

# Holland & Knight

800 17th Street, NW, Suite 1100 | Washington, DC 20006 | T 202.955.3000 | F 202.955.5564  
Holland & Knight LLP | www.hklaw.com

Norman M. Glasgow, Jr.  
202.419.2460  
norman.glasgowjr@hklaw.com

May 16, 2017

## VIA EMAIL

Zoning Commission of the District of Columbia  
441 4th Street, N.W.  
Suite 210  
Washington, DC 20001

Re: Z.C. Case No. 13-14 – McMillan Sand Filtration Site  
Applicant’s Post-hearing Submission

Dear Members of the Commission:

On behalf of the Applicant for the above-referenced application, we hereby submit the following information that was specifically requested by the Commission during the course of the limited scope public hearings held on March 23, April 6, April 19, and May 1, 2017.

- Map showing Census Tract boundaries for North and South Bloomingdale (Exhibit A).
- Additional information regarding Washington, D.C. office market vacancy and common healthcare facility floor heights and equipment precedents presented by the Applicant’s witness, Mr. Adam Weers, at the April 19, 2017, limited scope public hearing (Exhibit B).
- Overall floor-area-ratio (“FAR”) calculations for each of the masterplan alternatives previously considered by the Applicant that were presented by the Applicant’s witness, Mr. Matthew Bell, at the April 19, 2017, limited scope public hearing (Exhibit C).

In addition to the information described above, which was specifically requested by the Commission during the course of the aforementioned limited scope public hearings, the Applicant also submits full versions of the Land Development Disposition Agreements (“LDDA”) that have been approved by the D.C. Council which set forth the terms relating to the disposition of the McMillan Sand Filtration Site to Vision McMillan Partners, LLC (Exhibits D, E, and F). The Applicant submits these full versions of the Council approved LDDAs in response to the motion in limine filed by Friends of McMillan Park (“FOMP”), party in opposition, on May 1, 2017, which included as Exhibit C a portion of one of the LDDA packages. *See* Z.C. Case No. 13-14, Exhibit 942C. In response to FOMP’s motion, the Applicant did not object to FOMP’s submission of the documents attached to its motion, but reserved its right to supplement the record with complete versions of the LDDA packages. *See* Z.C. Case No. 13-14, Exhibit 943. At the outset of the May 1, 2017, limited scope public hearing, the Commission agreed to allow

ZONING COMMISSION  
District of Columbia  
CASE NO.13-14  
EXHIBIT NO.951

Zoning Commission of the District of Columbia

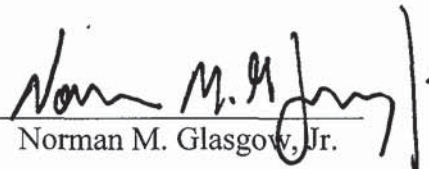
May 16, 2017

Page 2

the Applicant to make such submissions, and furthermore, FOMP did not object to the Applicant making such submissions.

Respectfully submitted,

Holland & Knight LLP

By:   
Norman M. Glasgow, Jr.

Enclosures

cc: Jennifer Steingasser, D.C. Office of Planning (via email)  
Maxine Brown-Roberts, D.C. Office of Planning (via email)  
Advisory Neighborhood Commission 1B (via email)  
Advisory Neighborhood Commission 5A (via email)  
Advisory Neighborhood Commission 5E (via email)  
Andrea Ferster, Esq, Friends of McMillan Park (via email)