

December 8, 2016

VIA IZIS

Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th Street NW, Suite 200
Washington, DC 20001

Re: ZC Case No. 14-18A – First Stage PUD Modification and Second-Stage PUD Application - Pre-Hearing Submission of Mid-City Financial Corporation, Brentwood Associates Limited Partnership, and MCF Brentwood SC, LLC (collectively, the “Applicant”)

Dear Chairman Hood and Members of the Commission:

This letter and attached materials address the issues that were raised in the Office of Planning’s Set-Down Report in the above-mentioned case, as well as the comments made by the Zoning Commissioners at the November 14, 2016 Public Meeting. In a separate letter, the Applicant addresses the hearing fee for this PUD Modification and Second-Stage PUD application.

Architectural Details

The Commission requested that the Applicant’s design team take a look at the blank portions of the walls on Building B and explore the possibility of continuing the rhythm of the brick fenestration that occurs elsewhere on the building. As shown on the revised pages A15 and A20 included in Exhibit A, the south elevation of Building B has been revised to continue the rusticated texture of the red brick masonry along the entire base of the building including the previously blank courtyard walls.

The Zoning Commission also requested that the Applicant provide elevations along the alley. The Applicant’s design team has started the preparation of the materials that are necessary for those elevations to be appropriately rendered. The Applicant will be able to provide those renderings to the Zoning Commission well in advance of the public hearing in this case.

Questions were also raised at the set-down meeting regarding the color palette for the proposed brick on the buildings. The Applicant intends to use a color palette for the various brick colors that truly reflects the high quality of these new buildings and creates an environment for the enhanced architectural treatment of the buildings that will be constructed in the future as part of this PUD. At the public hearing, the Applicant will provide a full materials board and color samples for review and approval by the Zoning Commission.

Penthouse Set-Back Relief

At the request of the Zoning Commission, the Applicant undertook additional analysis of the ability to re-locate the elevator core in the parking garage of Building B so that the penthouse structure can satisfy all required setbacks. The Applicant was able to provide a fully compliant roof structure on Building B through the reconfiguration of the parking garage level of the building, which results in the loss of two parking spaces, and the inclusion of an elevator cab with doors on both sides (which results in added costs to the project). Plans which show the reconfigured parking level and roof plan for Building B are attached as revised pages A03 and A07 of Exhibit A. The previously requested flexibility for the roof structure on Building B is no longer required.

Sustainability Related Issues

The Applicant has proffered that Buildings A and B will satisfy the Enterprise Green Communities standards. The Office of Planning requested information from the Applicant regarding how these standards will perform at a high level of sustainability. Attached as revised page G13 of Exhibit A is an enhanced Enterprise Green Communities checklist which notes some specific points the project is targeting that are above the 35 points needed for certification and are specifically beneficial to affordable housing households. The project is currently targeting 83 points, which far exceed the 35 points needed for certification. Additionally the project will comply with the requirements necessary to meet the overall LEED Silver Neighborhood Development certification as required by the Phase 1 PUD.

Unit Size/Mix and Location of Affordable Housing Units

The Office of Planning requested that the Applicant provide additional information regarding the affordable units that will be provided in this Second-Stage PUD application. The Applicant has committed that as many as 265 units in this project will be deeply affordable and reserved for existing residents. All of the units (200) in the seniors-only building (Building B) will be reserved for these Section 8 occupants and approximately 65 of the units in Building A will initially be reserved for other current residents of Brookland Manor.

The 65 replacement units in Building A will consist of 25 units that will be reserved as permanently affordable units and 40 “temporary” replacement units that will be used to house existing Brookland Manor residents. These temporarily replacement units will be used to

support the goals of the Applicant's Tenant Relocation Plan, which includes keeping Brookland Manor residents on-site and minimizing the number of times that residents are required to move.

The chart provided below provides details on the size of the temporarily and permanently affordable units. A plan, included as page G14 of Exhibit A, shows the location of the permanently affordable units. Given the nature of the temporarily affordable units, the Applicant has not identified the exact locations of these units on the plan, as the location of these units throughout Building A may need to change in the future.

Unit	Unit Mix (of 131 total units)	Percentage	Permanently Affordable Units (of 25 total units)
Studio	3	2%	1
1-Bed	60	46%	12
2-Bed	50	38%	9
3-Bed	18	14%	3

Initially, Building A will include 66 market-rate units.¹ As the 40 temporary affordable units are no longer needed to meet the Tenant Relocation Plan requirements, those units will become market-rate units. Ultimately, Building A will include 81% market-rate units and 19% deeply affordable units. Due to the removal of the two-over-two units that were initially approved for Block 7, the Applicant is not proposing to include any IZ units in Block 7. The remaining individual Second-Stage PUD applications will incorporate these IZ units in order to achieve the total number of IZ units that were approved in the First-Stage PUD application.

