



## ***Near Southeast/Southwest***

Advisory Neighborhood Commission 6D

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May 16, 2015

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RE: Motion By ANC 6D to Support Modification of a PUD on behalf of Mill Creek Residential Trust LLC

At a regularly scheduled and properly noticed public meeting on May 11, 2015 with a quorum being present, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to send this resolution in support of the above reference PUD modification.

**Whereas:** Mill Creek Residential Trust, LLC, and John Hancock Life Insurance Company, USA, the owner of Lots 855, 856, 857, 858 and 859 in Square 499 have applied to the Zoning Commission of the District of Columbia for modifications to an approved Planned Unit Development (“PUD”), and

**Whereas:** the Zoning Commission Order No. 05-38, dated May 14, 2007 and effective October 26, 2007, approved a PUD and related Zoning Map amendment to rezone the PUD Site from the R-5-D District to the C-3-C District, and

**Whereas:** Zoning Commission Order No. 05-38A, dated December 8, 2008 and effective January 2, 2009 approved a number of modifications to the approved PUD, and

**Whereas:** The Modified PUD Approval authorized the following amendments to the initial PUD: (i) refinements to the approved facades and roof structures of the various buildings; (ii) removal of the for-sale residential component that was originally approved; (iii) relocation of a pool; (iv) an increase in the maximum number of units to 580 (256 existing units plus 324 new units); and (v) modifications to the community amenities package, and

**Whereas:** the current application by Mill Creek Residential LLC seeks further modifications to the existing PUD, and

**Whereas:** Mill Creek Residential LLC seeks (a) to reduce the height of the new residential buildings from 112 feet to 85 feet each and (b) to reduce the PUD's overall density from 4.38 FAR to 3.40 FAR, and

**Whereas:** Mill Creek Residential LLC will also modify the facades of the new buildings to improve the context to the surrounding neighborhood, and

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**Whereas:** Mill Creek Residential LLC will construct three levels of underground parking that will be accessible through each of the four buildings and that these new garages will also accommodate significant bicycle space, an electric charging station and space for scooters used by the disabled, and

**Whereas:** Mill Creek Residential LLC seeks to reduce the number of parking spaces from 569 spaces to 290 spaces, that Mill Creek Residential LLC has agreed with the ANC 6D that they will not apply for tenants in the proposed new buildings to be eligible to hold a Residential Parking Pass (RPP) for Zone 6; and that each tenant shall be notified that he/she will not be eligible for a RPP in the lease of space for said buildings, and

**Whereas:** Mill Creek Residential LLC has made available to ANC6 a Draft Management Plan for Construction and samples of proposed materials, and

**Whereas:** Mill Creek residential LLC has agreed to honor the community benefits contained within the existing PUD,

**Therefore:** At a regularly scheduled meeting of ANC 6D held on May 11, 2015 at which a quorum of Commissioners were present, that the Commission voted 7 to 0 to 0 to support Mill Creek Residential LLC and John Hancock in their request to the Zoning Commission of the District of Columbia for the proposed modifications to the PUD for Lots 855, 856, 857, 858 and 859 in Square 499 (the "PUD Site"), located within the boundaries of ANC6D.

Should you have any questions, please let me know.

Sincerely,



Roger Moffatt  
Chairman, ANC 6D  
Near Southeast/Southwest