

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 13-14 (corrected)

DEC 23 2013

As Secretary to the Commission, I hereby certify that on _____ a copy of the Z.C. Notice of Filing was mailed by first-class, postage prepaid mail to the following:

1. ANC 1B
2000 14th Street, N.W. Suite 101
Washington D.C. 20009

ATTESTED BY:

Handwritten signature of Sharon S. Schellin in black ink.

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

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



December 23, 2013 (revised)

ANC 5E
c/o Dianne Barnes
41 Adams Street, N.W.
Washington, D.C. 20001

Commissioner Dianne Barnes
ANC/SMD 5E09
41 Adams Street, N.W.
Washington, D.C. 20001

ANC 5A
1322 Irving Street, N.E.
Washington, D.C. 20017

ANC 1B
2000 14th Street, N.W., Suite 101
Washington, D.C. 20009

Re: Notice of Receipt of Z.C. Case No. 13-14 (Vision McMillan Partners, LLC and D.C. Deputy Mayor for Planning and Economic Development – First-Stage PUD, Consolidated PUD, and Related Map Amendment @ Square 3128, Lot 800 – McMillan Reservoir Slow Sand Filtration Site)

Dear ANC Chairs & ANC/SMD Commissioner:

Pursuant to D.C. Official Code § 1-309.10 (b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of an application from Vision McMillan Partners, LLC and D.C. Deputy Mayor for Planning and Economic Development (the “Applicant”) for approval of a first-stage planned unit development (“PUD”), consolidated PUD, and related map amendment from unzoned to C-3-C and CR for property located in the northwest quadrant of the District on a site bounded by Michigan Avenue, N.W. (north), North Capitol Street, N.W. (east), First Street, N.W. (west), and Channing Street, N.W. (south), also known as Square 3128, Lot 800 Please note that this case was filed electronically through the Interactive Zoning Information System (“IZIS”). You can access and file your report for this case through IZIS at <http://app.dcoz.dc.gov>.

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait thirty days, excluding Saturdays, Sundays, and holidays before it can make its decision on this application. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and the National Capitol Planning Commission is thereafter given thirty days to review the application.

You will also receive notice of the hearing date at least 40 calendar days in advance. If your ANC wishes to participate as a party, then the written report must be received no later than seven days prior to the hearing date and contain the information required by 11 DCMR § 3012.5. Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience, is the preferred mechanism to complete this Report. In the alternative, you can review § 3012.5, which states the required information for the written report, a copy of which is included at the bottom of this letter. Any written report received prior to the close of the record in this case that contains that information will be given “great weight.”

Great weight does not mean that the Zoning Commission must defer to an ANC's view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC's issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,



Sharon S. Schellin
Secretary to the Zoning Commission
Attachment

11 DCMR 3012.5

3012.5 If an Advisory Neighborhood Commission (ANC) wishes to participate in a contested case under § 3022, the ANC shall file a written report with the Zoning Commission at least seven (7) days in advance of the hearing. In a rulemaking under § 3021, there shall be no filing deadline as long as the record in that case is open. All written reports shall contain the following:

- (a) An identification of the application or petition;
- (b) When the public meeting of the ANC to consider the application or petition was held;
- (c) Whether proper notice of that meeting was given by the ANC;
- (d) The number of members of the ANC that constitute a quorum and the number of members present at the meeting;
- (e) The issues and concerns of the ANC about the application or petition, as related to the standards against which the application or petition shall be judged;
- (f) The recommendation, if any, of the ANC as to the disposition of the application or petition;
- (g) The vote on the motion to adopt the report to the Commission;
- (h) The name of the person who is authorized by the ANC to present the report; and
- (i) The signature of the ANC chairperson or vice-chairperson.

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 13-14
(Vision McMillan Partners, LLC and D.C. Deputy Mayor of Planning and
Economic Development – First-Stage PUD, Consolidated PUD, and Related Map
Amendment @ Square 3128, Lot 800 –
McMillan Reservoir Slow Sand Filtration Site)
December 2, 2013**

THIS CASE IS OF INTEREST TO ANC 5E, 5A, and 1B

On November 22, 2013, the Office of Zoning received an application from Vision McMillan Partners, LLC and D.C. Deputy Mayor for Planning and Economic Development (together, the “Applicant”) for approval of a first stage planned unit development (“PUD”), a consolidated PUD, and related map amendment for the above-referenced property.

The property that is the subject of this application consists of Lot 800 in Square 3128 in Northwest Washington, D.C. (Ward 5), which is located on property that is bounded by Michigan Avenue, N.W. (north), North Capitol Street, N.W. (east), First Street, N.W. (west), and Channing Street, N.W. (south). The property is currently unzoned. The Applicant proposes a PUD-related map amendment to rezone the property, for the purposes of this project, to C-3-C and CR.

The Applicant proposes to construct a major mixed-use urban development for the adaptive re-use of the historic McMillan Reservoir Slow Sand Filtration Site. The project is proposed to have approximately 1,030,00 square feet of gross floor area devoted to a health care facility, 94,170 square feet devoted to retail use, 566,930 square feet of residential use (including 350,000 square feet of row houses), and 17,500 square feet devoted to a community center. Forty-one percent of the site is planned to be open space.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.



**BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

ANC MEETING INFORMATION

Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:													
Number of members that constitutes a quorum:		Number of members present at the meeting:											

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

AUTHORIZATION

ANC		Recorded vote on the motion to adopt the report (i.e. 4-1-1):	
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.**