

Anthony Hood, Chairman  
DC Zoning Commission  
April 27, 2014

Subject: Testimony in Opposition to proposed McMillan Park PUD (Case # 13-14)

Dear Chairman Hood:

I am writing to express my opposition to the Vision McMillan Partners (VMP) first-stage consolidated PUD and the related map amendment (Case # 13-14) and to express my concern about the unacceptable negative impacts on the local community that would result from the proposed development.

My overarching concern is the **lack of transparency and the lack of a full and open bidding process/design competition** for a developer.

My second concern is the status of the **site's historic designation and what exactly that means for standards and compliance in building on such a site. What are the requirements?**

Third, the **community benefits agreement (CBA)** proposal dwarfs that of similar sized developments (e.g. the SW Waterfront Wharf development) and was created by the developer and not through the McMillan Advisory Group, which is the legal and city-sanctioned process.

As a resident of the community surrounding McMillan Park, I am also concerned that the **many letters of opposition submitted for the record are not being taken seriously. I also agree with every point made by Stronghold resident Kirby Vining in exhibit 292.**

I am also concerned about the negative impacts of the proposed development on the local community including.

- The size and scale of the development. The proposed plan is **too massive** and dense for this residential community and includes 13-story office buildings, which would dwarf the historic 2-3 story row houses surrounding McMillan Park and destroy its protected historic vistas, a priority of the National Capital Planning Commission.
- The lack of clear vision for tenants who will occupy the space and medical facilities. (e.g. Will there be a grocery store or not? What grocer has expressed interest? ) Should we look to create market and something unique and PLATNUM LEED status?
- The **dramatic increase in vehicle traffic**. The applicant estimates that the proposed project would create at least 6,000 additional car trips to the McMillan Park area each day, which place an unbearable strain on our already congested streets in a neighborhood with many intersections that already receive failing grades from DDOT. This additional traffic would also increase noise and pollution, and make traveling more dangerous for people walking or on bicycles. The proposed plan fails to mitigate the gridlock traffic congestion that would result from the proposed project.

- The loss of parking spaces for community members living near McMillan Park.

This proposed plan **fails to take into account** the *Summary of Recommendations for Site Revitalization of McMillan Park (DC Office of Planning, February 2002)*, a city-led effort to identify community priorities for the site.

This study identified many of the applicant's proposed uses for McMillan Park as unacceptable including hospital/medical facilities and high-rise office and residential buildings. The current VMP plan completely **disregards key recommendations** of the study:

- "A minimum of 50% (approximately 12.5 Acres) of the McMillan site should be revitalized as publicly accessible open space."
- "The remainder of the site should be developed with low and moderate intensity uses."
- "Vistas from the site are significant and should be preserved in conjunction with development of public open space."

Sincerely,  
Laura Shipley

---

Name  
26 Bryant Street NE Washington DC, 20002

---

Address

LAURA SHIPLEY [ELECTRONIC SIGNATURE]

---

Signature