

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



October 20, 2026

Via E-Mail:

David Avitabile, Esq.
Goulston & Storrs, PC.

Re: Z.C. Case No. 13-14F (TC McMillan West Owner LLC & TC McMillan South Owner LLC dba Trammell Crow Company - PUD Modification with Hearing of Consolidated & 1st-Stage PUDs, 22 Michigan Ave. NW and 2751 Olmsted Ct. NW, Parcels 1 & 3 (Sq. 3128, Lots 803 & 812))

Dear David:

The Office of Zoning has received and reviewed the request for the application cited above, which requests:

Review and approval of a PUD modification with hearing of the approved consolidated and 1st-stage PUDs for property located in the northwest quadrant of the District at Square 3128, Lots 803 and 812. The Applicant's application states it is seeking "modifications to (1) Allow a broader range of principal uses on both Properties, and (2) Allow modifications to the site plan, form, and overall architectural design of development on P1 (including to the design of the Parcel 1 Building, if ultimately developed) that are necessary in response to any changes in principal use. The Application also seeks flexibility to: (1) Reduce the size (height and density) of the Parcel 1 Building based on changes to the principal use, (2) Adjust the exterior elements and materials of the Parcel 1 Building, (3) Clarify the use categories that satisfy the current minimum ground floor retail requirements on the Properties, (4) Reduce the amount of parking and loading provided on both Properties, in response to changes in the building program, to no less than the minimum amounts required under ZR16, and (5) Update the construction phasing and deadlines for filing a building permit application for P1, and filing a Second-Stage PUD application for P3."

The Office of Planning (OP) will further process this application prior to it being presented to the Zoning Commission. The initial consideration given to the application concerns whether the Commission should set the case down for a public hearing. OP will make a recommendation on that issue to the Zoning Commission at one of its monthly meetings. The Zoning Commission generally meets on the second and fourth Mondays of each month (with some exceptions) in the Office of Zoning Hearing Room, Suite 220-S, 441 4th Street, N.W., Washington, D.C. 20001.

Please contact this office to determine the meeting at which the Commission will consider your filing. If you have any questions, please call the Office of Zoning on (202) 727-6311.

Sincerely,


Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

Attachment