

March 23, 2020

VIA IZIS

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 19-16: Application of MCF WALP Phase 1, LLC (the “Applicant”) to the District of Columbia Zoning Commission for a Consolidated Planned Unit Development (“PUD Project”) at 1200 5th Street, NW (Square 481, Lot 23, the “Property”) — Applicant’s Second Post-Hearing Submission

Dear Chairman Hood and Commissioners:

At the request of the Zoning Commission at its February 24, 2020 meeting, the Applicant has continued to reach out and negotiate with representatives of First Rising Mt. Zion Baptist Church (“First Rising”) and Miles Memorial CME Church (“Miles Memorial”), (collectively, the “Churches”) regarding the potential impacts that the PUD project may have on the surrounding community. The Applicant believes that it has negotiated in good faith with representatives of the Churches and in the spirit of being a good neighbor has offered a series of accommodations that are not necessarily required to mitigate any potential adverse parking impacts that may be created as a result of the development of the PUD Project. Unfortunately, the Applicant and the Churches have not been able to reach agreement. This submission provides an overview of the dialogue that has occurred between representatives of the Applicant and the Churches.

Representatives of the Applicant reached out via letter to Pastor Young of First Rising on February 26, 2020 offering an array of outside-the-box accommodations to the Churches (including the provision of off-site parking spaces for the Churches – at the Applicant’s expense, use of on-site parking spaces by the Churches until construction activity commences, and possible financial contributions to the Churches for the purchase of passenger vans and/or other transportation services) and providing potential times to meet. When the Applicant did not receive a response to its letter, the Applicant reached out to First Rising via email on March 4, 2020, offering additional meeting dates. The Applicant transmitted another letter on March 11, 2020. Team members from the Applicant met with representatives of the Churches on Tuesday, March 17, 2020 at First Rising Mt. Zion Baptist Church. The parties spent 90 minutes discussing a variety of neighborhood and economic conditions and discussed possibilities for partnership. This meeting resulted in the Applicant submitting another proposal to the Churches on March 18, 2020.

In response, First Rising sent a counter proposal on March 20, 2020. In summary, the Churches requested the following: 40 permanent parking spaces dedicated to the Churches within the PUD Project's garage; and dedicate 22% of the units as permanently affordable units with rents capped at 20% of area median income. The Applicant and representatives of the Churches convened a conference call on March 20, 2020 to further discuss these matters, but they were not able to reach agreement.

The Applicant is not able to provide the Churches with 40 parking spaces within the PUD Project. While the Applicant wants to be a good neighbor and beneficial member of the local community, it is only required to mitigate potential adverse parking impacts that may occur as a result of the development of the PUD Project. Based on the conclusions in the Technical Memorandum prepared by Gorove Slade Associates (Exhibit 72G of the record), the CTR prepared by Gorove Slade Associates (Exhibit 21A of the record), and the conclusions of the Department of Transportation, the Applicant believes that the amount of parking provided in the PUD Project is appropriate and will not result in adverse impacts on the surrounding properties (including the Churches).

In its discussions with the Churches, the Applicant noted that a previous request of the Churches to adjust the affordable housing commitment in the PUD Project to 30% of all units at an income restriction of 20% of area median income would require a subsidy of approximately \$50 million to make the PUD Project financeable. Such a subsidy would need to be provided by HUD or other sources and is not feasible. The Applicant informed the Churches that it remains committed to its plan of 12% affordable units at 50% and 60% AMI as an appropriate contribution of permanently affordable housing for the PUD Project.

The Applicant entered into the negotiations with the Churches in good faith and with the intent of coming to a mutually agreeable conclusion. Unfortunately, that did not happen. However, the Applicant continues to remain committed to working with the Churches and all members of the surrounding community as the PUD Project commences construction and is ultimately occupied by future residents. The Applicant looks forward to the Commission's action on this application at their earliest convenience. Please feel free to contact the undersigned with any questions.

Respectfully submitted,

/s/
Paul Tummonds

Certificate of Service

I certify that on March 23, 2020, I delivered a copy of the foregoing letter via email to the addresses listed below.

_____/s/
Paul Tummonds

Jennifer Steingasser Karen Thomas District of Columbia Office of Planning 1100 4 th Street, SW, Suite 650E Washington, DC 20004 jennifer.steingasser@dc.gov	Alex Padro, ANC 6E01 1519 8th Street, NW Washington, DC 20001 padroanc@gmail.com
Cynthia Lin Policy and Planning District Department of Transportation 55 M Street, SE, 5 th Floor Washington, DC 20003 cynthia.lin@dc.gov	Alex Marriott, ANC 6E05, Chairperson 460 L Street NW Washington, DC 20001 alexmarriottanc@gmail.com
Michael J. Brown, ANC 6E02 1702 5th Street, NW Washington, DC 20001 Mikebrown60@gmail.com	Alvin Judd, Sr., ANC 6E06 40 New York Avenue NW Washington, DC 20001 aoj6036@gmail.com
Frank S. Wiggins, ANC 6E03 1340 5th Street, NW Washington, DC 20001 wigginsanc6E@gmail.com	Kevin M. Rogers, ANC 6E07 43 K Street NW Washington, DC 20001 rogers.K224@gmail.com
Rachelle Nigro, ANC 6E04 437 New York Avenue, NW Washington, DC 20001 6E04@anc.dc.gov	