

Anthony Hood, Chairman
DC Zoning Commission

May 2, 2014

Subject: Testimony against the VMP PUD

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 and to express concern about the unacceptable negative impact on the local community from this proposed development.

As a resident of the community surrounding the McMillan Park, I am deeply 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 large for this residential community and includes a 13-story office building, which will dwarf the historic 2-3 story row houses surrounding the site and block historic vistas, a priority of the National Capital Planning Commission.
- The dramatic increase in traffic. VMP estimates there will be at least 6,000 additional car trips to the site each day, which will be a major strain on already congested streets in a neighborhood with many intersections that have received failing grades from the city. The traffic will also increase noise and pollution, and make traveling more dangerous for people walking or on bicycles. The proposed plan does not do nearly enough to mitigate the traffic impact.
- The loss of parking spaces for community members living near the site.

This proposed plan does not 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 currently planned uses for the site as undesirable including hospital/medical facilities and high-rise office space. 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,



Signature

Gilbert Mears

Name

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Address