

May 20, 2019

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

**Re: BZA Case No. 19960
Applicant's Response to ANC 5C Report**

Chairperson Hill and Honorable Members of the Board:

On behalf of MCF 1400 Montana, LLC and MCFI Limited Partnership (collectively the "Applicant"), below is the Applicant's response to the ANC report in support filed May 16th, 2019 by ANC 5C at BZA Exhibit No. 92. The Applicant proposes to build a 108 unit apartment building on a split-zoned lot (Square 4023, Lot 001) (the "Property") that was in single ownership prior to May 12, 1958, as illustrated in the updated plans at BZA Exhibit No. 89 A1 and A2 (the "Project"). The Applicant is very pleased to have worked with ANC 5C over the last few months. We are happy to report to the Board that, per the Board's request, the Applicant attended an additional 5C06 single member district meeting on May 7, 2019, and presented the Project to the full ANC 5C at their meeting on May 15th, 2019 ("May 15th ANC Meeting"). At the May 15th ANC Meeting, with a quorum present, ANC 5C voted 4-2 to support the Project.

ANC 5C Issues and Concerns

As noted in the "issues and concerns" section of their report, the Applicant proffers the following amenities to the community:

- 1) Neighboring development projects will be staggered in the stages of development and construction along Montana Avenue NE and the Applicant will work with ANC 5C to mediate concerns.
- 2) The Project will have 11 Inclusionary Zoning ("IZ") units, distributed proportionally throughout the Project.
- 3) A traffic management plan will be implemented during construction, a draft of which is at BZA Exhibit No. 89C.

- 4) The sidewalks and landscaping of the Project will be improved as indicated in the Applicant's post-hearing filings at BZA Exhibit No. 89A-E.
- 5) As noted in the traffic report at BZA Exhibit No. 34 and 89D, the sidewalks and street crossings at the perimeter of the Project will become ADA compliant.
- 6) As described in the Applicant's draft Construction Management Plan and draft Traffic Management Plan at BZA Exhibit No. 89B and 89C, notifications will be made to the ANC and neighborhood regarding any impacts on the community from construction of the Project, including any sidewalk and/or street closures.

ANC 5C Recommendations

As noted in their report, two recommendations were discussed between ANC 5C and the Applicant during the May 15th ANC Meeting.

- 1) Reduce the number of units: During the May 15th ANC Meeting, the Applicant respectfully responded to the request to reduce the number of units and explained that reducing the number of units is not viable.
- 2) Make the appearance of the Project congruent with nearby residences: In designing the Project, the Applicant took great care to ensure that the Project would blend harmoniously into the surrounding neighborhood architecture. To better illustrate the congruence of the Project with the nearby residences, the Applicant is providing the attached close-up images showing the materials for the façade of the Project, at **Tab A**. The Project's building massing is articulated with a series of bays, which provide visual interest to the building and scale it to the surrounding residential context. The facades are richly detailed with brick – similar to the surrounding homes - with cast stone accents, decorative banding at the first floor, decorative spandrels at the second and third floors, and Juliette Balconies at selected apartments. Overall, the Project offers high quality design features and premium exterior finishes in order to compliment both the current and future neighborhood character.

The Applicant was pleased to have the opportunity to present the Project at the May 15th ANC Meeting, and is happy to have been able to work with ANC 5C to come to a positive resolution. The Applicant is grateful for the ANC's vote in support of the Project and is committed to keeping the ANC updated throughout the construction process.

We look forward to the Board's decision and deliberation on May 22, 2019. Thank you for your attention to this matter.

Sincerely,

COZEN O'CONNOR



Meridith Moldenhauer

CERTIFICATE OF SERVICE

I hereby certify that on this 20th day of May, 2019, a copy of the foregoing Applicant's Response to ANC 5C Report was served, via electronic mail, on the following:

District of Columbia Office of Planning
c/o Stephen Mordfin
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Advisory Neighborhood Commission 5C
c/o Jacqueline Manning, Chairperson
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Advisory Neighborhood Commission 1A07
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Meridith Moldenhauer

TAB A



1400 Montana Ave

MCF 1400 Montana, LLC

01

SUPP - 01

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1400 Montana Ave

MCF 1400 Montana, LLC

02

SUPP - 02

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