



May 12, 2014

Anthony Hood, Chairman
DC Zoning Commission
441 4th Street NW
Washington, DC 20001

RE: 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.

Dear Chairman Hood:

The DC Environmental Network (DCEN) writes to express opposition to the Vision McMillan Partners (VMP) first-stage consolidated PUD and the related map amendment (Case # 13-14) and to express concern about the unacceptable negative impacts on the local community that would result from the proposed development.

The DC Environmental Network (DCEN), founded in 1996 and spearheaded by Global Green USA — is working toward a vision of rebuilding Washington, DC's neighborhoods and communities for long-term economic stability — accomplishing this by protecting and restoring the Capital City's urban environment.

Since our founding in 1996, DCEN has watched District government support development schemes for McMillan Park that lacked vision and sensitivity to the environment on the site and in the surrounding neighborhoods.

As an organization that has commented and engaged on the future of McMillan Park numerous times in the past, we are deeply concerned about the negative impacts of the proposed development on the local community including:

- The size and scale of the development. The proposed plan is too massive and dense for this residential community and includes 13-story office buildings, which would dwarf the historic 2-3 story row houses surrounding McMillan Park and destroy its protected historic vistas, a priority of the National Capital Planning Commission.

- The dramatic increase in vehicle traffic. The applicant estimates that the proposed project would create at least 6,000 additional car trips to the McMillan Park area each day, which place an unbearable strain on our already congested streets in a neighborhood with many intersections that already receive failing grades from DDOT. This additional traffic would also increase noise and pollution, and make traveling more dangerous for people walking or on bicycles. The proposed plan fails to mitigate the gridlock traffic congestion that would result from the proposed project.
- This proposed 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. This study identified many of the applicant's proposed uses for McMillan Park as unacceptable including hospital/medical facilities and high-rise office and residential buildings.

The current VMP plan completely disregards key recommendations of the study:

- "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."

Sincerely,



Chris Weiss
Executive Director
DC Environmental Network



Paul F. Walker, Ph.D.
Director, Environmental Security & Sustainability
Green Cross International/Global Green USA