Services Provided to Residents

Mid-City Financial Corporation ("Mid-City") has engaged Community Preservation and Development Corporation ("CPDC") to conduct a resident survey and produce a social services needs analysis. The programing offered at the two Block 7 buildings will be designed around the identified needs of the current resident population. The survey should be complete in Q1 2017, with program recommendations following in Q2 2017. Mid-City will then match-up resources with the needs of the community to design best-in-class social service programing that will support economic empowerment and education of low-income residents.

¹ Based on timing and phasing considerations for the entire project, it may be necessary to utilize all of Building A (131 units) as replacement housing. Therefore, the Applicant requests the flexibility as to the total number of "Temporary Replacement Units" that will be included in the initial lease-up of Building A. This building is not anticipated to be completed until the Summer of 2019, at which time the Applicant will have already made progress on Phases 2a and 2b of the project and will have greater insight as to how many units in Building A will be used as Temporary Replacement Units.

Currently, on-site community service programs, led by the Community Services Foundation, partner with dozens of area non-profits to support the needs of Brookland Manor residents. Onsite programming for residents includes girls' self-esteem workshops, reading and math tutoring, brown bag food programs for seniors, school supply drives, holiday gifts and a food pantry for families. Last year, at a cost of \$200,000 to the owners of Brookland Manor, 2,352 youth, teens, adults and seniors participated in Mid- City sponsored community programming at Brookland Manor.

First Source Employment Agreement

The Applicant will work with DOES representatives to finalize the First Source Employment Agreement and will submit that Agreement to the Zoning Commission prior the public hearing in this case.

Transportation Impact Study and Transportation Demand Management Plan

The Applicant's traffic engineer, Gorove/Slade Associates, continues to finalize the scoping document with DDOT and will submit a Traffic Impact Study and Transportation Demand Management Plan to DDOT and the Zoning Commission in accordance with the relevant requirements of Subtitle X, §401.8, well in advance of the public hearing in this case.

Dialogue with Brookland Manor Residents and the Community

The Applicant continues to keep its residents aware of the status of the re-development plans and will host an all-resident meeting in January, 2017 to provide a project update and obtain additional resident input. In addition, representatives of the Applicant met with ANC 5B in September, 2016 and continue to attempt to be placed on the ANC 5C calendar for a meeting in January, 2017. The Applicant will also be making presentations to the Brentwood Civic Association and Woodridge Civic Association in January and February, 2017.

Exhibits

The following exhibits are attached to this pre-hearing statement:

Exhibit A – Plans depicting the modifications to the parking level and roof structure of Building B, modifications to the south elevation of Building B, a plan showing the location of the permanent affordable units in Building A, updated Zoning information, and an enhanced Enterprise Green Communities Checklist;

Exhibit B – Outline of witness testimony and resumes of proposed expert witnesses in architecture and traffic engineering;

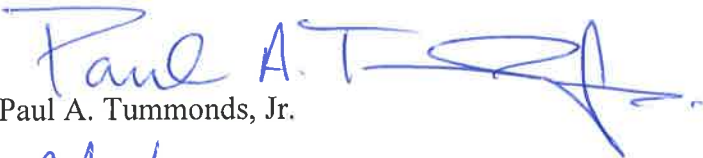
Exhibit C - Certification of Compliance with Subtitle X § 401 of the Zoning Regulations; and


Exhibit D - Name and mailing address of all property owners within 200 feet of the property and addresses of persons having a lease for any portion of the property.

Conclusion

The materials included in this pre-hearing submission address the comments and requests for additional information that have been provided in this case to date. The Applicant looks forward to the Office of Zoning scheduling this application for a public hearing in February, 2017. If there are any questions or comments regarding the information provided in this pre-hearing submission, please feel free to contact the undersigned.

Sincerely,


Paul A. Tummonds, Jr.


David A. Lewis

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered by first-class mail or hand delivery to the following addresses on December 8, 2016.

Jennifer Steingasser (*2 copies, via hand delivery*)
Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024

Ryan Westrom (*2 copies, via hand delivery*)
District Department of Transportation
55 M Street, SE, Fourth Floor
Washington, DC 20003

Regina James, ANC 5C05 (*1 copy, via first-class mail*)
1363 Adams Street, NE
Washington, DC 20018

Monique C. Smith, ANC 5C06 (*1 copy, via first-class mail*)
1714 Montana Avenue, NE
Washington, DC 20018

ANC 5C (*1 copy, via first-class mail*)
PO Box 91902
Washington, DC 20090

ANC 5B (*1 copy, via first-class mail*)
1920 Irving Street, NE
Washington, DC 20018

Brookland Manor Residents Association (*1 copy, via hand delivery*)
c/o William R. Merrifield, Jr.
Washington Legal Clinic for the Homeless
1200 U Street, NW, Third Floor
Washington, DC 20009



David A. Lewis