

Testimony Opposing the VMP/District Plan to for the Historic McMillan Filtration Site

I live in Bloomingdale on V street between Capitol and first street I also have a lot of questions regarding the process that was followed, its legality, financial, jobs, grocery and other benefit claimed benefits as well as the practices employed by the developer against the community

You asked in the hearing earlier this week a lady from Ward 1 what the sentiment of the neighbors at Park View was. As a member of Friends of McMillan, I have been quite active to assist to collect more than 7,000 petition signatures against the current development plan and collecting letters of opposition. From that community engagement, regarding the sentiment in the neighborhoods directly adjacent to the site, I can tell you that the vast majority of the community (80%-90%) is adamantly against the proposed dense development and would like to see at least 50% park space and a preservation and re-use of the historic structures, including the underground cells and a competitive process for the development This is completely consistent with all other executed surveys over time

The only advantages and support that I heard from people regarding the VMP plan are the grocery, affordable housing and the jobs that are supposedly going to be created by the development

Since the two years that VMP has been undertaken the community engagement theater, they indicated to be working with great efforts to get the grocer to the site, last week VMP even testified "daily" After two years of working so hard to get a grocer as part of the plan, I think it is safe to conclude that the grocery is not viable at that location This is logical given the difficult transportation access, the low density of the buildings surrounding the site as well as the vast increase of grocers in the surrounding neighborhoods in the mean-time (first street NE, O market at 7th street, planned development at Florida and 9th); and it is also evidenced by VMPs request now at zoning to be allowed to go for a non-grocer retail option While VMP continues to claim to be working to realize a grocer, where is the information on the results of their 2-year grocer outreach and what the received response was There are not so many different grocers in the city all of which VMP surely already approached Where is the information that shows the outcome of this outreach? If VMP continues to imply that a grocer is one of the key benefits of this development, why are we at the Zoning Commission today, given that it is clear that such grocer is not part of the PUD and may never be viable?

Regarding the "job benefits", where are the detailed breakdowns showing the type of jobs for the different parts of proposed plan and why they would be DC based? If you walk around at the parking lot of the hospitals, you mostly see car plates not from DC What is the financial basis and market demand for the need for these huge amounts of medical offices Why would the hospital suddenly be able to create this vast extra business just because this is a new building constructed? Where is the confirmation from the hospital that there is a business need for this expansion and they will be able to fill the offices and with what type of services for which people would pay? Where is the agreement with the hospital as a key partner in this development to be made available to the public? Or are these job numbers just an assumption of the developer based on the size of the building they want to construct? Why are these medical offices not planned by the city on the parking lot, just north of Michigan avenue, where there is sufficient space available to construct this offices. Instead the community is insulted by

the VMP proposal to obtain US\$50 million in taxpayers' subsidies to demolish the historic underground structures at this National Historic Landmark to construct offices that would overlook an empty parking lot just on the other side of the street!

In case you did not see it yet, I am sharing the Structural/Geotechnical Engineering evaluation as undertaken by the Department of Housing and Community Development in 2000 which shows that there are a significant amount of stable cells, generally the interior cells, where no significant deterioration happened since the last survey in 1967 and what measures could be taken to allow the site to be developed as open space, a site for single source buildings or 4-story buildings. All the type of buildings that would fit perfectly with the Comprehensive Plan. If VMP claims that cells would need to be demolished, on the basis of being unreinforced concrete and apparently in dangerous condition, where is the independently not developer-driven updated engineering structural study to support that claim? Why are we currently at the Zoning Commission if the issue of the demolition of the historic structures and breach of the legal covenant put in the sales document when the city was purchasing the site from the US Army Corps of Engineers has not been resolved?

The lack of affordable housing as part of this plan was already discussed at length during the last hearing. But again regarding the so-called support for the plan, if there was real support for this project, then the developer would not have to hire a PR firm from Baltimore to pretend to be a "Neighbor" and start a "neighbors in favor of the VMP Plan campaign". The US\$30,000 which was invoiced and paid by the municipality I assume is only repaid to the city as this strategy was uncovered and difficult questions were being asked. How can it be that letters of support without signature are being submitted to the zoning commission as public witness letters, should these unsigned letters which can be based on anonymous website entry not be rejected? How many of the proponents for the project being here tonight wearing green signs as if they are people living in the neighborhood in support of the development and signing in as witnesses of support are in fact VMP employees or directly related to VMP? Where is the public oversight of this non-transparent, non-competitive, exclusive land development agreement fuelled with continuous taxpayer subsidies but without community input?

Why is VMP allowed to define the area subject to the traffic impact study so narrowly that the massive Armed Forces Retirement Home development (just a block from McMillan Park), the Monroe Street development, Catholic and Trinity University projects are left out of their traffic impact analysis, which will cause in total more than 10,000 new vehicle trips per day through this neighborhood in a few years in an area where a substantial number of intersections already currently receive failing grades from DDOT and without any real and viable mitigation options for this car-oriented development?

Neither the District nor VMP have investigated the potential impact on emergency response times and accessibility to the largest medical center in the District. I was in contact myself last week with a staff member of the emergency room facility of the hospital who shared to be VERY concerned about the proposed McMillan development. There are no guarantees, with all the traffic that this dense development will cause and due to the lack of alternative transportation options, that ambulances will not be stuck in traffic as traffic is now already quite terrible and traffic impacts are not mitigated. Should people have to die in ambulances being stuck in traffic due to the greed of this developer? The plan, out

of line completely with the Comprehensive Plan, and its negative impacts on the surrounding community is simply unacceptable

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