Dear Office of Zoning,

I am writing to express my concern about just a few of the many adverse impacts that the Vision McMillan Partner's (VMP) consolidated PUD, master plan, and proposed rezoning of the Historic McMillan property to CR and C-3C Zone Districts will have on the surrounding communities.

The proposed development poses a number of unacceptable traffic risks to the neighboring communities. As admitted by the developer's paid consultant, the project will generate about 2,000 additional cars per hour during morning and afternoon rush hours, with at least 6,000 additional vehicles per day overall. As bad as these numbers are, the developer-supplied numbers neither take into account the traffic jams already on First Street and North Capitol Street, nor do they consider the traffic that will also be generated from other developments such as the massive Armed Forces Retirement Home development (just a block from McMillan Park), the Monroe Street development, Catholic and Trinity University projects (causing more than 10,000 new vehicle trips per day through this neighborhood in a few years). And because of the lack of any workable street grid in and around McMillan Park, the area is littered with a substantial number of intersections that receive failing grades from DDOT. Although gridlock is foreseeable, neither the District nor VMP have investigated the potential impact on fire and emergency response times and accessibility to the largest medical center in the District. The plan also foresees to remove substantial amount of street parking spaces in the neighborhood, which will severely impact available parking. In sum, VMP's proposed project will have an unacceptable traffic impact on the neighboring communities for which no feasible mitigation measures are being proposed.

The height, size, and density of the proposed PUD and master plan are not in compliance with the Comprehensive Plan and specifically the section in the Comprehensive Plan that states that no more than moderate development is suitable for the site and that the city should not give away public land. The McMillan Park property is listed on the National Register of Historic Places and the proposed PUD would demolish 80% of the historic structures at the site, according to the October 2013 Historic Preservation Review Board denial of the demolition application.

The proposed master plan and PUD will also have an unaccepted impact on the needed open and park space in Ward 5 as well as DC as a whole. The 1901 McMillan Plan was part of a comprehensive plan to preserve and create park space and foster recreation as part of the "Emerald Necklace" of parks along the high points of the city. Washingtonians used the area as a park until it was fenced off by the city at the beginning of World War II (and many still played there surreptitiously in the '60s and '70s). The current plan would demolish this Frederick Law Olmstead Jr. Park. Rather than create the stunning place (with retail and other amenities) that a properly and carefully readapted McMillan Park could be, the proposed plan removes this open space and park from the neighboring community, Ward 5, and DC as a whole and lives it with a rump of what the amazing place could be. The loss presents an unacceptable impact both in terms of park and needed open space resources, but also in terms of stormwater and flood risk impacts due to overly dense development in an area already susceptible to flooding.

Lastly, the proposed development will cause land values in the neighborhood to become even more unstable than they have been in the last few years as a result of the high-priced properties. The proposed plan's so-called affordable housing is to scarce and aimed at people with incomes far beyond those of Washingtonians truly in need of affordable housing. The District has neither studied nor presented any proposals for mitigating negative impact.

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Signature

ZONING COMMISSION
District of Columbia
CASE NO.13-14
EXHIBIT NO.342