



February 24, 2015

To the Community Advisory Board of the Walter Reed Development:

We, DC Green Neighbors, are writing to express our concern regarding the zoning proposal under consideration for the old Walter Reed site.

Green Neighbors is an all-volunteer group of residents of the Petworth, Park View, Brightwood, and Columbia Heights neighborhoods. Our goal is to lower our neighborhoods' emissions of carbon and other pollutants that contribute to global warming and to make renewable energy and other sustainable resources more accessible to everyone in our community. We see ourselves as part of a larger District-wide, regional, national and international movement to preserve our climate and planet for future generations.

It is well recognized that green and open space contributes to storm-water management, and mitigation of urban heat islands, as well as community benefit, and commercial value. Therefore, it concerns us that there appears to be a significant loss of green and open space from the initial plan for the old Walter Reed site to the proposed zoning plan. Both proposals show a massive loss of green and open space from the existing historic site. Taken together, the eight proposed zones leave almost no functional open green space. Current parking lot and green space are nearly all proposed to be covered by buildings. It appears the only open space is a drainage area connected to a small park area around the site of the historic "sniper" tree.

The zoning proposals are inconsistent with the planning documents, which note (page 138), "open spaces contribute to the sustainable infrastructure of the site." The proposals are also inconsistent with the District's commitment to sustainable and equitable development (including affordable housing), as embodied in the Sustainable DC Plan.

We laud the overall density of development on the site, but are seriously concerned that the density is not balanced by open spaces of adequate size. We also believe that a development of this size should include a larger affordable housing component, since affordable housing is a key requirement of creating sustainable, livable communities. Finally, a development of this size represents a tremendous opportunity for furthering the District's sustainability goals, and in that spirit, Green Neighbors also intends to more fully explore the plans to identify other important issues, such as the commitment to LEED standards, solar energy, and other sustainability-related components.

In our opinion this zoning proposal is not in the best interest of the city, the neighborhood, or the ward. We further believe it is out of alignment with the city's commitment to sustainable development, and that it fails to respect the historical importance and the value of future

walkability of the site. DC is leading the way in sustainable development, and it would be a shame if the zoning of the site did not reflect that.

***We urge the Community Advisory Board to advise the Zoning Board to not approve the current proposal, and to require the developer to modify it by incorporating more green space and affordable housing into the project design.***