

Dear District of Columbia 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) proposal (Case # 13-14) for consolidated PUD, master plan, and rezoning of the historic McMillan Park property to CR and C-3C Zone Districts would 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 traffic consultant, the project would generate about 2,000 additional cars per hour of congestion during morning and afternoon rush hours, with at least 6,000 additional vehicles per day overall. As bad as these numbers are, the developer-funded analysis neither takes into account the existing traffic jams already taking place on First Street Northwest and North Capitol Street, nor do they consider the traffic that would also be generated from other development projects in close proximity such as the massive Armed Forces Retirement Home development (just one block north of McMillan Park), the Monroe Street development in neighboring Brookland, the Catholic and Trinity University projects, etc. So within a few years, more than 10,000 new vehicle trips per day would strangle vehicle traffic through the surrounding neighborhoods. 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 currently receive failing grades from DDOT. Although this type of gridlock is clearly foreseeable, the applicant has failed to investigate the potential impact on fire and emergency response times and accessibility to the largest medical center in the District adjacent to McMillan Park on Michigan Avenue. The applicant's plan would also remove a substantial amount of street parking spaces in the neighborhood, which would severely impact available parking in an area already plagued by parking problems. In total, the applicant's proposed project would have an unacceptable traffic impact on the neighboring communities for which no feasible mitigation measures are proposed.

The height, size, and density of the proposed PUD and master plan are not in compliance with the DC Comprehensive Plan and specifically the section in the Comprehensive Plan that states that no more than moderate development is suitable for the McMillan Park site and that the city should avoid giving away this valuable public land. The McMillan Park property is listed on the National Register of Historic Places, and the proposed PUD would demolish over 90% of the landmark's historic structures according to the October 2013 Historic Preservation Review Board denial of the demolition application.

The proposed master plan and PUD would also have an unacceptable impact on the desperately needed contiguous open green 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 in the District and to foster recreation as part of the "Emerald Necklace" of parks along the high points of the city. Washingtonians used McMillan Park as a public recreation and gathering space until the government fenced off the park at the beginning of World War II (and many local residents still played there surreptitiously during the '60s and '70s). The current plan would demolish this magnificent Frederick Law Olmsted, Jr. Park. Rather than create the stunning world-class destination (with retail and other amenities) that a properly and carefully readapted McMillan Park could be, the proposed plan would hijack this public open space and park from the neighboring communities, Ward 5, and DC as a whole and leave it with a rump of what the amazing place could be. This potential loss presents an unacceptable impact on the community both in terms of park and needed open

space resources, but also in terms of storm water and flood risk impacts due to overly dense development in an area already suffering from severely inadequate storm water management infrastructure.

Lastly, the proposed development would cause land values in the surrounding neighborhoods to become even more unstable than they have become in the last few years as a result of speculation on over-priced properties. The proposed project's so-called "affordable housing" is too scarce and aimed at people with incomes far beyond those of Washingtonians truly in need of affordable housing. The applicant has neither studied nor presented any proposals for mitigating these negative impacts.

Sincerely,

Rosina Memolo
First Name Last Name

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Signature

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