

Re: ZC 13-14. First stage and Consolidated Planned Unit Development and related Map Amendment at Square 3128 (Vision McMillan Partners) Commission requesting approval of the report to the Zoning Commission

Dear National Capital Planning Commission:

Through this letter, I would like to submit my written testimony against the request for approval of the NCPC report to the Zoning Commission since the development proposal would destroy McMillan Park's protected historic vistas.

McMillan Park was designed by landscape architect Frederick Law Olmsted, Jr. for the US Army Corps of Engineers, which built and operated the McMillan Sand Filtration Site. The 20-cell water filtration facility was and is located underneath part of the park. The site was designated a Historic Landmark by the District of Columbia Historic Preservation Review Board in 1991. In addition, the site is, since February 2013, listed on the National Register of Historic Places.

The Plan as submitted by VMP is in violation of the DC Comprehensive Plan and would destroy 90% of McMillan Park's underground historic structures, many of which are stable and could be restored and adaptively re-used. The Comprehensive Plan's open space land use designation for the site was approved by the NCPC in 1990 with the direction that development on the site must give special consideration and care to preserving the historic open-space character of the site as a complement to McMillan Reservoir, as well as protecting the views across the site to the U.S. Capitol from the U.S. Soldiers' and Airmen's Home.

A visual analysis prepared by NCPC at that time this Comprehensive Plan designation was approved confirmed that "any structures to be introduced with the District-owned part of McMillan Park should be widely spaced, not to exceed the 4-story height of the Veterans Hospital, and preferably have lower transitional heights and picturesque rooflines to blend with the immediate landscape and the park environs". The more recent NCPC letter to the Zoning Commission, dated August 25, 2014, reaffirmed that the "C-3-C zoning request is typically considered high-density, and this high density development is inconsistent with the Comprehensive Plan policies specific to the McMillan site and land use destinations." NPCP also submitted comments and concerns to the Zoning Commission regarding the impact of the proposed development on the views from the Armed Forces Retirement Home of Washington.

More than 7,000 people have signed a petition opposing the current development plan. The community deserves a type of redevelopment that respects the historic character of McMillan Park and that complies with the Comprehensive Plan.

Kind regards,

[Your Name]

[Your Address]