



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5E
Washington DC 20001 - www.anc5e.com - twitter @anc5e

RESOLUTION

Case No. 13-14A - Parcel 2, Jair Lynch Development Partners - Application for Second Stage Planned Unit Development at the McMillan Reservoir Slow Sand Filtration Site (Square 3128, Lot 800)

WHEREAS: On November 19, 2013, ANC 5E previously approved and voted 6 in favor, 2 opposed, 2 abstain with 10 members present to support the Master Plan for the McMillan Reservoir Slow Sand Filtration Site Redevelopment as approved by the Historic Preservation Review Board and the Zoning Commission in the Stage 1 and the Consolidated Planned Unit Development (PUD) and related Map Amendment in ZC Case No. 13-14 with modifications.

WHEREAS: On June 8, 2015, the Office of Zoning received an application from Jair Lynch Development Partners, on behalf of Vision McMillan Partners, LLC and the District of Columbia through the Office of the Deputy Mayor for Planning and Economic Development.

WHEREAS: On July 17, 2015, the Office of Planning (OP) provided its report and the case was set down for hearing on July 27, 2015. Stage One has been approved.

WHEREAS: On September 18, 2015, the Applicant provided its prehearing statement requests Second Stage PUD approval to construct a mixed use development on Parcel 2 on the property known as "McMillan Reservoir" at 2501 First Street,

WHEREAS: Parcel 2 is within the Central Sector of the Master. It is proposed to be developed with a seven-story building (82.5-foot high), mid-rise structure joined together below grade (parking) and above grade starting at the 3rd floor. The main retail entrance for the building would be along the North Service Court while the main residential entryways entrance for the building would be Half Street. Secondary entrances as well as access to parking and loading would be along the central Three Quarter Street.

WHEREAS: The first floor of both wings of the building would have retail uses, residential amenities and residential units. The upper floor would have all residential units. Residential amenities would include a pool on the second floor of the west wing and an open, passive recreation space on the second floor of the east wing.

WHEREAS: The residential use would consist of 41 studio units; 16 one-bedroom Jr. units, 118 one-bedroom units; 11 one bedroom + den units and 50 two-bedroom units. Of the 236 units, 50 would be affordable at up to 80% of AMI. The retail and residences would be supported by total of 222 below-grade parking spaces (67 retail and 155 residential) and 87 bike parking space (8 retail and 79 residential).

Commissioners

5E01 Deborah Steiner
5E01@anc.dc.gov
DLSmith112@msn.com
202-681-0095

5E02 Christy Love Davis
5E02@anc.dc.gov
02-738-3683

5E03 Renee T. Lewis
5E03@anc.dc.gov
202-486-5648

5E04 Sylvia M. Pinkney
5E04@anc.dc.gov
202-269-4180

5E05 Bradley Thomas
Vice Chair
5E05@anc.dc.gov
202-670-0151

Teri J Quinn, Chair
5E06@anc.dc.gov
@TJQANC5E06
202-495-1177

5E07 Bertha Holliday
Treasurer
5E06@anc.dc.gov
bhollidaypsy@gmail.com
202-491-3996

5E08 Austin Pearl
5E08@anc.dc.gov
202-486-5282

5E09 Dianne Barnes
5E09@anc.dc.gov
202-387-2497

5E10 Sally Hobaugh
Recording Secretary
Corresponding Secretary
5E10@anc.dc.gov
@lifeontheedgewd
202-412-9618

NEXT MEETINGS:
COW – Thursday,
December 3, 2015
Summit Apartments
PUBLIC – Tuesday,
December 15, 2015
ANC5E Community Trinity
Washington University

RESOLUTION

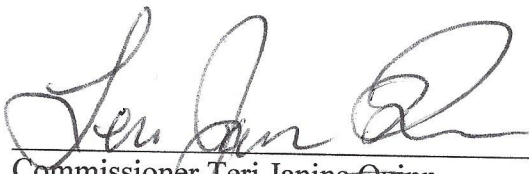
Case No. 13-14A - Parcel 2, Jair Lynch Development Partners - Application for Second Stage Planned Unit Development at the McMillan Reservoir Slow Sand Filtration Site (Square 3128, Lot 800)
Page 2

WHEREAS: OP **recommends approval** of the Second Stage PUD with the following conditions if the proposed changes are addressed:


- If there is a reduction in the total number of units, the number of affordable units at 80% of AMI would remain at 25.
- The distribution pattern of the affordable units would be of a similar pattern and proportion to that shown on Exhibit 12C4, Sheet 12, Page 53.
- Flexibility to make changes to the internal parking and loading areas would not extend to external changes or the relocation of parking and loading entrances.
- The roof structure on the western portion of the building will meet the a 1:1 setback requirement, through one or a combination of the following: (a) Selection of a system that has an override that is no taller than the smallest setback dimension shown on the roof plan; and/or (b) Making minor adjustments to the configuration, footprint and location of the elevator core/stairway enclosures.

WHEREAS: ANC 5E asked that the applicant be allowed the flexibility to modify the PUD for the betterment of the community.

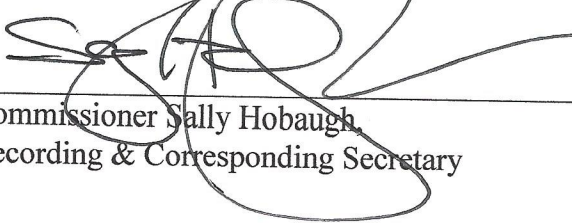
NOW, THEREFORE, BE IT RESOLVED on this day, 20th of October 2015, ANC 5E at a duly noticed public meeting, with 8 of 10 members present, 6 representing a quorum, voted 6 in favor, 0 opposed, with 2 abstain to support the modifications to Parcel 2 Building of the McMillan Reservoir Slow Sand Filtration Site Redevelopment.



Commissioner Teri Janine Quinn,
Chairperson



Commissioner C. Dianne Barnes,
5E09 Single Member District



Commissioner Sally Hobough,
Recording & Corresponding Secretary