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WHAYNE QUIN
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November 22, 2013

VIA HAND DELIVERY

D.C. Zoning Commission
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Application for Preliminary and Consolidated Approval of a Planned Unit Development and Zoning Map Amendment

Dear Members of the Commission:

On behalf of the District of Columbia through the Deputy Mayor for Planning and Economic Development and Vision McMillan Partners, LLC (collectively the "Applicant"), we hereby submit an application for preliminary and consolidated approval of a Planned Unit Development ("PUD") and a zoning map amendment to rezone Lot 800 in Square 3128 to the C-3-C and CR Districts.

The Applicant proposes to build a mixed-use, mixed-income urban development project for the adaptive reuse of the McMillan Reservoir Slow Sand Filtration Site. The development is composed of retail, residential, office, and recreational. The overall project will have an FAR of approximately 1.91, as permitted under the C-3-C and CR PUD requirements, and will include approximately 94,170 square feet of retail uses; 916,930 square feet of residential uses; 1,030,000 square feet devoted to healthcare facilities; 17,500 square feet devoted to a community center; and approximately 444,056 square feet of public open space. Enclosed herewith, please find:

- An original and ten copies of signed application forms for preliminary and consolidated approval of a planned unit development and zoning map amendment;
- An original and ten copies of a statement in support of the application and supporting exhibits; and
- A \$975,000 check made payable to the D.C. Treasurer for the map amendment and PUD application filing fees.

The Applicant requests that the Zoning Commission review the application and schedule a public hearing at the earliest possible time. The Applicant and the development team are prepared to respond to questions or provide any additional information which may be required.

Sincerely,


Whayne Quin, Esq.

Enclosures

cc: Advisory Neighborhood Commission 5E (with enclosures, Via U.S. Mail)
Jennifer Steingasser, D.C. Office of Planning (with enclosures, Via Hand)
Anne Corbett, Vission McMillan Partners
Adam Weers, Trammel Crow Company
Aakash Thakkar, EYA
Jair Lynch, JAIR LYNCH Development Partners

DO NOT ACCEPT THIS CHECK UNLESS THE PINK LOCK & KEY ICONS FADE WHEN WARMED AND YOU CAN SEE A TRUE WATERMARK WHEN HELD TO THE LIGHT.

EYA, LLC
4800 HAMPDEN LANE SUITE 300
BETHESDA, MD 20814

MONUMENT BANK
BETHESDA MD, 20814

65-345/550

PAY EXACTLY ***975 DOLLARS AND 00 CENTS**

TO THE ORDER OF: D. C. TREASURER

DATE
11/07/13

CHECK NO.
002015

CHECK AMOUNT
*****975.00

[Handwritten Signature]
AUTHORIZED SIGNATURE

⑈002015⑈ ⑆055003450⑆ ⑆000038719⑈

RUB OR BREATHE ON THE PINK LOCK & KEY ICONS - COLOR WILL FADE AND THEN REAPPEAR ON AN AUTHENTIC CHECK - IF COLOR DOES NOT FADE DO NOT ACCEPT.

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

SAFE 1-800-755-2265
EYA, LLC



BEFORE THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA



FORM 104 - APPLICATION FOR CONSOLIDATED APPROVAL OF A 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 11 DCMR – Zoning Regulations, request is hereby made for Consolidated Approval of a PUD, details of which are as follows:

Table with 5 columns: Square No., Lot No., Square Feet, Existing Zoning, Requested Zoning. Row 1: 3128, 800, 1,075,355, unzoned, R-5-B, C-2-C, C-3-C

Previous zoning (ZC and/or BZA) actions, including Order No(s), affecting the above properties:

Address or boundary description of the premises: The city property bounded by Michigan Ave., N.W., on the north, North Capitol St., N.W., on the east, First Street, N.W., on the west, and Channing St., N.W. on the south

Total Area of the Site in Square Feet: 1,075,355 sf Total Area of the Site in Acres: 24.69 acres

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of _____ acres or _____ square feet, pursuant to Title 11 DCMR – Zoning §2401.

