

Anthony Hood, Chairman  
DC Zoning Commission  
March 24, 2016  
Case #13-14

The thing about this project which has always confused and concerned me is that the cost-benefit of the proposed plan is not in favor of the city, nor in favor of the residents of the surrounding community, but it is instead deeply in favor of the developers. The PAC created by the Mayor's development supporters last year only further confirmed what I had suspected all along, which is that the politicians in the city of DC, and those appointed by them, have pushed this plan forward as a favor to the developers who fund their campaigns and keep them in office.

My comments relate to clause 2403.8 of the court's finding: "In deciding a PUD application, the Commission shall judge, balance, and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case." The balance between the benefits and the incentives is not right. The city has paid tens of millions of dollars to the developers to cover their costs in developing the site; they have agreed to sell the property to the developers at a rate well below market value, and the city is **not going to financially benefit from the development of more than 1,000,000 million square feet of office space being rented.** This funding provided to the developers even included funding to hire a PR firm to "discredit" community dissent according to their own records. So why are our politicians and those appointed by them supporting this plan?

The city also weak on the benefits side. Had it followed its own recommendations in the Office of Planning's 2002 report, *McMillan Sand Filtration Site: Summary of Recommendations for Site Revitalization* the benefits to the community would be far greater. The report's final recommendations are completely disregarded by the current plans:

- The recommendation was that a minimum of 50% (approximately 12.5 Acres) of the civic site should be revitalized as publicly accessible open space.
- the recommendation was for low to moderate use but instead the plan requires special exemptions for its intensive use of the space.
- The recommendation was for no more than 5 stories and no medical office space but **instead we have 130 ft tall, 875,000 sq. ft. medical office buildings in a neighborhood of 2-3 story historic row houses.**
- The recommendation was for preservation of all 4 stable cells and reuse of all 8 moderately damaged cells instead the plan will result in the destruction of 100% of all underground caverns (one is in use by DC water through at least 2025, and the developer says they "hope to use" cell 28, but we know that is badly damaged so they will find they cannot use it)
- recommendation was for preservation of vistas and instead we have total loss of view-scapes of the Capitol, Washington monument, basilica, etc.

As a member of the community who strongly values the historic beauty of our neighborhood and open usable green space, I strong voice my desire that the current plan be scrapped completely and an international design completion be created to better develop the balance of costs and benefits for the space.

Finally, I want to make a comment on something that the honorable chairman asked at a previous hearing that I attended on this issue. You asked how many people attending were in favor and how many against and you noted that it was about 50:50. That is a ridiculous measure of support for the project and I was deeply offended. Those in favor of the project are paid to attend, while those of us from the community sacrifice to come and express our deep dissatisfaction with the proposed plan. Please don't think our presence means the same thing.

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