

From: [SaveMcMillan ActionCoalition](#)
To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Subject: Fwd: Case No.13-14E
Date: Thursday, July 17, 2025 12:12:00 PM

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Some people who received this message don't often get email from smac.dc@gmail.com. [Learn why this is important](#)

The proposed change in ZC 13-14E is in violation of the Zoning Regulations.

As BZA Appeal No. 20191 shows (adopting all filings, pleadings, exhibits and arguments from that case herein), this case 13-14E among the others associated with the McMillan Park PUD ZC 13-14 all rely on a Master Development Plan. This Plan has not yet received Second-Stage PUD approval. Thus making this and the other Second Stage zoning cases incorporated and associated under 13-14 as being processed prematurely by the Zoning Commission and not in accordance with the law.

The lack of Second-Stage PUD approval for the Master Development Plan means the surrounding community is put at risk, imminent risk of harm by increased population density without proper planning and subsequent traffic, noise, and health impacts brought onto those nearby who are members of SMAC D.C..

The evidence of adverse impact is being seen now with 13-14E. Without the developer promises and expectations forged by the required Second-Stage approval of the Master Development Plan, we now see substantial land use shifts in 13-14E, that will result in a greater reliance on cars and public transport to get to amenities that were otherwise promised in prior hearings such as a full-scale grocery store, not a much smaller-scale market as proposed now.

We applaud the addition of "affordable" housing, but it's a pittance and the AMI levels are out of reach for most working people making the living wage and out of reach even of the median income of Black DC residents. Thus, it's not truly affordable housing. Out of the 600+ units, only a handful are truly affordable. This is a sick joke and McMillan Park will result in a homogeneous exclusive community that only the wealthy may access if they want to live without their promised grocery store.

Signed,

The Save McMillan Action Coalition
www.McMillanSham.org

----- Forwarded message -----
From: **IZIS <system@dc.gov>**
Date: Thu, Jul 17, 2025 at 12:05 PM
Subject: Case No.13-14E
To: <smac.dc@gmail.com>



Interactive Zoning Information System

Greetings,

Thank you for your Comments in Case No.13-14E

ZONING COMMISSION
District of Columbia
CASE NO.13-14E
EXHIBIT NO.33

This is an automatically generated e-mail. Please do not reply to this e-mail. If you have any questions, please contact the Secretary to the Zoning Commission at (202) 727-6311, or zcsecretary@dc.gov.