

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

TIME AND PLACE: **Thursday, July 17, 2025 @ 4:00 p.m.**
Via WebEx: <https://dcoz.dc.gov/ZC13-14E> (to participate & watch)
Via Telephone: 1-650-479-3208 **Access code:** 2300 845 1930
(audio participation & listen)
Via YouTube: <https://www.youtube.com/c/DCOfficeofZoning> (to watch)
Instructions: <https://dcoz.dc.gov/release/virtual-public-hearings>
Witness Sign Up: <https://dcoz.dc.gov/service/sign-testify>

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 13-14E – Modification with Hearing to Consolidated, 1st Stage, and 2nd Stage PUDs at Parcels 2 and 4 of the Reservoir District (Square 3128, Lots 809, 814, & 815)

Oral and Written Testimony

- All who wish to testify in this case are **strongly encouraged** to sign up to do so **at least 24 hours prior to the start of the hearing** on OZ’s website indicated above. Also, see below: *How to participate as a witness – oral statements*. **On the day of the hearing – by 3:00 p.m.**, call 202-727-0789 to sign up to testify.
- All written comments and/or testimony **must** be submitted to the record **at least 24 hours prior to the start of the hearing** – see below: *How to participate as a witness – written statements*.

THIS CASE IS OF INTEREST TO ANCs 5E and 1E

McMillan Parcel 2 Owner LLC and McMillan Parcel 4 Owner LLC (together, “Applicant”) filed an application (“Application”) on December 23, 2024, pursuant to the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations, Zoning Regulations of 2016, to which all references are made unless otherwise specified) requesting review and approval by the Zoning Commission for the District of Columbia (the “Commission”) of a Modification with Hearing to Consolidated, 1st Stage, and 2nd Stage Planned Unit Developments (“PUDs”).

The subject properties in the Application are known as Parcel 2 and Parcel 4 of the former McMillan Reservoir Slow Sand Filtration Site (the “Overall PUD Site”), now known as the Reservoir District. The Overall PUD Site contains approximately 24.69 acres of land area and is bounded by North Capitol Street NW on the east, Michigan Avenue NW on the north, First Street NW on the west, and Channing Street NW on the south. Parcel 2 contains approximately 61,065 square feet of land area and is in the northern portion of the Overall PUD Site, along First Street NW and immediately south of the North Service Court. Parcel 4 contains approximately 84,462 square feet of land area and is also in the northern portion of the Overall PUD Site, along North Capitol Street and immediately south of the North Service Court.

The Commission previously approved a Consolidated PUD for a mixed-use residential/retail building on Parcel 4 (the “Parcel 4 Building”) and a Second-Stage PUD for a mixed-use residential/retail building on Parcel 2 (the “Parcel 2 Building”).

With the Application, the Applicant proposes both modifications to the approved PUDs and additional future flexibility.

Parcel 2 Building Modification: The Applicant proposes to modify the Parcel 2 Building with changes including but not limited to: removal of the pedestrian bridge (resulting in two separate buildings); exterior details and materials; changes to loading entrances; changing the ground floor retail to approximately 17,000 square feet; devoting the east building to approximately 88-141 senior affordable apartments; devoting the west building to approximately 125 market-rate apartments; moderately increasing the building heights to approximately 83 feet; and changing the FAR to approximately 4.18. In addition, the Application includes requests for flexibility regarding the amount of ground floor retail floor area; the ability to include lodging use in the west building; the ability to convert ground floor retail space to residential units; the number of senior affordable and market rate residential units; and the number of underground parking spaces (as long as the minimum number of spaces required by zoning is still provided).

Parcel 4 Building Modification: The Applicant proposes to modify the Parcel 4 Building with changes including but not limited to: locations of parking and loading entrances; exterior details and materials; relocating the senior affordable apartments to Parcel 2; moderately increasing the number of residential units to approximately 324; changing the amount of ground-floor retail to approximately 59,000 square feet, of which at least 10,000 square feet will be for a grocery store; and moderately increasing the building height to approximately 84 feet, and changing the floor area ratio to approximately 4.14. In addition, the Application includes requests for flexibility regarding the amount of ground floor retail floor area; the ability to convert retail space to residential units; the ability to include lodging use; and to reduce the number of underground parking spaces (as long as the minimum number of spaces required by zoning is still provided).

In addition to the above-described modifications to the Parcel 2 and 4 Buildings, the Applicant proposes to modify the construction phasing, deadlines for filing building permit applications, and deadlines for commencing construction for both Parcels.

On March 17, 2025, the Office of Planning filed a report recommending the Application be set down for a public hearing. On March 27, 2025, the Commission considered the Application at a public meeting and voted to set the Application down for a public hearing. The Applicant filed a Prehearing Submission on April 11, 2025.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, Subtitle Z, Chapter 4.

