



GOVERNMENT OF THE DISTRICT OF COLUMBIA

Executive Office of the Mayor

Office of the Deputy Mayor for Planning and Economic Development



March 13, 2012

Commissioner Ronnie Edwards, Chair
Commissioner James Fournier
Advisory Neighborhood Commission 5C
PO Box 26183
Washington, DC 20001

Dear Commissioners Edwards and Fournier,

Thank you for our continued correspondence regarding the District's plans to redevelop the McMillan Sand Filtration site. As we work to turn the site into a world class destination that balances significant historic preservation and acres of park space with economic development, housing, and job creation, your cooperation is essential. In addition to delivering the unique open space and retail services residents' desire, the McMillan Project is critical to Mayor Gray's vision of expanding and diversifying the District's economy to ensure that city residents have greater opportunities for good jobs in the District. We look forward to doing this important work with you and the community's residents and leaders.

District residents have worked with the City for decades in an effort to identify ways to develop the McMillan property for a use that benefits the surrounding communities and the city as a whole. In 2007, through a publicly involved and legally negotiated procurement process, the District made the decision to redevelop McMillan as a mixed-use project with a balance of parks, preservation, housing, and commercial activity, keeping a keen focus on respecting the history of the site and on promoting economic development. The District selected the Vision McMillan Partners (VMP) development team to design and develop the site in July 2007 and in 2010 the District and VMP selected a new, world-class design team to undertake a comprehensive community charrette and outreach effort. This unique process, which included more than 10 public meetings, played a central role in the creation of a distinct, imaginative Master Plan that successfully merges preservation, park space and development.

Many ideas and input received from the community resulted in larger and higher-quality park space, significantly more preservation of above and below grade historic resources, and the kind of superior design and architecture appropriate for such a historic and beautiful site. Nelson, Byrd, Woltz is the landscape architect for McMillan and is the designer of the internationally acclaimed City Garden in St. Louis. On the many occasions in which residents were engaged, we heard that they would like to see design reminiscent of world-class parks such City Garden, Canal Park, and the High Line in New York. We hope to work together to make that a reality and the current Master Plan offers this opportunity.

The plan as proposed can include many of the great ideas generated by the community: a historic museum/exhibit; a community center; community gardens; a farmers market; as well as recreation and

cultural spaces for residents of all ages. We want to work with you to bring great park spaces and housing, retail, and jobs to Ward 5.

Given the project history and the opportunity we have before us, we are extremely excited to move the project forward together with the ANC and the community. As you know, we fully supported delaying the initial HPRB hearing from March 22nd to April 26th to ensure that both the ANC and the community at large have appropriate time to meet with the District and the VMP development team in order to craft its positions for the HPRB. In addition, we understand and share the ANC and the community's desire to quickly negotiate a comprehensive Community Benefits Agreement (CBA) that includes the amenities and programs most important to the community. The District and VMP propose that we create and agree upon schedule and process so that we will have made significant progress, if not a completed CBA, by the April 26th HPRB meeting.

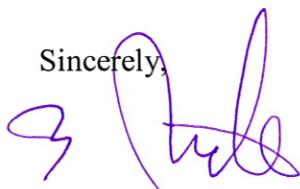
Our understanding is that the ANC will convene a five person committee, to include Chairman Edwards, Commissioner Fournier, Commissioner Thomas, Tony Norman of the McMillan Park Committee, and Diane Barnes of the McMillan Advisory Group, to work with the District and VMP to complete the CBA. We propose meeting every week, on Wednesday evenings, until the CBA is complete. The initial meeting could take place on Wednesday, March 21st and include the District, VMP and your committee to discuss how we will work together. After the initial meeting, your committee could then meet with the greater community to develop its ideas for the CBA. We propose meeting on March 28th, April 4th, and April 11th to complete the CBA. Subsequent meetings would also be possible; we are committed to working with you to complete this vital task.

Once completed, this CBA will be submitted with the PUD application for the project and with the Land Disposition Agreement (LDA) that goes to the City Council for the project. Both those submissions will take place no sooner than May/June of 2012. In addition to the CBA, we are again requesting a meeting with you and the community to present the package submitted to HPRB and discuss the overall plan and schedule for the project. We held a similar meeting with the MAG in October 2011 where we requested their feedback on our plan and design package. As we continue through the entitlement process, we will continue to solicit feedback in this manner on how we can best design and utilize the over 7 acres (over 8 football fields) of public parks and historic preservation assets.

We have also heard questions from the community regarding traffic and stormwater management. We have provided ANC 5C updated copies of the traffic and stormwater management studies and will receive feedback from the appropriate District agencies once the PUD is submitted. The PUD submission starts the District's review process and no plans for McMillan will be approved without the District's approval of appropriate traffic mitigation and stormwater management plans for the project.

We look forward to continuing to work with you to improve open space and services in Ward 5. Please review the proposed schedule and confirm the dates that work for the CBA meetings and the overall community meeting on the project. Thank you for your time and consideration.

Sincerely,



Jeff Miller

Director of Real Estate,
Office of the Deputy Mayor for Planning and Economic Development