

McMILLAN/PUD ZONING HEARINGS

Testimony of Dr. Bertha Holliday

2nd Vice President

Bloomington Civic Association

(BCA)

May 1, 2014

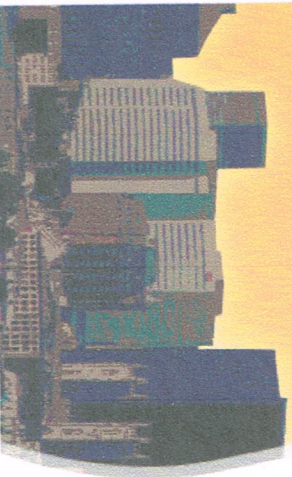
BCA'S 25+-YEAR POSITION ON MCMILLAN SITE

- Becomes a major neighborhood asset
- Enhances Bloomingdale's unique neighborhood character
- Promotes improvements in Bloomingdale's
 - ✓ historical stature
 - ✓ beautification
 - ✓ social & economic diversity,
 - ✓ recreational & open spaces
 - ✓ quality of life – especially for children, youth & senior citizens



THE McMILLAN CBA

- Required by law in recognition of the substantial special benefits, exceptions and variances requested of the District by the Developer.
- Required that the Developer provide amenities to affected communities with consideration of the value of special benefits requested.



THE McMILLAN CBA - 2

- In addition to the Developer and ANC 5E, BCA urges that CBA signatories also include:
 - ✓ The Government of the District of Columbia
 - ✓ BCA
 - ✓ Other Civic Associations with boundaries abutting the site



PROBLEMS WITH CBAS

- More often than not, Developer does not deliver promised amenities in full.
- Fail to include specific financial, administrative and accountability structures & procedures that ensure amenities are provided.
- Fail to ensure structured partnerships are built among the City, affected neighborhoods, and Developer.



SELECTED BCA SUGGESTED ADMINISTRATIVE STRUCTURES

- Establishment of a McMillan CBA Board that would:
 1. Include voting members representing the interests of DC Government, abutting communities, and developer/property manager
 2. Be responsible for overseeing the implementation of the CBA, annual budgeting and authorization of disbursement of all related funds; & contracting for needed services (e.g. scholarship funds).



SELECTED BCA SUGGESTED FINANCIAL STRUCTURES

- **Establishment of a McMillan CBA Escrow Fund as single pt. of deposit**
 1. To be held by a DC Government agency
 2. Ensure sustainability of CBA amenities
 3. Establishment of specific benchmarks for Developer payments to Escrow Fund & amenities delivery

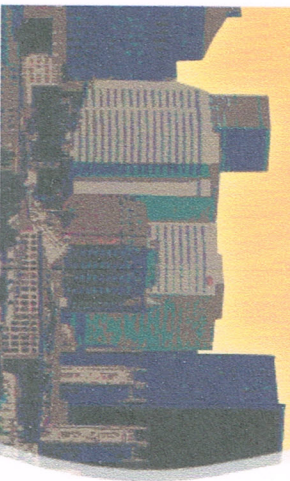


SELECTED BCA SUGGESTED ACCOUNTABILITY STRUCTURES

- Contracting of a **COMPLIANCE MONITOR**

1. Continuously monitors all aspects of CBA compliance and amenities delivery

2. Reports to the McMillan CBA



CHALLENGE OF THE MCMILLAN CBA

- **An Opportunity For:**
 1. An innovative approach to CBAs
 2. Creating substantive City/neighborhood/developer Partnership
 3. Ensuring promised amenities are delivered
 4. Promoting stronger residential neighborhoods with significantly improved quality of life.

