

May 6, 2014

Anthony Hood

Chairman

DC Zoning Commission

Subject: Approve the VMP PUD!

Dear Chairman Hood:

I would ideally like a little less development and more transit mitigation strategies; however, this plan is highly preferable than the status quo (unusable land in an area that needs some commercial real estate.)

With that in mind, I am writing to express my support for approval of Vision McMillan Partner's (VMP) first-stage and consolidated PUD and related map amendment to rezone the McMillan property to CR and C-3-C Zone Districts.

As a resident of the surrounding community, I have observed over the last six years and participated in VMP's tremendous efforts to work with and for the community to conceptualize and develop plans for the former McMillan Sand Filtration Plant. The result is the creation of a place that local residents can enjoy and benefit from and that the greater District community can be proud of. VMP came back to us again and again when we had concerns or wanted changes and have consistently addressed the majority of our desires with thoughtful revisions.

The proposed plans, which truly pay homage to the historic significance of the site while providing a beautiful, new place to work, shop, play and live, offer residents and the district many tangible benefits, including:

- 12 acres of new, public open and green space;
- 3,200 permanent jobs;
- \$1.2 billion in new tax revenues;
- New contracting opportunities for local, small and disadvantaged businesses;
- Preservation of all 24 historic buildings on site;
- Local serving grocery and retail;
- A walkable community;
- 17,000 SF community center and pool;
- Affordable housing during a time that many consider the housing shortage to be at crisis level;
- And finally, an opportunity for the fences to come down so that we can actively enjoy this local treasure.

I join many in this community in asking for the support of the Zoning Commission on this issue and I am grateful for your thoughtful review and often-thankless work to bring meaningful and sustainable development to the District.

I hope the developers will work with local civic associations to address as many of the concerns as possible, and I look forward to the future of McMillan.

Sincerely,

Eduardo Nunes

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Submitted on 5/6/2014 by:  
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