

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z.C. CASE NO.: 14-18

As Secretary to the Commission, I hereby certify that on October 6, 2014, copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

- | | | | |
|----|---|-----|--|
| 1. | <i>D.C. Register</i> (10/07/14) | 7. | Gottlieb Simon
ANC |
| 2. | Paul Tummonds, Esq. | 8. | Councilmember Kenyan McDuffie |
| 3. | ANC 5C*
P.O. Box 81027.
Washington, D.C. 20018 | 9. | Office of Planning (Jennifer Steingasser) |
| 4. | ANC 5B*
c/o Shirley Rivens Smith
2000 Upshur Street, N.E.
Washington, D.C. 20018 | 10. | DDOT (Jamie Henson) |
| 5. | Commissioner Regina James*
ANC/SMD 5C05
1363 Adams Street, N.E..
Washington, D.C. 20018 | 11. | Melinda Bolling, Acting General Counsel
DCRA |
| 6. | Commissioner Mercile Banks*
ANC/SMD 5C06
1448 Channing Street, N.E.
Washington, D.C. 20018 | 12. | Office of the Attorney General (Alan
Bergstein) |
| | | 11. | DDOE (Jay Wilson) |

ATTESTED BY:

A handwritten signature in blue ink that reads "Sharon S. Schellin".

Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 14-18
(Mid-City Financial Corporation – First-Stage PUD and Related Map Amendment
@ Various Lots and a Parcel in Squares 3953, 3954, 4024, and 4025)
October 6, 2014

THIS CASE IS OF INTEREST TO ANC 5C AND 5B

On October 1, 2014, the Office of Zoning received an application from Mid-City Financial Corporation (the “Applicant”) for approval of a first-stage planned unit development (“PUD”) and related map amendment for the above-referenced property.

The property that is the subject of this application consists of the squares, lots, and a parcel shown in the chart below, and is located in Northeast Washington, D.C. (Ward 5), at the intersection of Rhode Island and Montana Avenues, N.E. on the site currently improved with the Brookland Manor and the Brentwood Shopping Center. The property is currently zoned R-5-A and C-2-A. The Applicant proposes a PUD-related map amendment to rezone the property, for the purposes of this project, to the R-5-B, C-2A, C-2-B, and various split zones (as shown in the chart below).

The Applicant proposes to redevelop the property into a new community with a new street grid which will create eight new blocks for development and a centrally located community green and pedestrian walk of approximately two acres of land area. The PUD will contain a variety of housing types (2,200 residential units) and a significant retail component (200,000 square feet).

CHART OF PROPOSED PUD-RELATED ZONING MAP CHANGES

Square No.	Lot No.	Existing Zoning	Requested Zoning
3953; 3954; 4025 3954	1-3; 1-3; 1,5,6,7 Parcel 143/45	R-5-A C-2-A	R-5-B C-2-B
3954	4	R-5-A	C-2-B
3954	5	R-5-A	C-2-B / R-5-B
4024	1-4	R-5-A	C-2- C-2-B/C-2-A
4025	2&4	R-5-A	C-2-A/R-5-B
4025	3	R-5-A	C-2-A

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.