

Cover letter – Form 140
McMillan Coalition for Sustainable Agriculture

Attached find Form 140 – Party Status Criteria.

Apparently, in the process of uploading these documents to IZIS at approximate 11:45pm on Thursday, December 3, 2015, this document was not electronically submitted.

MCSA submits the narrative and criteria to support our Party Status request, and want to make sure all documents have been uploaded to IZIS properly and ask that this document be included with all other Party Status documents uploaded to date.

Please confirm,

/s/n Daniel Wolkoff

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Re: Form 140 Supplement for DC Zoning Commission Case No. 13-14; McMillan Public Park; As submitted through IZIS on December 3, 2015 with 2 attachments

FORM 140 – PARTY STATUS CRITERIA

1. McMillan Coalition for Sustainable Agriculture (MCSA) submits this application to the DC Zoning Commission requesting party status for ZC Case No. 13-14A per the DC Zoning Regulations. MCSA is an unincorporated non-profit citizens association consisting of participating members living within the vicinity of McMillan Park who will be directly and uniquely impacted by the Stage 2 PUD in question. MCSA's expressed mission and governance concerns itself uniquely with the subject site, McMillan Park, and our members interests as such will be directly and uniquely impacted by the decisions made in Zoning Commission Case No. 13-14A. In this case, the discussion of how the components of the application, namely a grocery store and surrounding residential/office mix to be constructed by Jair Lynch in Parcel 2 of the subject site, as well as through the destruction of the existing site directly and uniquely adversely impact MCSA's mission, objectives, and the personal and property interests of MCSA participating members. ***See attached MCSA Governing Principles document.***

2. MCSA has direct legal interests in this currently public 25-acres of open land at the subject site, and the legal personal and property interests of our participants who live near the subject site. As it regards the expressed intentions of the Applicant for Parcel 2, the grocery store impacts and that of the proposed surrounding residential and commercial buildings will uniquely affect the property interests of those MCSA participants within 200 feet of the subject site directly. The privatization of the land in question also affects our legal interests as a citizens association per our mission and objectives. Public ownership of 25 acre McMillan Park will be unethically transferred to corporate developers, who have utilized subversive PR firm, Jamie Fontaine, to “neutralize opposition” and project fake grassroots support. ***See attached MCSA Governing Principles document.***

3. Some MCSA participants live directly adjacent from McMillan Park, less than 200 feet away, along with their children and grandchildren. And MCSA's mission is ensure all our participants will benefit from a food, nutrition and exercise hub, and careers in urban farming at McMillan Park. As well, all residents and visitors will benefit from MCSA's interest in a healthy outdoor, “great place”, A Central Park for DC. All affected MCSA participants decry the loss of the public access to this land and the commodification of Parcel 2 which directly challenges the mission and objectives of MCSA, a mission which seeks to protect and adaptively reuse this historic site.

4. MCSA participants have issues and concerns that range from unevaluated environmental impacts – a project in this context and of this size will greatly exacerbate air pollution – and the massive buildings as proposed on Parcel 2 and throughout the entire site eliminates our historic view shed. Further, significant increases to traffic will affect the emergency response time to our

homes, and gutting the slow-sand filtration technologies currently located on the site, and under Parcel 2, will deny MCSA participants from a potentially critical back up municipal water supply system. Most critically, the destruction of the site and useful historic structures at and under Parcel 2 directly and uniquely challenge the discrete mission and objectives of MCSA and our participating members. If this project moves forward as it is currently proposed, it would wrongly dismiss specific interests of our association and participants which have explored urban underground agricultural development as well as solar collection technologies to be used at this site. Our ideas have been largely ignored due to the fact that the project has been developed through an exclusive development-rights agreement resulting in behind the scenes discussions by the Applicant, and as such represents a civic failure which can be facially determined to result in serious harm to the stability of our properties and concretely diminish our civic interest in the future of this important neighborhood green space, both above and below ground. ***See attached MCSA Governing Principles document.***

5. If the Zoning Commission approves the second-stage PUD in ZC Case 13-14A, such a decision will directly impact the mission, objectives and personal and property interests of MCSA participating members. The adverse impacts of greatly increased motor-vehicle traffic will affect our health with asthma, cancer and childhood respiratory diseases. North Capitol Street has an already unacceptable air pollution index in the District. Further, the grocery store will increase traffic so that emergency vehicle response time will be reduced even beyond the currently failing situation, where ambulances now have to hop the median and proceed to the surrounding hospitals directly in oncoming traffic lanes. Paving over Parcel 2, and most of the carbon-absorbing green space at the subject site is a decision that will inevitably increase the destructive forces of an urban heat island effect to the surrounding community and MCSA participants. The environmental impacts of super dense urbanization can no longer be relegated in a city where precious greenspace planned by master urban designers over 100 years ago is being paved and turned into banal condos, and medical offices. Parks are development, which create revenue, and serve the public good. The right of DC citizens to determine the future of their own urban planning, and to participate in their own government, so far has been denied and subverted, which cannot stand in what should be a much fairer process. The PUD must be rejected, for the underhanded tactics and collusion between city officials and applicant to effectively steal public land. This robbery of our public land, without competitive bid, is highlighted in the **Letter from the DC Auditor about McMillan Park, see attached.**

6. The general public cannot and does not share the unique personal, property, and organizational interests in McMillan Park and the surrounding neighborhood as those of MCSA participants. Both due to proximity of MCSA participants to the subject site and the expressed mission of MCSA, we deserve party status to represent these aforementioned interests in this case. We are directly and uniquely affected by the decisions in ZC Case 13-14A.

MCSA asks the Zoning Commission to grant Party Status to our non-profit citizens association in ZC Case No. 13-14A, as the merits shown in this Form 140 demonstrate, as well as attached ***MCSA's Governing Principles document***, as well as the ***Personal Affidavit from Daniel Wolkoff*** dated December 2, 2015.

As signed by,

/s/n Daniel Wolkoff

Daniel Goldon Wolkoff, Co-facilitator
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