

IN REPLY REFER TO:
NCPC FILE No. ZC 13-14

September 15, 2014

Ms. Anne Corbett, Project Director
Vision McMillan Partners
1508 U Street NW
Washington, DC 20009

Re: Zoning Case 13-14 - Vision McMillan Partners, LLC & DC Deputy Mayor for Planning and
Economic Development

Dear Ms. Corbett:

I am writing to confirm the agreement reached between staff of the National Capital Planning Commission (NCPC) and members of the development team for the McMillan Sand Filtration site project. The agreement successfully addresses NCPC staff concerns expressed in its August 25 letter to the Zoning Commission regarding potential impacts on views from the Armed Forces Retirement Home – Washington (AFRH-W).

NCPC staff and the development team have worked together toward the mutually agreed upon balanced solution that addresses our comments regarding the height of buildings on Parcel 1 of the McMillan project and their impact on the protected view from the AFRH-W Scott Statue toward the U.S. Capitol. As agreed at our meeting on September 9, we focused on resolving the question regarding visual impact from the view at Scott Statue as this is the primary view identified in the 2008 AFRH-W Master Plan, and the one we consider most important to the federal interest.

In a meeting on September 11, 2014, members of the development team presented to NCPC staff a proposal to modify the healthcare building located in the northwest corner of Parcel 1. The plan presented maintains the recent height reduction made to the building from 130 feet to 115 feet, and in addition moves the elevated section of the western wing of the building 15 feet east, shifting it toward the center of the building. NCPC staff concurs with the development team that this solution improves the view from Scott Statue by maintaining an acceptable level of the character that defines this important view. Through the agreed upon height reduction and modification to the building's western wing, additional visual separation is provided between the healthcare building and the Capitol dome, thereby exposing additional foreground and background context against which to view the Capitol dome and the horizon line established by the Anacostia Hills in the distance.

Provided the amended design described above is presented to the Zoning Commission as the final design for Zoning Case 13-14, NCPC staff has no further objections to the proposed building heights and impacts on views from the AFRH-W.

Sincerely,

for Elizabeth Miller

Marcel C. Acosta
Executive Director
National Capital Planning Commission