

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA  
NOTICE OF PUBLIC HEARING**

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**TIME AND PLACE:**

**Monday, March 16, 2015, @ 6:30 p.m.  
Jerrily R. Kress Memorial Hearing Room  
441 4<sup>th</sup> Street, N.W., Suite 220-South  
Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 14-18 (Mid-City Financial Corporation – 1<sup>st</sup>-Stage PUD & Related Map Amendment @ Squares 3953, 3954, 4024, & 4025)**

**THIS CASE IS OF INTEREST TO ANC 5C and ANC 5B**

On October 1, 2014, the Office of Zoning received an application from Mid-City Financial Corporation (the "Applicant"). The Applicant is requesting approval of a first-stage planned unit development ("PUD") and related Zoning Map Amendment application. The Office of Planning provided its report on November 14, 2014, and the case was set down for hearing on November 24, 2014. The Applicant provided its prehearing statement on January 8, 2015.

The subject property consists of approximately 20 acres, and is formally designated as: Square 3953, Lots 1-3; Square 3954, Lots 1-5 and Parcel 143/45, Square 4024, Lots 1-4; and Square 4025, Lots 1-7 (the "Subject Property"). The Subject Property is currently the site of the Brookland Manor apartment complex and a strip commercial shopping center located at the intersection of Rhode Island Avenue, N.E. and Montana Avenue, N.E. The Subject Property is generally bounded by Rhode Island Avenue, N.E. to the north, Montana Avenue, N.E. to the east, Downing Street, N.E./14<sup>th</sup> Street, N.E./Saratoga Avenue, N.E. to the south, and Brentwood Road, N.E. to the west.

The proposed PUD project will create a new community that will be called Brentwood Village. The Applicant will replace all of the existing buildings on the Subject Property and will establish a new street grid that will create eight new blocks for development and a new centrally located community green and pedestrian walk (that will consist of approximately two acres of land area). The PUD project will include a variety of housing types (multi-family, senior housing, two-over-two buildings, and townhouses) and a retail component divided among the eight new blocks. The PUD project will include approximately 2,200 residential units and approximately 200,000 square feet of retail uses. Parking for these uses will be provided in below-grade parking structures, integral garage parking for the townhouses, and on-street parking.

The proposed heights of the multi-family buildings will range from 90 feet along Rhode Island Avenue down to 60 feet as one proceeds further into the Subject Property along Saratoga Avenue, N.E., 14<sup>th</sup> Street, N.E., and 15<sup>th</sup> Street, N.E. The proposed two-over-two buildings will be approximately four stories tall, and the townhouses will be three stories tall. The floor area ratio ("FAR") of the individual blocks ranges from approximately 1.3 for the townhouses, to a maximum of 4.7.

The Subject Property is currently included in the C-2-A and R-5-A Zone Districts. The Subject Property is located and the Moderate-Density Residential land use and Mixed-Use, Moderate-Density Commercial/Moderate-Density Residential land use categories on the District of Columbia's Comprehensive Plan Future Land Use Map. The areas of the Subject Property with frontage along Rhode Island Avenue and Montana Avenue are designated as Main Street Mixed-Use Corridors on the

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Generalized Policy Map of the Comprehensive Plan. The Applicant is proposing a PUD related Zoning Map Amendment to rezone the Subject Property to the C-2-B, C-2-A, and R-5-B Zone Districts

The C-2-A Zone District permits a maximum density of 2.5 FAR as a matter-of-right and 3.0 FAR in a PUD project. The maximum height allowed as a matter-of-right in the C-2-A Zone District is 50 feet. A PUD project in the C-2-A Zone District permits a maximum height of 65 feet. The C-2-B Zone District permits a maximum density of 3.5 FAR as a matter-of-right and 6.0 FAR in a PUD project. The maximum height allowed as a matter-of-right in the C-2-B Zone District is 65 feet. A PUD project in the C-2-B Zone District permits a maximum height of 90 feet. The R-5-B Zone District permits a maximum density of 1.8 FAR as a matter-of-right and 3.0 in a PUD project. The maximum height allowed as a matter-of-right in the R-5-A Zone District is 50 feet. A PUD project in the R-5-B Zone District permits a maximum height of 60 feet.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022

**How to participate as a witness.**

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

**How to participate as a party.**

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations. If you are still unsure of what it means to participate as a party and would like more information on this, please contact the Office of Zoning at or at (202) 727-6311

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status shall file with the Commission, not less than 14 days prior to the date set for the hearing, a Form 140 – Party Status Application, a copy of which may be downloaded from the Office of Zoning's website at: <http://dcoz.dc.gov/services/app.shtm>. This form may also be obtained from the Office of Zoning at the address stated below

If an affected Advisory Neighborhood Commission (ANC), pursuant to 11 DCMR 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited in § 3012.5 (a)

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**through (i). The written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.**

All individuals, organizations, or associations wishing to testify in this case are encouraged to inform the Office of Zoning their intent to testify prior to the hearing date. This can be done by mail sent to the address stated below, e-mail ([donna.hanousek@dc.gov](mailto:donna.hanousek@dc.gov)), or by calling (202) 727-0789.

The following maximum time limits for oral testimony shall be adhered to and no time may be ceded

- |    |                                  |                          |
|----|----------------------------------|--------------------------|
| 1  | Applicant and parties in support | 60 minutes collectively  |
| 2. | Parties in opposition            | -60 minutes collectively |
| 3. | Organizations                    | 5 minutes each           |
| 4. | Individuals                      | 3 minutes each           |

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.


Written statements, in lieu of oral testimony, may be submitted for inclusion in the record. The public is encouraged to submit written testimony through the Interactive Zoning Information System (IZIS) at <http://app.dcoz.dc.gov/Login.aspx>; however, written statements may also be submitted by mail to 441 4<sup>th</sup> Street, N.W., Suite 200-S, Washington, DC 20001; by e-mail to [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov), or by fax to (202) 727-6072. Please include the case number on your submission. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**ANTHONY J. HOOD, MARCIE I. COHEN, ROBERT E. MILLER, PETER G. MAY, AND  
MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF  
COLUMBIA, BY SARA A. BARDIN, DIRECTOR, AND BY SHARON S. SCHELLIN,  
SECRETARY TO THE ZONING COMMISSION.**

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
OFFICE OF ZONING  
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