

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 - Mid-City Financial Corporation, Brentwood Associates Limited Partnership, and MCF Brentwood SC, LLC (collectively, the “Applicant”) – Public Hearing Fee

Dear Chairman Hood and Members of the Commission:

This letter addresses the potential public hearing fee for the above-mentioned case. The Applicant believes that it is appropriate for the hearing fee for this First-Stage PUD modification and Second-Stage application to be \$2,636.40. This amount is based on the following calculations:

- There is no public hearing fee for Second-Stage PUD applications;
- The original hearing fee was \$91,221¹, of which \$65,000 was for the residential portion of the project;
- Block 7 (300,732 sf) as revised is 15.6% of the total residential area (1,928,303 sf) approved under the First Stage order;
- If this were an application for just Block 7, the fee would be 15.6% of \$65,000 = \$10,140; and
- Modification fees are 26% of the total fee, so 26% of \$10,140 = \$2,636.40.

If the Zoning Commission determines that the hearing fee should be 26% of the original filing fee (\$91,221), the public hearing fee will be \$23,717.46.

¹ The hearing fee is established on the basis of the greater of the area of the map amendment or PUD GFA – the PUD GFA was used for the First-Stage application.

The Applicant has submitted Hearing Fee Calculator forms and checks in both amounts (\$2,636.40 and \$23,717.46). The Applicant expects that the Office of Zoning will process the check that is for the amount that the Zoning Commission deems appropriate and will return the other check to the Applicant.

Conclusion

Given the significant amount of deeply affordable housing that will be provided on Block 7, as well as the rationale noted above, the Applicant respectfully requests that the Zoning Commission determine that the appropriate hearing fee for this application is \$2,636.40. If there are any questions or comments regarding this discussion of the potential public hearing fee, please feel free to contact the undersigned.

Sincerely,



Paul A. Tummonds, Jr.



David A. Lewis