

As President of the Brookland Neighborhood Civic Association, I would like to submit the following comments on Case 14-18A, regarding the Brookland Manor PUD:

- BNCA does not have a formal position for or against this PUD. We have not held a vote of the membership for or against the project.
- At a BNCA meeting in April of last year, we heard from tenants of Brookland Manor who were deeply concerned about the re-development. The members at our meeting were very sympathetic to the concerns they heard, especially regarding being forced to relocate or move out of the existing housing, and the net loss in affordable housing.
- BNCA at our October meeting heard a presentation from MidCity regarding the project. While I could not attend that meeting, my fellow officers reported that there was not any high degree of opposition to the project in general or in concept.
- In general, BNCA strongly supports affordable housing retention in our neighborhood. In this regard, I would like to highlight several concerns I have regarding the current plan:
 - While MidCity claims to preserve existing affordable housing, the reality is that they are only applying that statement to a subset of units in the complex. Total unit numbers are being lost, and the ZC should recognize that.
 - Further, the units that will remain after redevelopment will be smaller. Currently, there are three and four bedroom units to accommodate large families. MidCity should be required to ensure larger, affordable family units are retained.
 - Finally, reports that MidCity has been evicting tenants on flimsy grounds are distressing. MidCity should not be rewarded for this heavy-handed tactic. Is this why they can claim no tenants “in good standing” will lose their housing?
- BNCA supports retaining existing neighborhood character – that means preserving historical sites and view-scapes, preserving economic and racial diversity in the community, and avoiding cookie-cutter designs for new buildings. Current renderings show a development that looks like every other recent development in DC – bland, uninspired, and lacking in motifs and references to the existing architectural styles of the area.
- BNCA expects all new developments to be top environmental performers. The ZC should mandate that this development go above and beyond minimal environmental requirements as a part of the community benefits portion of this PUD.
- Traffic and parking concerns must be addressed. Emphasis on low-car use and pedestrian and biking access should take priority.
- Existing trees should be protected where at all possible.