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May 7, 2019

VIA IZIS

Mr. Anthony J. Hood, Chairperson
D.C. Zoning Commission
One Judiciary Square
441 4th Street N.W.
Second Floor
Washington, D.C. 20001

Re: Request for Hearing and Supplemental Filing
Z.C. Case No. 19-02
Application for Map Amendment
Squares 5411, 5412, 5413, 5413N (“Property”)

Dear Chairperson Hood:

On behalf of Milestone East Capitol 2 LLC, Milestone East Capitol 3 LLC, Milestone East Capitol 4 LLC, and Milestone East Capitol 5 LLC (the “Applicant”), we submit this Request to Schedule the Public Hearing and Supplemental Filing. As required, the Applicant is submitting the Form 116 Hearing Fee Calculator and the applicable hearing fee of \$39,000.00.

On February 25, 2019, the Commission voted to set down this application, but did not make any request for additional information from the Applicant.

Since the set down, the Applicant paused briefly and has continued to work with the Office of Planning and the D.C. Department of Transportation to provide additional information and coordination to facilitate further review of the application in preparation for the public hearing. Specifically, the Applicant and DDOT developed the required Comprehensive Transportation Review (“CTR”) Scoping Form. Based on the CTR, the Applicant’s traffic consultant is preparing the required report to DDOT. Also, for this stand-alone Map Amendment application, there is no PUD plan to be evaluated by DDOT. As a result, the Applicant and DDOT agreed upon detailed Site Access Planning Parameters to be utilized for an ongoing square-by-square design process for the expected ten-year phased matter-of-right development of the site. A copy of the Site Access Planning Parameters is attached as Exhibit A.

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In addition to support for this application from the Ward 7 Councilmember, Vincent Gray (Z.C. Exhibit 15), ANC 7F voted unanimously to approve the Community Benefits Agreement (“CBA”) with the Applicant and support the rezoning application. Exhibit B. The CBA is a detailed agreement for the phased redevelopment of the Meadow Green project, including:

- Redevelopment Plan
- Resident Protections
- Workforce Development and Employment
- Benefits to Surrounding Community
- Ongoing Consultation with Community and ANC 7F
- Community Benefit Fund [CBA, attached as Exhibit C.]

At the Public Hearing the Applicant will offer the following witnesses:

1. Thomas P. Gallagher, Applicant
2. Scott S. Matties, AIA, LEED-AP (expert)
Vice President
Wiencek & Associates Architects & Planners
3. Nicole White, P.E., PTOE (expert)
Symmetra Design, Transportation-Planning, Traffic Engineering

Outlines of the witnesses’ testimony and expert resumes are attached as Exhibit D. The Applicant requests 30-45 minutes for its presentation.

The Applicant, by and through undersigned counsel certifies compliance with the provisions of Subtitle Z §401.

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Finally, while this Map Amendment application is pending, the previously approved phases of the Meadow Green redevelopment project are progressing. The 60-unit affordable housing Milestone senior project (BZA 18792) at 3605-3615 Minnesota Avenue, S.E., (Square 5410, Lot 800) is scheduled for completion and occupancy in June 2019. Also, the 89-unit affordable housing apartment building (BZA 19704) at 127 35th Street, S.E. (Square 5413, Lot 802), is completing the Design Development phase for permit submission. Currently, the existing Meadow Green project is 89% occupied with 389 households – all of whom are guaranteed no cost relocation to the new project.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to ask the Office of Zoning staff to contact the undersigned.

Very truly yours,
GREENSTEIN DELORME & LUCHS, P.C.

By: 

John Patrick Brown, Jr.

By: 

Lyle M. Blanchard

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that on May 7, 2019, a copy of the Applicant's Request for Hearing and Supplemental Filing in Support of a Petition for a Zoning Map Amendment application was served on the following:

ANC 7F

c/o Commissioner Tyrell M. Holcomb, Chairperson

4020 Minnesota Avenue NE

Washington, DC 20019

(By Mail and Electronically 7F01@anc.dc.gov)

Commissioner Carol E. Fletcher, SMD 7F06

3444 Croffut Place, SE

Washington, DC 20019

(By Mail and Electronically 7F06@anc.dc.gov; 7E04@anc.dc.gov)

Ms. Jennifer Steingasser

Mr. Joel Lawson

Ms. Ann Fothergill

D.C. Office of Planning

Deborah Crain-Kemp

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Ms. Aaron Zimmerman

D.C. Department of Transportation

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Meadow Green Courts Residents Association

c/o Eric M. Rome, Esq.

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