How to participate as a witness – oral presentation

Interested persons or representatives of organizations may be heard at the virtual public hearing. All individuals, organizations, or associations wishing to testify in this case are **strongly encouraged to sign up to testify at least 24 hours prior to the start of the hearing** on OZ's website at <https://dcoz.dc.gov/> or by calling Ella Ackerman at (202) 727-0789 in order to ensure the success of the new virtual public hearing procedures.

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 Commission must base its decision on the record before them. Therefore, **all written comments and/or testimony MUST be submitted to the record at least 24 hours prior to the start of the hearing.** 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 Subtitle Z § 408.4, 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.

How to participate as a witness – written statements

Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <https://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by e-mail to zcsubmissions@dc.gov. Please include the case number on your submission. If you are unable to use either of these means of submission, please contact Ella Ackerman at (202) 727-0789 for further assistance.

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 Subtitle Z § 404.1.

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 Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact OZ at dcoz@dc.gov or at (202) 727-6311.

Except for an affected ANC, 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 must comply with the provisions of Subtitle Z § 404. **Not less than 14 days prior to the date set for the hearing, or 14 days prior to a scheduled public meeting if seeking advanced party status consideration, persons seeking party status must submit, a Form 140 – Party Status Application, through the Interactive Zoning Information System (“IZIS”).** This form may also be downloaded from OZ's website at: <https://app.dcoz.dc.gov/Help/Forms.html>.

“Great weight” to written report of ANC

Subtitle Z § 406.2 provides that the written report of an affected ANC shall be given great weight if received at any time prior to the date of a Commission meeting to consider final action, including any continuation thereof on the application, and sets forth the information that the report must contain. Pursuant to Subtitle Z § 406.3, an ANC that wishes to participate in the hearing must file a written report at least seven days in advance of the public hearing and provide the name of the person who is authorized by the ANC to represent it at the hearing.

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

ANTHONY J. HOOD, ROBERT E. MILLER, GWEN WRIGHT, JOSEPH S. IMAMURA, AND TAMMY STIDHAM, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA B. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

Do you need assistance to participate? If you need special accommodations or need language assistance services (translation or interpretation), please contact Zee Hill at (202) 727-0312 or Zelalem.Hill@dc.gov five days in advance of the meeting. These services will be provided free of charge.

¿Necesita ayuda para participar? Si tiene necesidades especiales o si necesita servicios de ayuda en su idioma (de traducción o interpretación), por favor comuníquese con Zee Hill llamando al (202) 727-0312 o escribiendo a Zelalem.Hill@dc.gov cinco días antes de la sesión. Estos servicios serán proporcionados sin costo alguno.

Avez-vous besoin d’assistance pour pouvoir participer? Si vous avez besoin d’aménagements spéciaux ou d’une aide linguistique (traduction ou interprétation), veuillez contacter Zee Hill au (202) 727-0312 ou à Zelalem.Hill@dc.gov cinq jours avant la réunion. Ces services vous seront fournis gratuitement.

참여하시는데 도움이 필요하세요? 특별한 편의를 제공해 드려야 하거나, 언어 지원 서비스(번역 또는 통역)가 필요하시면, 회의 5일 전에 Zee Hill 씨께 (202) 727-0312 로 전화 하시거나 Zelalem.Hill@dc.gov 로 이메일을 주시기 바랍니다. 이와 같은 서비스는 무료로 제공됩니다.

您需要有人帮助参加活动吗? 如果您需要特殊便利设施或语言协助服务(翻译或口译)·请在见面之前提前五天与Zee Hill 联系·电话号码(202) 727-0312, 电子邮件Zelalem.Hill@dc.gov 这些是免费提供的服务。

Quí vị có cần trợ giúp gì để tham gia không? Nếu quý vị cần thu xếp đặc biệt hoặc trợ giúp về ngôn ngữ (biên dịch hoặc thông dịch) xin vui lòng liên hệ với Zee Hill tại (202) 727-0312 hoặc Zelalem.Hill@dc.gov trước năm ngày. Các dịch vụ này hoàn toàn miễn phí.

ለሙሳተፍ ዕርዳታ ያስፈልግዎታል? የተለየ እርዳታ ካስፈለገዎት ወይም የቋንቋ እርዳታ አገልግሎቶች (ትርጉም ወይም ማስተርጎም) ካስፈለገዎት እባክዎን ከስብሰባው አምስት ቀናት በፊት ዚ ሂልን በስልክ ቁጥር (202) 727-0312 ወይም በኢሜል Zelalem.Hill@dc.gov ይገናኙ። እንኝህ አገልግሎቶች የሚሰጡት በነጻ ነው።