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The Honorable Phil Mendelson

**Executive Director**

Marcel Acosta

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

**MAR 04 2016**

Zoning Commission of the  
District of Columbia  
441 4<sup>th</sup> Street NW  
2<sup>nd</sup> Floor, Suite 210  
Washington, DC 20001

Members of the Commission:

Pursuant to delegations of authority adopted by the Commission on August 6, 1999,

I found that the proposed First Stage Planned Unit Development at Square 3128, Lot 800 (Jair Lynch Development Partners on behalf of Vision McMillan Partners and the Deputy Mayor's Office for Economic Development) in Washington, DC, would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital. A copy of the Delegated Action of the Executive Director is enclosed.

Sincerely,

Marcel C. Acosta  
Executive Director

Enclosure

cc: Eric Shaw, Director, DC Office of Planning  
Anthony Hood, Chairman, Zoning Commission



## Delegated Action of the Executive Director

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**PROJECT**

Second Stage PUD at Square 3128, Lot 800 (Jair Lynch Development Partners on behalf of Vision McMillan Partners and the Deputy Mayor's Office for Economic Development)  
Bound by Michigan Avenue, NW, Channing Street, NW, First Street, NW, and North Capitol Street  
Washington, DC

**NCPC FILE NUMBER**

ZC 13-14A

**NCPC MAP FILE NUMBER**

32.10(06.00)44314

**DETERMINATION**

Approval of report to the Zoning Commission of the District of Columbia

**REFERRED BY**

Zoning Commission of the District of Columbia

**REVIEW AUTHORITY**

Advisory per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

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On February 8, 2016, the Zoning Commission for the District of Columbia (ZC) took a proposed action to approve a Second Stage Planned Unit Development (PUD) for Parcel 2 at the McMillan Reservoir Slow Sand Filtration Site (the PUD site). The ZC order for final approval of the PUD site (ZC Case Number: 13-14), of which Parcel 2 received First Stage PUD approval, became effective on April 17, 2015. The overall PUD for the McMillan Reservoir Slow Sand Filtration Site allows for a mixed-use development on 24.69 acres; Parcel 2 comprises approximate 1.10 acres (excluding adjacent roadways).

The Applicant proposes to develop Parcel 2 with a mixed-use building containing residential and retail uses. The proposed building will consist of approximately 235,513 gross square feet, with approximately 18,259–24,359 gross square feet devoted to retail uses. The remainder of the square feet will contain approximately 233 residential dwelling units. The proposed building will have a maximum density of approximately 4.89 FAR, not including private streets and easements, and a maximum height of 82 feet and 6 inches, not including penthouses. The proposed building features facades in a modern architectural style.

As determined by the ZC, Parcel 2 will be developed in accordance with Option B of the Final Plans presented during the zoning hearings (plans dated January 14, 2016); the ZC allowed for flexibility in the final programming of the ground floor for either additional retail or live-work apartments.

The proposed building will provide a minimum of 222 off-street parking spaces located on two levels of below-grade parking. The building will also provide a minimum of 86 secure bicycle parking spaces within the parking garage and contain two loading berths, one 40 feet deep, the other 30 feet deep.

Pursuant to the first stage PUD, approximately 25 units within the Parcel 2 Building will be devoted to households earning up to 80% of the AMI (Average Median Income). In addition, the

Applicant has committed to providing two additional units devoted to households earning up to 50% of the AMI.

The proposed elements of the Second Stage PUD are not inconsistent with the Comprehensive Plan for the National Capital. The Second Stage PUD's proposed height of 82 feet and six inches is well below the 110 feet approved in the First Stage PUD (reviewed by NCPC in November of 2014) and is also consistent with the allowable height under the Height of Buildings Act.

\* \* \*

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Second Stage Planned Unit Development at Square 3128, Lot 800 (Jair Lynch Development Partners on behalf of Vision McMillan Partners and the Deputy Mayor's Office for Economic Development) in Washington, DC, would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital.

  
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Marcel Acosta  
Executive Director

2-25-16  
Date