**Summary of MCCDC Board of Directors Meeting with Mid-City Development Regarding 5th Street Development**

As a follow-up to the presentation and Q&A to the congregation by Mid-City Development in September, Pastor Dwayne followed up with a letter detailing the major issues and questions raised during that meeting.

Specifically, the letter highlighted:

* Affordable housing
* Parking
* Visual Impact (Shading/lighting)
* Communication (During and after construction)

On November 14, 2019 the MCCDC Board of Directors met with Mid-City Development to discuss these issues in more detail. Below is a summary:

* Affordable housing – Mid-City noted that the percentage of low-income housing (up to 60% of median household income) has been increased from 10% to 12%. This would be a net gain of affordable housing in the neighborhood.
* Parking – Mid-City maintained the 103 parking spaces planned for the development is sufficient even with 363 units. They noted studies based on proximity to the metro and location. Additional spaces would require another level to be added below ground. They also noted some level of opposition to additional parking and some who are advocating for less parking to discourage the use of cars. Mid-City agreed to assist MCCDC in identifying alternative parking solutions in the vicinity of the church and connecting the church to owners of other properties (e.g. the office building at 651 L Street NW).
* Visual Impact – Mid-City provided the Board with a copy of a Shadow Study to indicate the potential impact of the development on lighting in the church over the course of the year. The study suggested the development’s impact may be limited to the winter months in the afternoons. Mid-City indicated trees will be a part of the development and that outdoor night lighting would be minimal. Mid-City agreed to provide the church with some additional renderings that may assist the church with understanding the views from the church.
* Communication – Mid-City development committed to providing MCCDC with a schedule of construction phases of general activity and a point person on-site to be available to answer questions or field concerns.
* Additional items:
	+ Mid-City noted that the park area that will be a part of the development, while privately owned, would be available for use, including by the church.
	+ Mid-City noted that DC Department of Transportation is recommending two crosswalks crossing 5th Street on each side of Ridge St. This would further reduce parking.
	+ Mid-City’s development will be considered by the DC Zoning Board in January. Mid-City has requested MCCDC consider offering support either for the project or at least elements of the project where there may be a shared interest, such as advocating for only one crosswalk from 5th to 6th St NW.