Brief description of proposal: New mixed-use project incorporating historic features of the McMillan Reservoir Slow Sand Filtration Plant, including housing, retail, medical and commercial office uses, and parks and open space

Concurrent change of zoning (circle one): Yes (if yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)

Single-Member Advisory Neighborhood Commission District(s): 5E-09

If applicable, Historic District(s) in which site is located: McMillan Park Reservoir Historic District

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: [Signature] Date: 11-22-13

Owner's Name: Victor Hoskins, Deputy Mayor, Planning & Economic Development

Person(s) to be notified of all actions:

Name: Wayne Quin and Carolyn Brown, Holland & Knight LLP
Address: 800 17th Street, N.W., Suite 1100, Washington, D.C.
Zip Code: 20006 Phone No(s): 202-862-5990 E-Mail: carolyn.brown@hklaw.com



**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



**FORM 103A – APPLICATION FOR FIRST-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 a
First-Stage Approval of a PUD, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
3128	800	1,075,355	unzoning	R-5-B, C-2-C, C-3-C

Address or boundary description of the premises: The city property bounded by Michigan Ave., N.W., on the north, North Capitol St., N.W., on the east, First Street, N.W., on the west, and Channing St., N.W., on the south

Total Area of the Site in Square Feet: 1,075,355 s.f. **Total Area of the Site in Acres:** 24.69 acres

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of one acres or 15,000 square feet, pursuant to Title 11 DCMR – Zoning §2401.

Brief description of proposal: Major new mixed-use development incorporating features of the historic McMillan Reservoir slow sand filtration plant and containing housing, retail, medical and commercial office space, and parks and open space.

Concurrent change of zoning (choose one): Yes (if yes, please complete a Form 101 Application/Petition to Amend the Zoning Map)

Single-Member Advisory Neighborhood Commission District(s): 5E-09

If applicable, Historic District(s) in which site is located: McMillan Park Reservoir Historic District

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:** 11-22-13

Owner's Name: Victor Hoskins, Deputy Mayor, Planning & Economic Development Please Print

Person(s) to be notified of all actions:

Name: Wayne Quin and Carolyn Brown, Holland & Knight LLP

Address: 800 17th Street, N.W., Suite 1100, Washington, D.C.

Zip Code: 20006 **Phone No(s):** 202-862-5990 **E-Mail:** carolyn.brown@hklaw.com

ANY APPLICATION THAT IS NOT COMPLETED IN ACCORDANCE WITH THE INSTRUCTIONS ON THE BACK OF THIS FORM WILL NOT BE ACCEPTED.



**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**



FORM 101 - APPLICATION/PETITION* TO AMEND THE ZONING MAP

* The Zoning Commission (ZC) will determine at the time of set down whether this is a contested (Application) or rulemaking (Petition) case.

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 §102 of Title 11 DCMR – Zoning Regulations, request is hereby made for an amendment to the Zoning Map, details of which are as follows:

Square No.	Lot No.	Square Feet	Existing Zoning	Requested Zoning
3128	800	1,075,355 sf	unzoned	R-5-B, C-2-C, C-3-C

Previous zoning (ZC and/or BZA) actions, including Order No(s), affecting the above properties:

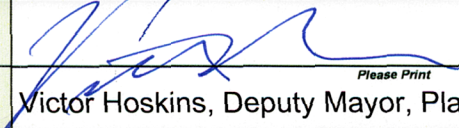
Address or boundary description of the premises: The city property bounded by Michigan Ave., N.W., on the north, North Capitol St., N.W., on the east, First Street, N.W., on the west, and Channing Street, N.W., on the south

Total Area of the Site in Square Feet: 1,075,355 sf Total Area of the Site in Acres: 24.69 acres

Single-Member Advisory Neighborhood Commission District(s): 5E-09

If applicable, Historic District(s) in which site is located: McMillan Park Reservoir Historic District

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/petition 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)

Signature:  Date: 11-22-13

Name: Victor Hoskins, Deputy Mayor, Planning & Economic Dev. Please Print Owner: Applicant/Petitioner:

Person(s) to be notified of all actions:

Name: Whayne S. Quin or Carolyn Brown, Holland & Knight LLP

Address: 800 17th Street, N.W., Suite 1100, Washington, D.C.

Zip Code: 20006 Phone No(s): 202-862-5990 E-Mail: carolyn.brown@hklaw.com

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