

To the DC Zoning Commission:

Here are the Top 10 Reasons to Reject the McMillan PUD (with new information):

1. The DC Auditor says that the deal has changed so much that it warrants 'a new competitive process.'
<https://www.washingtonpost.com/news/local/wp/2015/10/26/the-process-to-choose-the-developer-for-mcmillan-was-flawed-d-c-auditor-says/>
2. Disposing of this magical open public space steals a chance for DC to rival New York's High Line, Chicago's Millennium Park and Seattle's Gas Works Park; instead VMP wants a unnecessary medical office complex with some stores & suburban-style housing.
3. The traffic generated by this ill-conceived project will overwhelm an area that has no nearby rapid transit (no metro) and is already heavily trafficked, making access to the hospital center by ambulance a life-threatening challenge during rush hour.
4. The developer, with the approval of DMPED, hired Fontaine & Co. from Baltimore to attempt to discredit the local grassroots opposition and generate political cover for elected officials.
5. DC taxpayers are in a most ridiculous way paying \$78 million in costs (including over half million to lawyers) for a partnership that includes a billion dollar real estate company.
6. Public sentiment has been persistently against the current plan, before the Zoning Commission, the HPRB, in surveys, in neighborhoods meetings.
7. It makes a mockery of local and national historic preservation.
8. It will block the view of the Capitol that President Lincoln saw from Lincoln's Cottage, where he drafted the Emancipation Proclamation. Lincoln remarked upon the symbolism of this view in his diary, and it should be preserved for the tens of thousands of visitors who annually make a pilgrimage to the Cottage.
9. Destroying the site for tax revenue is myopic. Economic development is already booming & the DC budget is in surplus with major projects assuring billions of increased revenue far into the future: The Warf, City Center, Walter Reed, NY Ave.
10. The DC Office of Planning has a direct conflict of interest in helping conduct a meaningful comprehensive review of the project because the Applicant includes OP's boss agency, the Deputy Mayor's Office of Planning and Economic Development (DMPED).

In the spirit of ethical and transparent government, Zoning Commissioners must vote NO on the second-stage PUD approval in Case 13-14A pursuant to the PUD Standards in the Zoning Regulations.

Regards,
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