

February 3, 2017

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”) – Supplemental Statement

Dear Chairman Hood and Members of the Commission:

This letter and attached materials supplement materials filed in the pre-hearing statement dated December 8, 2016 (the “Pre-Hearing Statement”) for the above-mentioned case.

Additional Renderings

At the set-down hearing for this case, the Zoning Commission requested that the Applicant provide drawings and renderings of the proposed condition for the alley immediately to the south of the Property. Such drawings are attached here as part of Exhibit E (“Revised Plans”) at Sheets A14b and A14c.

Minor Modifications to Plans

The Applicant has made the following design and technical modifications to the Project:

- Rustication has been added to Building B walls along the alley at the ground level;
- Juliet balconies have been added to the 3rd floor of Building B’s north and west elevations;
- Minor bay projections have been added to the 4th floor of Building B’s north and west elevations to correspond with bay projections below;
- Cornice has been added to the top of bays on Building A’s north and east elevations; and
- Building A’s east elevation has been revised with additional balconies to create repetition of bays along the east façade.

The Applicant has attached a complete set of updated plans, drawings, and renderings as Exhibit E.

Additional Information regarding the Requested Relief

The Zoning Commission also requested at set-down additional information regarding the requested items of relief from the Zoning Regulations.

Additional information regarding the requested lot occupancy relief is included in the Revised Plans at Sheet G09b and on Exhibit A. This information shows that the Project could proceed without any zoning relief with respect to lot occupancy and without any significant change in gross floor area under the height limit approved pursuant to the First-Stage Order. However, as noted in the initial Application filings, the Applicant has elected to remove one story from each building in the Project and reallocate that density to occupy a greater lot area. The additional lot occupancy of these buildings creates no adverse impact on the surrounding properties and respects the lower heights of the residential buildings immediately to the south of the Project.

Information regarding the requested relief from the bicycle parking requirements for Building B (i.e., the seniors-only building) was provided in the transportation report filed on January 24, 2017 and is supplemented with information on Exhibit A. This report noted that unlike vehicle parking which has a lower ratio of required spaces per unit than ordinary multi-family residential use, there is no separate long-term bicycle requirement for senior housing. Accordingly, the number of bicycle spaces required was calculated to be 58 based on a multi-family residential use. Given the demographics served by Building B, the transportation report expected that the need for long-term bicycle parking is less than that of multi-family residential use and the Applicant proposes to include a total of only ten long-term bicycle parking spaces. Building B will meet the Zoning Regulations' requirements for short-term bicycle requirements by supplying ten short-term bicycle parking spaces.

The Applicant, in the Pre-Hearing Statement, withdrew the requested relief for the roof structure setback. As noted in the Pre-Hearing Statement, the Building B west elevator has been shifted north so that no relief is necessary for the penthouse, but such shift resulted in related revisions at the garage level to accommodate the elevator shift and loss of two parking spaces.

Transportation Demand Management Plan and DDOT Comments

The Applicant's traffic engineer, Gorove/Slade Associates, continues to work with DDOT to complete the Transportation Demand Management Plan for the Project. As part of the Project, the Applicant will install a TransitScreen in the primary lobby of each of the two buildings that comprise the Project.

Dialogue with Brookland Manor Residents and the Community

The Applicant continues to keep its residents and neighbors aware of the status of the re-development plans. The Applicant hosted an all-resident meeting January 23, 2017 to provide a project update and obtain additional resident input. Attached as Exhibit B is a letter in support of this application which has been signed by approximately 160 residents of Brookland Manor.

In addition to the meeting with the residents of Brookland Manor, the Applicant has participated (or will participate) in a number of community meetings since the Application was filed, including the following: ANC 5B meeting on September 28, 2016, Brookland Neighborhood Civic Association on October 18, 2016, Woodridge Civic Association on January 3, 2017, and Brentwood Civic Association meeting scheduled for February 7, 2017. The Applicant meets regularly with smaller neighborhood groups to exchange information and to make sure that community feedback is considered and incorporated into the project.

Representatives of the Applicant have attempted to be placed on an agenda of ANC 5C since August of 2016. In an attempt to present this application to ANC 5C, the Applicant's entire development team attended the regularly scheduled ANC 5C meeting on January 18, 2017. Unfortunately, ANC 5C did not allow the development team the opportunity to make a presentation on this application. The Applicant was recently invited to present this application at an ANC 5C05 Single Member District Commissioner meeting on February 13, 2017. The Applicant has accepted that invitation.

First Source Employment Agreement

The Applicant continues to work with DOES representatives to finalize the First Source Employment Agreement and will expect to submit that Agreement to the Zoning Commission at the public hearing.

Additional Applicant Outreach as Public Benefits

In addition to the Applicant's outreach regarding this Project and its role in providing affordable housing and services to Brookland Manor residents and otherwise being an involved and responsible citizen of the community, the Applicant has also invested in a wide range of community serving programs and activities, including:

- hosting the Ward 5 National Night Out event in Summer 2016;
- hosting a series of BBQ, music, and art events in the parking lot of the former Brentwood Village Shopping Center;
- sponsoring RIA Main Street's Fall Fest event in October 2016;
- contributing \$200,000 towards Academy of Hope's acquisition of its new adult charter school Ward 5 campus in 2016 (see letter attached as Exhibit C); and
- donating the Brentwood Village Shopping Center to DC Fire to be used as a training opportunity for approximately 500 fire fighters (see letter attached as Exhibit D).

The true measure of the Applicant's good work and activities in the Brentwood neighborhood go well beyond the formal proffer of public benefits in the first-stage PUD.

Exhibits

The following exhibits are attached to this supplemental statement:

Exhibit A – Additional information regarding items of requested zoning relief;

Exhibit B – Support letter and signatures of Brookland Manor residents;

Exhibit C – Correspondence from Leicester Johnson, Chief Executive Officer, Academy of Hope Adult Public Charter School, dated August 26, 2016;

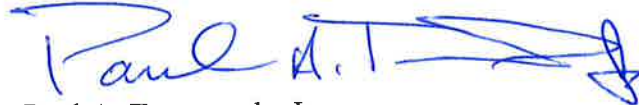
Exhibit D – Letter from Robert J. Callahan, DC Fire Chief of Operations, Platoon One, dated November 29, 2016; and

Exhibit E – Updated Plans, Drawings, and Renderings.

Conclusion

The materials included in this supplemental submission address the comments and requests for additional information that have been provided in this case to date. The Applicant looks forward to presenting this application to the Zoning Commission on February 23, 2017.

Sincerely,



Paul A. Tummonds, Jr.



David A. Lewis

Enclosures

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 February 3, 2017.

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Brookland Manor Residents Association (*1 copy, via hand delivery*)
c/o William R. Merrifield, Jr.
Washington Legal Clinic for the Homeless
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David A. Lewis