

CERTIFICATION OF COMPLIANCE WITH SECTION 3013 OF THE ZONING REGULATIONS

Mid-City Financial Corporation (the "Applicant") hereby certifies that this pre-hearing submission, electronic copies of which were filed with the Zoning Commission on January 7, 2015, complies with the provisions of Section 3013 of the Zoning Regulations as set forth below and that the application is complete.

At the November 24, 2014, Public Meeting, the Zoning Commission voted to set down the First-Stage PUD and Zoning Map amendment application for a public hearing. In response to comments made by members of the Commission during that Public Meeting and to the Office of Planning Set-Down Report dated November 14, 2014, the Applicant has provided additional information and made further refinements to the proposed project. The additional information requested and the proposed refinements to the project include:

- (a) Details of the proposed tenant relocation and construction phasing plan and affordable housing program;
- (b) Additional information on the proposed buildings and the visual impact of the project on surrounding properties;
- (c) Additional information on the proposed infrastructure improvements and Green Building initiatives;
- (d) Information on the appropriateness of the proposed Zone Districts and amount of density proposed;
- (e) Identification of the flexibility requested from the Zoning Regulations; and
- (f) Update on the status of dialogue with the existing tenants and surrounding community.

In all other respects, the project is the same as filed on October 1, 2014.

<u>Sub-Section</u>		<u>Page</u>
3013.1(a)	Information Requested by the Commission;	Pre-Hearing Statement, Exhibits A and B
3013.1(b)	List of Witnesses	Pre-Hearing Statement Exhibit C
3013.1(c)	Summary of Testimony of Applicant's Witnesses and Reports for the Record:	
	Outline of Testimony of Representative of the Applicant	Pre-Hearing Statement Exhibit C
	Outline of Testimony of the Project Architect	Pre-Hearing Statement Exhibit C
	Outline of Testimony of the Traffic Engineer	Pre-Hearing Statement Exhibit C
3013.1(d)	Additional Information, Reports or Other Materials Which the Applicant Wishes to Introduce	Pre-Hearing Statement
3013.1(e)	Reduced Plans	Included in Application Statement; Exhibit B of Pre-Hearing Statement
3013.1(f)	List of Publicly Available Maps, Plans and Other Documents	Included in Application Statement Exhibit F
3013.1(g)	Estimated Time Required for Presentation of Applicant's Case	45 minutes
3013.6(a)	List of Names and Addresses of All Property Owners within 200 feet of the Subject Property and Names and Addresses of Persons Having a Lease for any Portion of the Property	Pre-Hearing Statement, Exhibit D

**LIST OF WITNESSES AND ESTIMATE OF TIME REQUIRED TO PRESENT
CASE**

Eugene (“Gene”) F. Ford, Jr. or Michael Meers; Representative(s) of the Applicant

Matthew Bell, FAIA; Project Architect, Perkins Eastman — TO BE PROFFERED AS AN
EXPERT WITNESS IN THE FIELD OF ARCHITECTURE AND URBAN PLANNING

Dan Van Pelt or Robert Schiesel; Traffic Engineer, Gorove Slade Associates — TO BE
PROFFERED AS AN EXPERT WITNESS IN THE FIELD OF TRAFFIC ENGINEERING

ESTIMATED TIME REQUIRED TO PRESENT CASE:

45 minutes

**OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE APPLICANT
EUGENE (“GENE”) FORD, JR. OR MICHAEL MEERS**

- I.** Discussion of Existing Brookland Manor Community

- II.** Review of Community Dialogue and Community Outreach

- III.** Review of the Tenant Relocation and Construction Phasing Plan

- IV.** Review of Affordable Housing Program

- V.** Conclusion

**OUTLINE OF TESTIMONY OF MATT BELL, FAIA - PROJECT ARCHITECT AND
URBAN PLANNER; PERKINS EASTMAN**

- I.** Review of Site Location and Surrounding Area
 - A.** Overview of Site
 - B.** Overview of Surrounding Area

- II.** Description of Proposed PUD Project
 - A.** Proposed Development of Blocks 1-8
 - B.** Proposed Street Dedication and Closing
 - C.** Proposed Pedestrian Walk and Community Green
 - D.** Appropriateness of Proposed Density and Building Heights

- III.** Areas of Requested Zoning Flexibility

- IV.** Conclusion

**OUTLINE OF TESTIMONY OF DAN VAN PELT OR ROBERT SCHIESEL - TRAFFIC
AND PARKING ENGINEER; GOROVE SLADE ASSOCIATES**

- I.** Transportation Impact Study Scope
 - A.** Study Area
 - B.** Existing Conditions
 - C.** Future Conditions

- II.** Transportation Impacts
 - A.** Trip Generation
 - B.** Parking Considerations

- III.** Transportation Demand Management Program

- IV.** Conclusion and Recommendations