


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
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**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

OFFICE OF ZONING
2015 OCT 26 PM 12:20

TIME AND PLACE:

**Thursday, December 17, 2015, @ 6:30 p.m.
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001**

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 13-14A (JAIR LYNCH Development Partners - Second-Stage PUD for McMillan Reservoir Slow Sand Filtration Site Redevelopment, Parcel 2)

THIS CASE IS OF INTEREST TO ANCs 5E and 1B

On June 8, 2015, the Office of Zoning received an application from JAIR LYNCH Development Partners, on behalf of Vision McMillan Partners and the District of Columbia through the Office of the Deputy Mayor for Planning and Economic Development, the owner of the property described below (collectively, the "Applicant"), for review and approval of a second-stage planned unit development ("PUD") for Parcel 2 of the McMillan Reservoir Slow Sand Filtration Site redevelopment project. The Office of Planning provided its report on July 17, 2015, and the case was set down for hearing on July 27, 2015. The Applicant provided its prehearing statement on September 18, 2015.

The property that is the subject of this application is known as Parcel 2 ("Parcel 2" or "Subject Property") of the planned redevelopment of the former McMillan Reservoir Slow Sand Filtration Site located at 2501 First Street, N W (the "PUD Site"). The PUD Site contains approximately 1,075,356 square feet (24.69 acres), and is bounded by Michigan Avenue, N W to the north, Channing Street, N W to the south, North Capitol Street, N W to the east, and First Street, N W to the west. Parcel 2 is located along the western edge of the PUD Site bounded by First Street to the west, with North Service Court and Half Street, both private streets, to the north and east, respectively. The Subject Property encompasses approximately 66,654 square feet of land area, including easements and the area of Three Quarter Street, also a private street, which bisects the Subject Property from north to south.

Pursuant to Z.C. Order No. 13-14, which became final and effective on April 17, 2015, the Zoning Commission approved a consolidated PUD, first-stage PUD, and a related map amendment that zoned the PUD Site from "unzoned" to C-3-C/CR. The Subject Property is part of the approved first-stage PUD and is zoned CR.

Parcel 2 will be improved with an approximately 83-foot, seven-story building consisting of approximately 236 dwelling units and 241,216 square feet of gross floor area. At the ground-level, the building will contain approximately 18,772 square feet of retail and service uses, with the remaining 222,444 square feet of the building devoted to residential use. The building will have a FAR of 3.62 (an effective FAR of 5.01 when the private streets are excluded from the calculation), a maximum lot occupancy of 61% (an effective lot occupancy of 84% when the private streets are excluded from the calculation), and provide a total of 222 below-grade parking spaces (67 retail and 155 residential) and 87 bike parking spaces (8 retail and 79 residential).

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations 11 DCMR, § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits

for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at dcoz@dc.gov or at (202) 727-6311.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>**. This form may also be obtained from the Office of Zoning at the address stated below.

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a) through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail (donna.hanousek@dc.gov), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded:

1	Applicant and parties in support	60 minutes collectively
2	Parties in opposition	60 minutes collectively
3	Organizations	5 minutes each
4	Individuals	3 minutes each

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>, however, written statements may also be submitted by mail to 441 4th Street, N.W., Suite 200-S, Washington, DC 20001, by e-mail to zcsubmissions@dc.gov, or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311. ANTHONY J. HOOD, ROBERT MILLER, MARCIE I. COHEN, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION