

BZA Application #19960
1400 Montana Avenue NE
MCF Montana LLC MCFI LP

Presented by:
Meridith H. Moldenhauer
Cozen O'Connor



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Board of Zoning Adjustment
District of Columbia
CASE NO. 19960
EXHIBIT NO. 60A1

Introduction to Team

- Mid City
 - Jamie Weinbaum
- Maurice Walters Architect
 - Maurice Walters
- Gorove Slade
 - Daniel Van Pelt
- Moody Graham
 - Ryan Moody
- Cozen O'Connor
 - Stephen Varga, Planning Services Director



MidCity

- MidCity offers a proud tradition of expertise in the development, acquisition, oversight, and management of multifamily rental housing.
- Unlike many real estate development and investment firms, MidCity focuses on long-term value and enduring relationships, proudly carrying on the tradition of strategic public-private partnerships and quality housing established by our esteemed founder, Eugene F. Ford.
- Since 1965, MidCity has developed more than 15,000 units across the country and presently owns approximately 9,000 units, primarily in the District of Columbia and Maryland.



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Community Outreach

- Since filing application, Applicant has reached out to ANC 5C06 Single Member District (“SMD”) Commissioner and ANC 5C Chairperson numerous times, by email, text, and telephone, requesting to be placed on the first available ANC meeting agenda
 - Applicant continues to be open and willing to meet and attend any meeting requested by the ANC or SMD Commissioner
- Applicant held a community meeting on March 14, 2018
 - 20-25 people attended community meeting
 - Applicant looks forward to a continued dialogue with the community
 - Applicant pledged to work with community in addressing concerns about added traffic and street parking issues
- Letters in Support
 - Historic Berean Baptist Church supports the Project
 - More than 10 additional letters in support from neighbors

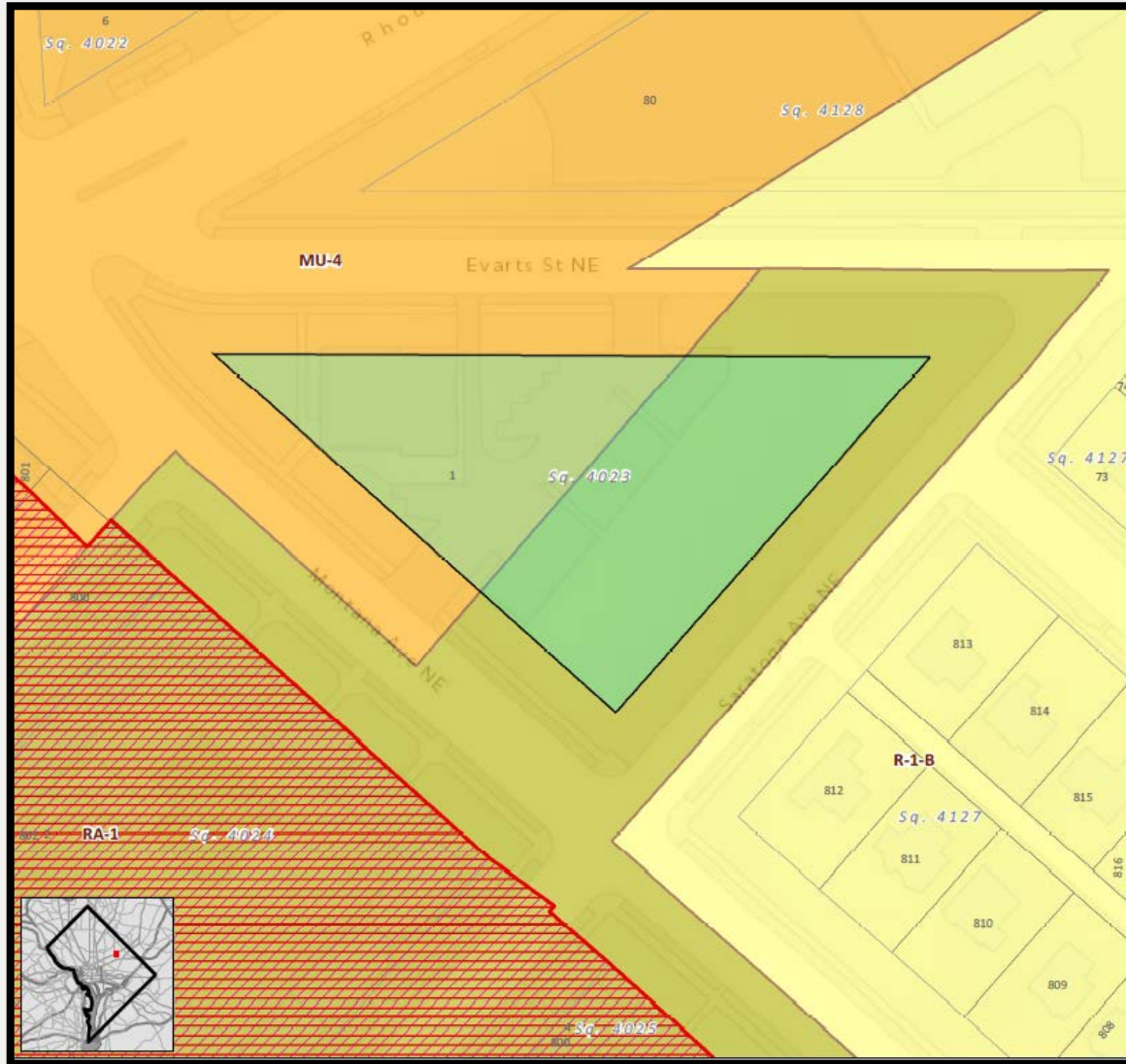
The Property – 1400 Montana Avenue NE



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Zoning Map

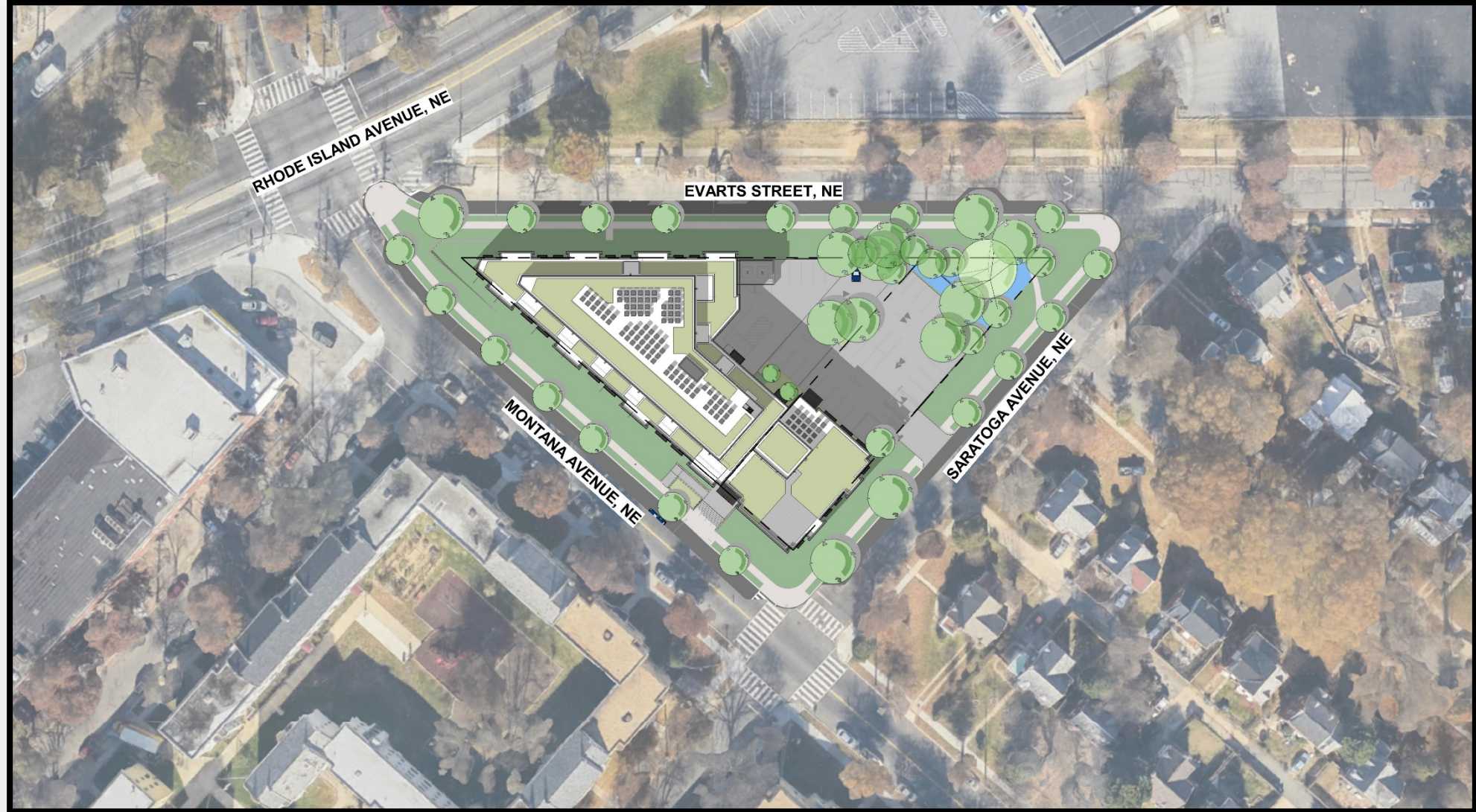


Square 4023
Lot 0001
MU-4 / RA-1
Zones

The Project

- The Property is comprised of one triangular lot, split-zoned between the MU-4 and RA-1 zone districts, and is currently improved with a single-story building
- Applicant proposes to construct a new, four-story, 108-unit, multi-family, residential apartment building
- 21 units on first and fourth floors, 28 units on second and third floors, 10 penthouse units
 - 11 IZ units for up to 60% AMI
- Ground-floor lobby area, fitness room, leasing office, mail room, and long-term bicycle storage

