

NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission for a Planned Unit Development (First-Stage) and Zoning Map Amendment

September 12, 2014

Mid-City Financial Corporation¹ (the “**Applicant**”) hereby gives notice of its intent to file an application for a First-Stage Planned Unit Development (“**PUD**”) and related Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended). The Applicant will not file the PUD and Zoning Map Amendment application for at least 10 days after the date of this Notice of Intent. This notice is given pursuant to Section 2406.7 of the Zoning Regulations.

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, NE and Montana Avenue, NE. The Subject Property is generally bound by Rhode Island Avenue, NE to the north, Montana Avenue, NE to the east, Downing Street, NE/14th Street, NE/Saratoga Avenue, NE to the south, and Brentwood Road, NE to the west. A map depicting the Subject Property is attached to this Notice.

The proposed PUD project will create a completely new and revitalized community that will be called Brentwood Village. The Applicant will demolish all of the existing buildings on the Subject Property and will establish a new street grid which will create eight new blocks for development and a new centrally located community green and pedestrian walk (which 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 significant 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, NE, 14th Street, NE, and 15th Street, NE. The proposed two-over-two buildings will be approximately four stories tall, and the townhouses will be three-four stories tall. The Floor Area Ratio (“**FAR**”) of the individual blocks ranges from approximately 0.75 for the townhouses, to a maximum of 4.75.

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

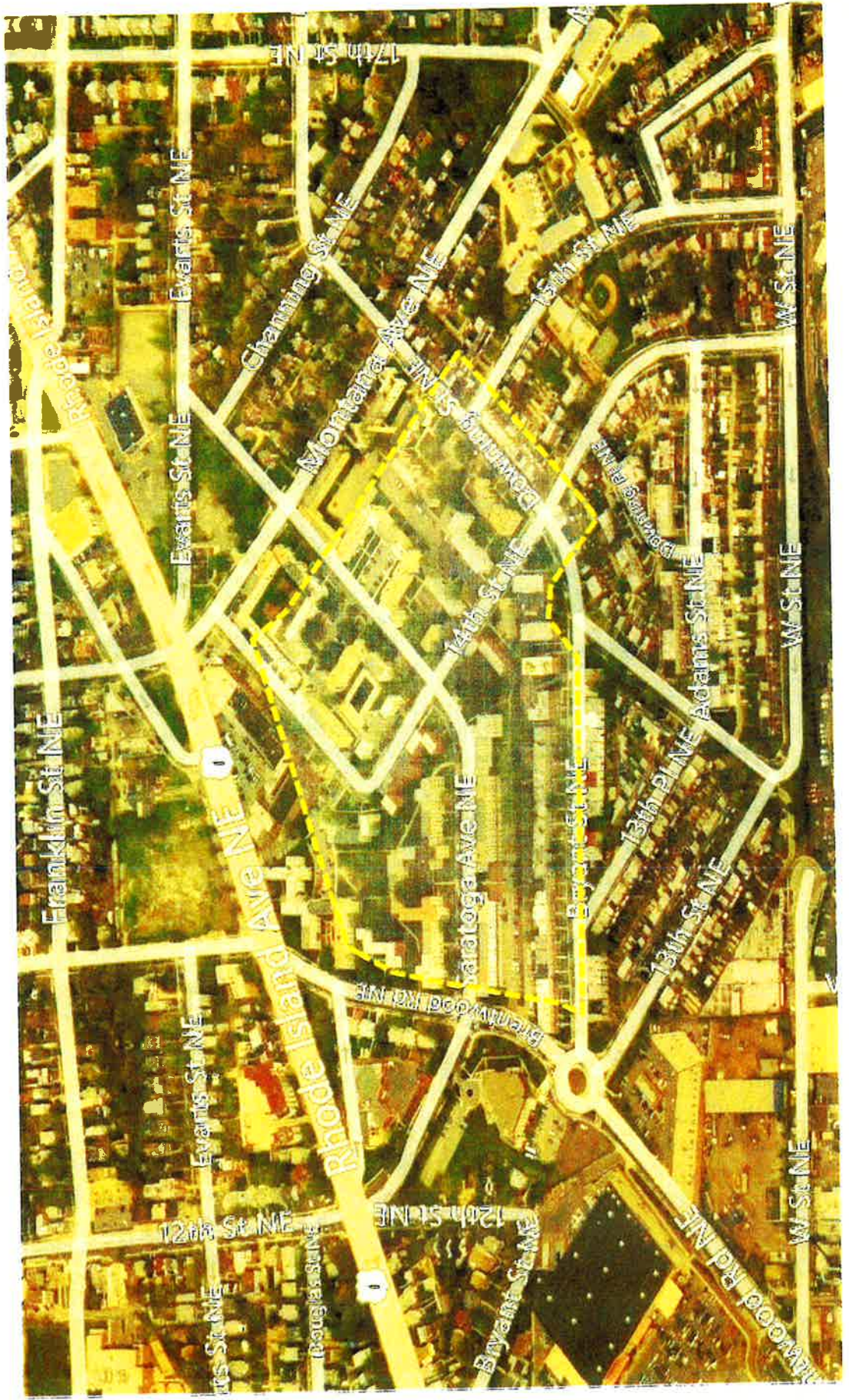
¹ The properties which are included in this application are owned by Brentwood Associates LP and Brentwood Village, LLC. The Applicant is authorized to process these applications on behalf of the property owners.

with frontage along Rhode Island Avenue and Montana Avenue are designated as Main Street Mixed-Use Corridors on the Generalized Policy Map of the Comprehensive Plan. The Applicant is proposing a 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 FAR of 2.5 as a matter-of-right and 3.0 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 FAR of 3.5 as a matter-of-right and 6.0 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 FAR of 1.8 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.

The urban planners/architects for the project are Perkins Eastman. The land use counsel is Goulston & Storrs, PC. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Paul Tummonds of Goulston & Storrs, PC (202-721-1157).

Subject Property



SUPPLEMENTAL NOTICE OF INTENT TO FILE A ZONING APPLICATION

Application to the District of Columbia Zoning Commission for a Planned Unit Development (First-Stage) and Zoning Map Amendment

September 15, 2014

On September 12, 2014, Mid-City Financial Corporation¹ (the “**Applicant**”) mailed a notice of its intent to file an application for a First-Stage Planned Unit Development (“**PUD**”) and related Zoning Map Amendment with the District of Columbia Zoning Commission under Chapter 24 of the District of Columbia Zoning Regulations, 11 DCMR (February 2003, as amended) to all property owners within 200 feet of the boundaries of the property and to ANC 5C.

As noted in the September 12, 2014 Notice of Intent, 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, NE and Montana Avenue, NE. The Subject Property is generally bound by Rhode Island Avenue, NE to the north, Montana Avenue, NE to the east, Downing Street, NE/14th Street, NE/Saratoga Avenue, NE to the south, and Brentwood Road, NE to the west.

Unfortunately, the map included with the September 12, 2014 Notice of Intent incorrectly depicted the southern boundary of the Subject Property along Bryant and Downing Streets. The correct map of the southern boundary of the Subject Property is attached to this Supplemental Notice of Intent. The description of the project included in the September 12, 2014 Notice of Intent has not changed.

The urban planners/architects for the project are Perkins Eastman. The land use counsel is Goulston & Storrs, PC. If you require additional information regarding the proposed PUD and Zoning Map Amendment application, please contact Paul Tummonds of Goulston & Storrs, PC (202-721-1157).

¹ The properties which are included in this application are owned by Brentwood Associates LP and Brentwood Village, LLC. The Applicant is authorized to process these applications on behalf of the property owners.

Subject Property

