GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission

October 21, 2026

Via E-Mail

Councilmember Brianne K. Nadeau
Ward 1

Councilmember Zachary Parker
Ward 5

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, 22 Michigan Ave. NW and 2751 Olmsted Ct. NW, Parcels 1 & 3 (Sq. 3128, Lots 803 & 812)

Dear Councilmembers Nadeau & Parker:

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 application is of interest to your Ward. A copy of the notice of filing is attached for your information. A copy of this notice will also appear in the *D.C. Register*. If you need information about the technical aspects of this case, please contact the Office of Planning at 899 N. Capitol Street, N.E., Suite 7100, Washington, D.C. 20002; or by phone, on (202) 442-7600.

This is **NOT** an official notice of public hearing in this case. A formal notice of public hearing will be given through the D.C. Register, as well as through other means.

If you need information regarding the procedures that govern the consideration of the case, please contact the Office of Zoning at 441 4th Street, N.W., Suite 200-S, Washington, D.C. 20001; or by phone on (202) 727-6311. If you wish to forward written comments to the Commission, please address your comments to the Office of Zoning and submit them through the Interactive Zoning Information System ("IZIS") at https://app.dcoz.dc.gov.

Sincerely,

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

Enclosure

ZONING COMMISSION
District of Columbia
CASE NO. 13-14F
EXHIBIT NO. 7