

Testimony Opposing the VMP/District Plan to for the Historic McMillan Filtration Site

I live in Bloomingdale on V street between Capitol and first street and will suffer from the traffic impacts from this development for years to come.

Regarding the issues of concern.

The first issue. There is no documented financial evidence from the developer –let alone independent verification- that medium and moderate- density use is not feasible at this site. In actuality, the entire medical office could (and should be) removed as there is no tenant. To destroy a historic landmark and its open space for high rise speculative buildings is unjustifiable. The medical offices can be realized at the parking lot immediately north of the historic landmark which is about the same size as the northern part of the Mc Millan site and people would not have to cross Michigan Avenue.

The Court also found that Zoning Commission failed to adequately the provision in the Comprehensive Plan discouraging the placement of large building near low-density neighborhoods (10-A DCMR 305.11, 309.10, 309.15 (2016).

Issue no 2. Preservation of Open Space

The policy to protect the historic landmark and save the open space character of the landmark should be given more weight. The Department of Parks and Recreation annual report “Play DC” states that the District has the least park space per inhabitant of all major US metropolitan areas. More specifically, the area east of Georgia Avenue and north of New York Avenue is a green desert. A key priority for the 21 century is “to acquire parkland under DC jurisdiction”. The area within half a mile around the Mc Millan site is recognized by DPR as being deficient in its access to parks.

Issue no 3 Is the high density development proposed for the site the only feasible way to retain a substantial part of the open space. In order for any conclusion of that kind to be reached, analysis of alternatives have to be analyzed that show the financial details of such lower density and more open space for proper evaluation. Statements from the developer that less density is not feasible without submitting evidence should be qualified as “fake news” and “alternative facts”.

Issue no 4. Adverse issues. Traffic impact will be catastrophic for the neighboring neighborhoods and traffic flowing on North Capitol going south. There should be proper traffic studies, taking into account all developments such as the massive Armed Forces Retirement Home development (just a block from McMillan Park), the Monroe Street development, Catholic and Trinity University projects and analyzing east-west as well as north-south traffic.

A substantial number of intersections already currently receive failing grades from DDOT and without any real and viable mitigation options for this car-oriented development?

Neither the District nor VMP have investigated the potential impact on emergency response times and accessibility to the largest medical center in the District. I have been contact with staff members of the

emergency room facility of the hospital who shared to be VERY concerned about the proposed McMillan development.

Should people die in ambulances stuck in traffic on their way to the emergency room due to the greed of developers and irresponsible city government acting as yes-man to the mayor?

The VMP plan is unacceptable

Katelijan van den Berg

Bloomingtondale

Washington, DC 20001