

Gigi Williams  
1537 Channing Street NE  
Washington, D.C. 20018

March 9, 2015

Zoning Commission of the District of Columbia  
441 4th Street, N.W. Suite 200-S  
Washington, DC 20001

RE: Case No. 14-18 (Mid-City Financial Corp-The New Brentwood Village)

Dear Zoning Commission,

I write to ask that my concerns be taken into consideration and addressed regarding the Mid-City Financial Corporation's application for a planned unit development: Brentwood Village, currently the site of the Brookland Manor apartment complex and a strip commercial shopping center.

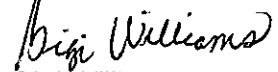
I am a current resident residing in the 1500 block of Channing Street NE and have the following concerns regarding this development although in support of the vision.

1. I attended a recent ANC meeting and was told there would be sufficient underground parking for residents by Mid-City staff. My concern is there won't be sufficient parking. Will sufficient visitor parking be included in this plan? I do not want to come home and have to park on another residential block due to parking overflow.
2. Traffic congestion - Currently Montana Avenue is busy enough as it is with people using it as a short cut to get to New York Avenue. What impact will this have on traffic patterns along Rhode Island Avenue and surrounding areas? I did notice the comments from DDOT but still have apprehension.
3. You may not be able to respond to this yet. How much of an impact will this development have on current resident's property taxes?
4. I have read the case information and seen the taping of the first zoning meeting held in November. Building heights are projected to be 90 to 45 feet high. I already feel as though I can't breathe.
5. Will DC residents benefit from employment this will bring?
6. The current residents have been assured that they would be allowed to come back, but from the zoning taping, I am hearing mixed messages. Such as 73 units will be allotted for section 8 and 448 will be affordable housing or vice versa. Not clear on this. Folks need to truly know how they will be impacted so that they may consider other options.
7. Will there be sufficient facilities for youngsters to enjoy activities such as a playground, basketball court, rec room, Skateboard Park?

8. It is my understanding that the 1st phase will house the elderly and that they will be allowed to remain on the premises during phase changes. This is the one thing I do applaud and do not care to see or hear of any elders being displaced.

This project truly needs to be considered and thought through clearly as to how and to what extent my community will be impacted by these changes that seem so aggressive for the area. It seems based on the number of units estimated at about 2200 this project should be scaled back. Thank you for your time and allowing me to have a voice.

A Sincerely Concerned Resident,

A handwritten signature in cursive script that reads "Gigi Williams".

Gigi Williams  
Woodridge Resident