



BEFORE THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA



FORM 103B – APPLICATION FOR SECOND-STAGE APPROVAL OF A TWO-STAGE PLANNED UNIT DEVELOPMENT (PUD)

Before completing this form, please review the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of Title 11 DCMR – Zoning Regulations, request is hereby made for Final Approval of a PUD, details of which are as follows:			Total Area of the Site in Square Feet:	66,654
			Total Area of the Site in Acres:	1.53
Square No.	Lot No.	Square Feet	Date of Preliminary Approval:	November 10, 2014
3128	0800 (Parcel 2)	66,654	ZC Case/Order No.:	13-14
			Concurrent change of zoning (circle one): <i>(If yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)</i>	Yes
			Single-Member Advisory Neighborhood Commission District(s):	ANC 5E09
			If applicable, Historic District(s) in which site is located:	McMillan Park Reservoir

Address or boundary description of the premises:	See attached
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Previous zoning (ZC and/or BZA) actions, including Order No(s), affecting the above properties:	See attached
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Brief description of proposal:	See attached
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I/We certify that the above information is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both. (D.C. Official Code § 22 2405)

Owner's Signature:		Date:	6-5-15
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Owner's Name:	Brian Kenner, Deputy Mayor for Planning and Economic Development on behalf of the District of Columbia
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Person(s) to be notified of all actions:

Name:	Shane L. Dettman, Director of Planning Services, Holland & Knight LLP
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Address:	800 17th Street, NW, Suite 1100, Washington, DC
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Zip Code:	20006	Phone No(s):	202-469-5169	E-Mail:	shane.dettman@hklaw.com
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ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.

### Address or Boundary Description of the Premises:

The property that is the subject of this Second-Stage PUD application is known as Parcel 2 of the planned redevelopment of the former McMillan Reservoir Slow Sand Filtration Site. The Reservoir site is currently known as Square 3128 Lot 800, comprises approximately 24.69 acres, and is bound by Michigan Avenue, NW to the north, Channing Street, NW to the south, North Capitol; Street, NW to the east, and First Street, NW to the west.

Parcel 2 is located along the western edge of the Reservoir site and is bound by First Street to the west, with North Service Court and Half Street, both private streets, to the north and east, respectively. The land known as Parcel 5 of the Reservoir Site redevelopment abuts the Subject Property to the south. Parcel 2 encompasses approximately 66,654 square feet (sf) of land area.

### Previous Zoning Actions

Z.C. Case No. 13-14. First-Stage PUD approval granted to Parcel 2 for a mixed-use apartment building with a maximum building height of 110 feet.

### Brief Description of Proposal

Proposal to construct an 82'6", seven-story apartment building consisting of 236 dwelling units. The building will have a total gross floor area of approximately 236,590 square feet, with 18,612 square feet devoted to ground floor retail and service uses. 222 vehicle parking spaces will be provided as well as 87 bike parking spaces.