels for this must be protected for such usage.

The City seems to be working in unison with the developer to get this McMillan Development approved which is counter intuitive if the community is supposed to have an input. From my understanding, No RFP was sent out, however years later, a retroactive approval from Chairman Mendelson was issued which validated this Developer being chosen. It is inconceivable what is occurring and somehow the community cannot seem to be able to depend on fair play by OUR city officials who have been chosen to represent our needs, concerns, grievances or even take into consideration our input --- our attendance and input from meetings and hearings seem to be just a façade to document that the community had “input”. At some point, we have to reinstall the integrity eardrums of our City Officials.

Next, I will touch on the developer's submittal of the MEDICAL OFFICE argument supporting their plans which is part of our Comprehensive Plan. I think that this is a red herring approach...for many reasons.

1. Washington Hospital Center has space if it needs to place medical offices. The City should give them some money and incentives to restructure their parking lot and utilize their available space if the City really wants to address Medical Office Space.
2. Walter Reed will have Medical Offices so some easement of "needed" Medical Office space will be provided there. There has been no outcry from adjacent hospitals for medical space.
3. A new United Medical Center is being built which will offset the pressure on hospitals in NE and NW. The selection has been reduced to 2 sites...Current UMC site and St. Elizabeth.
4. Soldier's Home is in the process of developing 77 acres with Commercial and residential spaces ...this sits on the immediate northern side of Washington Hospital Center and Children's hospital. More opportunity to build such Medical Office space if necessary there.
5. Big Parking lot on corner of Michigan and Irving St. Owners plans to build a Hotel there...also has opportunity to fulfill need of Medical Offices if ever needed.
6. Clover Leaf Land usage at the intersection of North Capitol and Irving has been discussed. Opportunity for Medical Offices if needed can be addressed here as well.
7. Catholic University has 49 acres between Harewood, Irving, Michigan and North Capitol. This "Medical Office" space can be addressed here.
8. If we do underground North Capitol between Taylor Street and Michigan Ave or further (similar to 395), there will be a lot of buildable space for Commercial and Residential space.

And this is just in the immediate 400 yards from the current Hospital site in different directions. So, if need for Medical Office space ever arises over the next 5+ years, it seems that we will have other developments coming on board which will be able to mitigate a so called needs. But remember now, we will be shifting the overburdening of our current Hospital utilization to different parts of the City over the next 5 years so utilizing the Comprehensive Plan "Medical Office" requirement is not necessary and premature at this time. It is a Red Herring for being awarded approval for additional FAR.

With all this development planned, which is not addressed in any current traffic studies or mentions of alternatives for Medical Office, housing, affordable housing, retail, etc, our area and roadways will be oversaturated with retail, medical office space, commercial and residential space and increased traffic. **In saying this, there is absolutely no reason that McMillan has to be the priority green space to be developed to solve all the goals of listed in the Comprehensive Plan.** Let's be real ... this is sheer GREED on the Developers mind, not solutions for our communities.

We should consider a development focused more on a park with park like amenities and facilities which will encourage our seniors, kids, families, visitors to live a healthier life, include vertical space for growing local vegetables, educating our youth and community hence providing more access to fresh food. This same site could be utilized to be a set of underground restaurants and fun filled spaces including a low to slightly moderate density development of retail - A Historic Preservationist Approach.

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