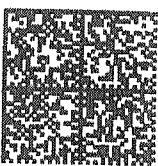


GOVERNMENT OF THE DISTRICT OF COLUMBIA

OFFICE OF ZONING

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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE:

**Thursday, May 1, 2014, 6:30 P.M.
Monday, May 5, 2014, 6:30 P.M.
Thursday, May 8, 2014, 6:30 P.M.
Tuesday, May 13, 2014, 6:30 P.M. (if needed)
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 13-14 (Vision McMillan Partners LLC and the District of Columbia – First Stage and Consolidated PUD and Related Map Amendment @ 2501 First Street, N.W. (Square 3128, Lot 800))

THIS CASE IS OF INTEREST TO ANC 5E, 5A and 1B

On November 22, 2013, the Office of Zoning received an application from Vision McMillan Partners, LLC, on behalf of the District of Columbia through the Deputy Mayor for Planning and Economic Development, the owner of the property listed above (collectively, the "Applicant"). The Applicant is requesting the review and approval of a first-stage and consolidated planned unit development ("PUD") and related map amendment to rezone the property from unzoned¹ to the CR and C-3-C Zone Districts. The first-stage approval is for the master plan of the McMillan Site (the "Stage 1 Master Plan"), and includes the development parameters for the entire PUD site, which is comprised of Parcels 1, 2, 3, 4, 5, and 6. The consolidated approval applies to portions of the PUD known as Parcels 1, 4, 5, and 6. The Office of Planning provided its report on January 17, 2014, and the case was set down for a hearing on January 27, 2014. The Applicant provided its prehearing statement on February 18, 2014.

The overall site has approximately 1,075,356 square feet (24.69 acres) of land area. The Applicant proposes to build a mixed-use, mixed-income urban development project for the adaptive reuse of the McMillan site. The overall project will have density of approximately 1.91 FAR, as permitted under the CR and C-3-C PUD requirements, and will include approximately 94,170 square feet of gross floor area devoted to retail uses; 923,730 square feet of gross floor area devoted to residential uses; 1,030,000 square feet of gross floor area devoted to healthcare facilities; 17,500 square feet of gross floor area devoted to a community center; and approximately 444,056 square feet of public open space. The PUD site is organized into three land areas that are separated by two historic service courts running in an east-west direction (the "North Service Court" and the "South Service Court").

¹ The official Office of Zoning Map shows the site as being in the R-5-B Zone District. However, the Office of Zoning has confirmed that there is no record of the property being rezoned since the transfer of the property from the Federal government and therefore the map is in error.

The Stage 1 Master Plan encompasses the master plan for the entire McMillan Site, including the development parameters for buildings on Parcels 2 and 3, which will be the subject of future Stage 2 PUD applications. A residential building with approximately 334,950 square feet of gross floor area is proposed for Parcel 2. A healthcare facility with approximately 173,000 square feet of gross floor area with ground floor retail is planned for Parcel 3. The consolidated PUD application applies to five of the remaining development parcels and proposes the following development. Parcel 1 at the north end of the site, with frontage on Michigan Avenue, North Capitol Street, and First Street, N.W., would be comprised of an 875,000 square foot healthcare facility with ground level retail. Parcel 4, in the central portion of the site fronting on North Capitol Street, would be developed with a mixed-use building with 52,920 square feet of ground floor retail use and 255,230 square feet of residential uses above. Parcel 5, located below Parcel 4 in the central portion of the site and spanning its full width, would be developed with approximately 146 rowhouses, or 356,800 square feet of gross floor area devoted to residential uses. Parcel 6, comprising the entire southern portion of the site, would house a community center and the South Service Court in the midst of a 6.2 acre park. Parcel 7 is the North Service Court, which would provide the principle entrance to the healthcare facilities to the north. The North and South Service Courts will be incorporated into the project as part of the Consolidated PUD.

Because of the breadth and scope of this PUD application, the Commission determined to hold the hearing on multiple evenings, with parcels and their related traffic concerns to be discussed on separate dates, as follows:

May 1, 2014 6:30 p.m.	Stage 1 Master Plan, Open Spaces and Parks, and Community Center (Parcels 6 and 7)
May 5, 2014 6:30 p.m.	Multi-Family/Retail Building (Parcel 4) and Townhouses (Parcel 5)
May 8, 2014 6:30 p.m.	Healthcare Facility (Parcel 1)
May 13, 2014 6:30 p.m.	Continuation hearing (if needed)

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written

testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

Except for the affected ANC(s), any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the specific date set for each segment the hearing, a Form 140 – Party Status Application.** This form may be obtained from the Office of Zoning at the address stated below or downloaded from the Office of Zoning's website at: www.dcoz.dc.gov. **Any documents filed in this case must be submitted through the Interactive Zoning Information System (IZIS) found on the Office of Zoning website.** The deadlines for filing a request for party status are as follows:

<u>Hearing Date</u>	<u>Topic</u>	<u>Party Status Deadline</u>
May 1, 2014 6:30 p.m.	Master Plan, Open Spaces and Parks, and Community Center (Parcels 6 and 7)	April 17, 2014
May 5, 2014 6:30 p.m.	Multi-Family/Retail Building (Parcel 4) and Townhouses (Parcel 5)	April 21, 2014
May 8, 2014 6:30 p.m.	Healthcare Facility (Parcel 1)	April 14, 2014
May 13, 2014 6:30 p.m.	Continuation hearing, as needed	

To the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1, the Applicant shall also provide this information not less than 14 days prior to the date set for the hearing.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall contain the information indicated in § 3012.5 (a) through (i).

Time limits.

For each segment of the hearing conducted on the dates listed above, the following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

- | | |
|-------------------------------------|-------------------------|
| 1. Applicant and parties in support | 60 minutes collectively |
| 2. Parties in opposition | 60 minutes collectively |
| 3. Organizations | 5 minutes each |
| 4. Individuals | 3 minutes each |

Pursuant to section 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 200-S, 441 4th Street, N.W., Washington, D.C. 20001.

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION