



**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
ADVISORY NEIGHBORHOOD COMMISSION 5B  
SINGLE MEMBER DISTRICT 5B03 – COMMISSIONER MICHAEL MORRISON  
April 7, 2015**

Zoning Commission for the District of Columbia  
Office of Zoning  
One Judiciary Square  
441 4th Street NW  
Suite 200S  
Washington, DC 20001

RE: Case # 14-18 (Mid-City Financial Corp 1st Stage PUD & Related Map Amendments)

Thank you for providing this opportunity for me to give testimony on behalf of my Single Member District ANC 5B03. ANC 5B03 borders the development in question to the north of Rhode Island Avenue between 13<sup>th</sup> Street/Brentwood Road and 14<sup>th</sup> Street/ Montana Avenue NE. The views I present this evening are my own in my capacity as the ANC Commissioner for ANC 5B<sup>03</sup>, and I am not speaking for ANC 5B as a whole. However, it is to note that ANC 5B has submitted a resolution in support of the development.

The Mid-City Financial (“Mid-City”) proposal for the renovation of the Brookland Manor/Brentwood Village campus represents a great change for both the current campus and for the Rhode Island Avenue corridor. This change will have a largely positive impact on the Rhode Island Avenue community.

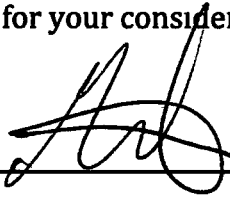
Per the District of Columbia Municipal Regulations, a PUD project should influence the surrounding area in a manner that is either “favorable, capable of being mitigated, or acceptable given the quality of public benefits” (DCMR 2403 3) and “[p]ublic benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under [ ] matter-of-right provisions” (DCMR 2403 6)

Overall, the project is welcomed by my community, as the state of the current Brookland Manor development is largely unacceptable due to the crime and other such activities endemic to the 13<sup>th</sup>/14<sup>th</sup>/Rhode Island Avenue area. In particular, 5B03 residents are very hopeful that the redevelopment project has a positive outward impact on the Brentwood Road shopping center area directly across Rhode Island Avenue. Currently, this area is host to nuisances such as public drinking, hard drug sale and use, and other related activities. The general perception is that there is a nexus between this area and the Brookland Manor campus.

Main concerns of ANC 5B03 residents are as follows:

- That local non-profit/economic development groups benefit from an approved PUD through a partnership with Mid-City to help promote neighborhood conservation and small and local business development;
- That current Brookland Manor leaseholders be treated with the highest levels of care during all periods of transition and that all current residents be given first priority and fair opportunity to be rehoused on the new campus' affordable housing/Section 8 units;
  - 1/3 of current students at Mary McLeod Bethune Public Charter School and the Noyes Education Campus – both in ANC 5B – are Brookland Manor residents
- That Ward 5 employment and training opportunities are prioritized in the redevelopment project,
- That the 5B03 community be meaningfully engaged in regard to building architecture and design planning before construction begins; and
- That the construction and operation of the new development be environmentally responsible.

Thank you for your consideration of my testimony.



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Michael Morrison, Commissioner ANC 5B03

1920 Irving Street NE  
Washington, DC 20018