Site Plan



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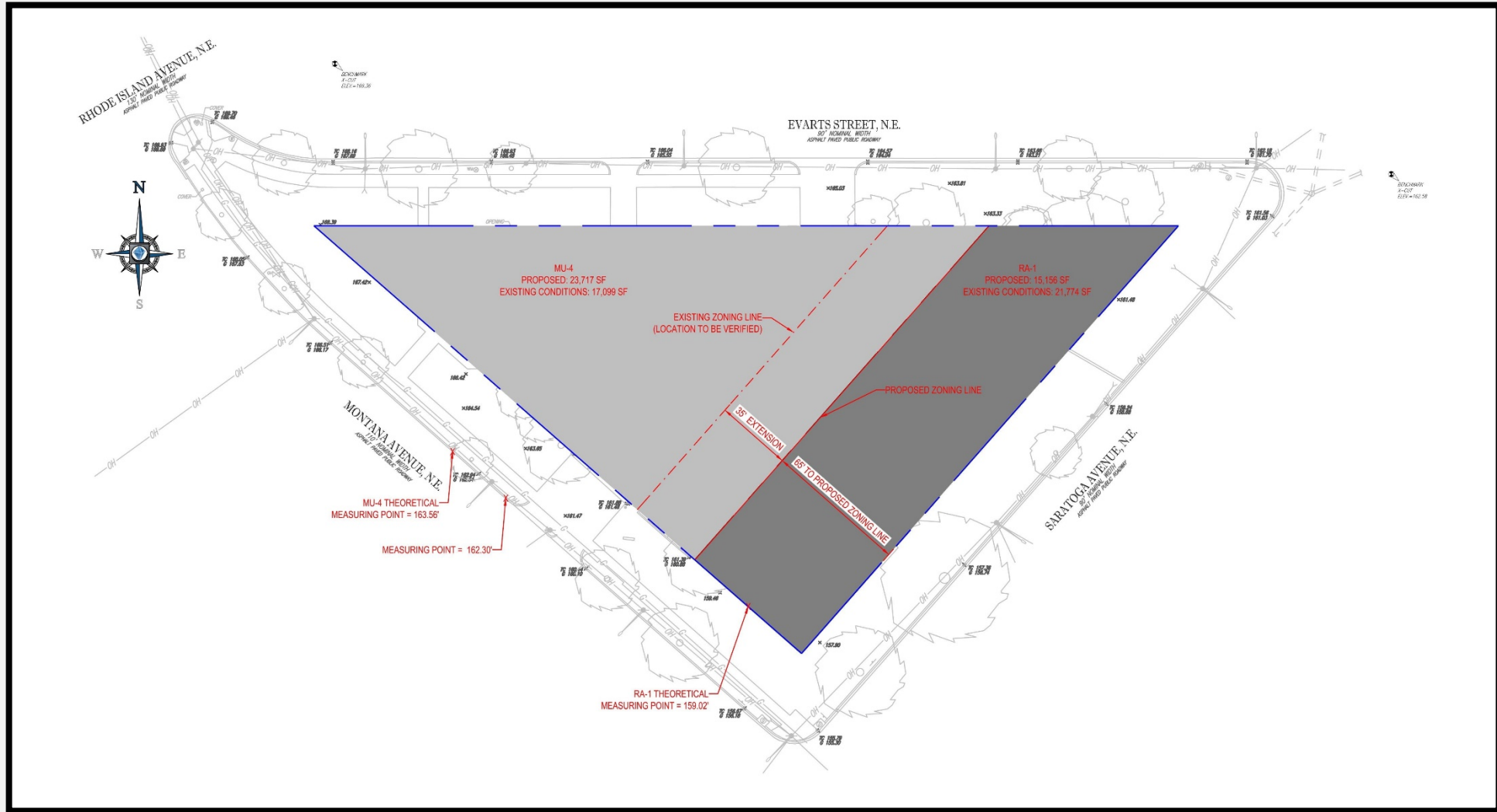
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New Lots / Measuring Point



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Ground Floor



Typical Residential Floor



Fourth Floor



Roof

