

Dear Office of Zoning,

I am writing to express my concern about the adverse impacts of Vision McMillan Partner's consolidated PUD, masterplan and proposed rezoning of the Historic Mc Millan property to CR and C-3C Zone Districts.

There will be unacceptable traffic impacts to the neighboring community, with about 2,000 of additional cars per hour during morning as well as afternoon peak traffic, not even taking into account the traffic jams already there and traffic which will be generated from other developments such as Monroe Street development, Catholic and Trinity projects etc. There are already a substantial number of failed intersections in the area and tariff flows from elsewhere which are not taken into account. There will be an unacceptable traffic impact on the neighboring communities for which no feasible mitigation measures are being proposed. The impact on fire and emergency response times have not been investigated sufficiently nor mitigated. The plan also foresees to remove substantial amount of street parking spaces in the neighborhood which will severely impact available parking.

The height, size and density of the proposed PUD and masterplan is not in compliance with the Comprehensive Plan and specifically the section in the Comprehensive Plan which states that no more than moderate development is suitable for the site and that the city should not give away public land. The Mc Millan Park property is listed on the National Register of Historic Places and the proposed PUD would demolish 80% of the historic structures at the site, according to the October 2013 Historic Preservation Review Board denial of the demolition application.

The proposed masterplan and PUD will also have an unaccepted impact on the needed open and park space in Ward 5 as well as DC as a whole. The McMillan Plan, created in 1901, was part of a comprehensive plan to preserve park space and recreation as part of the "Emerald Necklace" of parks along the high points of the city. Washingtonians used the area as a park until it was fenced off by the city at the beginning of World War II. The current plan would demolish this Frederick Law Olmstead Jr. Park. Removing this open space and park from the neighboring community, Ward 5 and DC as a whole presents an unacceptable impact both in terms of park and needed open space resources but also in terms of stormwater and floodrisk impacts due to overly dense development in an area already susceptible to flooding.

Lastly, the proposed development will have negative impact on stability of land values in the neighborhood as a result of the high priced properties. This negative impact is neither studied nor mitigated.

Brian Stuber

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Address



Signature