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October 16, 2026

Via IZIS

Anthony J. Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: Z.C. Case No. 13-14: Application for Modification with Hearing to Approved Consolidated and First-Stage Planned Unit Development ("**PUD**") for portions of Parcel 1 (Lot 803 in Square 3128) and Parcel 3 (Lot 812 in Square 3128) (collectively, the "**Properties**") of the Reservoir District (f/k/a the McMillan Reservoir Slow Sand Filtration Site) (the "**Overall PUD Site**")

Dear Chairperson Hood and Members of the Commission:

On behalf of TC McMillan West Owner LLC and TC McMillan South Owner LLC, d/b/a Trammell Crow Company (collectively, the "**Applicant**"), we hereby submit this application pursuant to 11-X DCMR, Chapter 3, and 11-Z DCMR, Chapter 3, for Modification with Hearing to the approved Consolidated and First-Stage PUD originally approved in Z.C. Order No. 13-14(6) (the "**Approved PUD**"). This application seeks approval of necessary broadly defined use and design modifications for development to be constructed on the Properties and other related design refinements, as described in detail herein.

Enclosed herewith are a Statement in Support of the Application and the following application materials:

Exhibit A	Certified Surveyor's Plats of Parcel 1 and Parcel 3 of the Overall PUD Site
Exhibit B	Assessment & Taxation Plats of the Properties
Exhibit C	Map of the Overall PUD Site, the Properties, and the Zoning of the Surrounding Properties
Exhibit D	Z.C. Order No. 13-14(6)
Exhibit E	Approved Sitewide Master Plan and Design Guidelines
Exhibit F	Parcel 1: Tier 1 Modification Plans
Exhibit G	Parcel 1: Tier 2 Modification Plans
Exhibit H	Economic Impact Study Comparison of the Project to the Approved PUD

Exhibit I	Comprehensive Plan Evaluation
Exhibit J	Community Feedback and Applicant's Responses to Date
Exhibit K	List of Publicly Available Maps and Information
Exhibit L	Certificate of Compliance with 11-X DCMR and 11-Z DCMR
Exhibit M	Certificate of Notice of Intent to File a Zoning Application
Exhibit N	Property Owner List
Exhibit O	Application Signature Form
Exhibit P	Authorization Letter

The required filing fee of $520, by check made payable to the DC Treasurer in accordance with 11-Z DCMR § 1600.11, and two sets of pre-printed mailing labels for the addresses in ***Exhibit N*** are being delivered to the Office of Zoning under separate cover concurrently with the filing of this application.

The Applicant respectfully asks the Commission to schedule, at its earliest convenience, this application for public meeting consideration to be set down for a public hearing.

Please do not hesitate to contact David Avitabile at 202-721-1137 or Shane Dettman at 202-721-1118 with questions regarding this application. We look forward to the Commission's consideration of this matter at an upcoming public meeting.

Very truly yours,

/s/
David M. Avitabile, Attorney for the Applicant

/s/
Shane L. Dettman, Urban Planner

Enclosures

Certificate of Service

I hereby certify that a copy of the foregoing document and enclosures was sent to the following by first-class mail, e-mail, or hand delivery by no later than October 16, 2026.

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/s/
Shane L. Dettman