

Anthony Hood, Chairman
DC Zoning Commission

May 6, 2014

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

Dear Chairman Hood:

I am writing to express my opposition to the Vision McMillan Partners (VMP) first-stage consolidated PUD and the related map amendment (Case # 13-14) and to express my concern about the unacceptable negative impacts on the local community that would result from the proposed development.

As a resident of neighboring Ward 4, and someone who passes by McMillan Park frequently, I am deeply concerned about the negative impacts of the proposed development on the local community for these reasons:

- Size of the proposed buildings, which would dwarf the historic 2-3 story row houses surrounding McMillan Park
- Dramatic increase in vehicle traffic placing an unbearable strain on our already congested streets in a neighborhood with many intersections that already receive failing grades from DDOT
- Loss of parking spaces for community members living near McMillan Park
- Storm-water and flood risk impact, due to overly dense development in an area susceptible to flooding.

The VMP plan 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:

- “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.”

The current plan would demolish this Frederick Law Olmsted Jr. Park, rather than create a stunning place (with retail + other amenities) that a properly and carefully readapted McMillan Park could be.

Thank you for taking the time *at this crucial juncture* to thoughtfully consider the adverse impacts of the VMP plan!

Sincerely,



Susan Muhlbach
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