

February, 2007

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D.C. OFFICE OF ZONING
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D.C. Board of Zoning Adjustment
441 4th Street, N.W.
Second Floor
Washington, DC 20001

Re: ANC 4B's Support for Dakota Square, LLC's Board of Zoning Adjustment ("BZA") Case No. 17600 and Dakota Points, LLC's Board of Zoning Adjustment Case No. 17606

On Thursday, February 22, 2007, at its regularly scheduled monthly meeting, the Advisory Neighborhood Commission 4B ("ANC 4B") voted to pass a resolution supporting Dakota Square, LLC's BZA Case No. 17600 to the BZA to approve the applications at 300-320 Riggs Road, N.E., The vote was 7-1. A proper quorum was present (i.e. five or more elected ANC 4B Commissioners were in attendance).

Dakota Square, LLC is developing the properties as part of a larger coordinated mixed-use development at the intersection of South Dakota Avenue and Riggs Road, N.E. The Applicants' project will introduce a large amount of much-needed street level retail to the area a great degree of new "workforce" housing. Along with the Applicant's work at the intersection, the District Department of Transportation is implementing a major realignment of this intersection. The properties are located in the C-2-A Zone District.

Under BZA Application No. 17600, Dakota Square, LLC is requesting a variance from the residential loading berth size requirement. Under Section 2201.1 of the Zoning Regulations, the minimum loading berth that must be provided in a project with 50 or more dwelling units is 55 feet. The Dakota Square, LLC requests relief to construct a loading berth that is 30 feet for the residential units at 300-320 Riggs Road, N.E. The community consents to this variance with the understanding that strict moving regulations will be enforced, which prevent the unloading and loading for multiple dwelling units at a single time. Additionally, the community expects Applicant to work with DDOT to prevent vehicles related to commercial retail establishments from idling on adjacent streets.

Multiple community meetings have been held, including the Riggs Park's Development Task Force, which is composed of community leaders representing adjacent blocks and neighborhoods. The Community has been briefed by the Office of Planning, DDOT, and the Deputy Mayor for Economic Development's staff on the potential impacts of the project and the relief sought in this application. The Task Force met on February 17, 2007, to discuss the application and voted in support of it. The Applicant has been responsive to requests for community engagement and recently participated in Task Force and block meetings in January and February, and larger community-wide meetings in October and two in February, including a walking tour of the project area. The Community also expressed its support of the revitalization

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17606
EXHIBIT NO. 29

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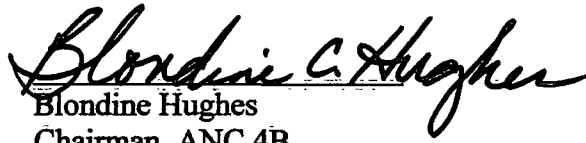
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of this area in July 2006, when it supported a measure to allow the City to enter negotiations with adjacent property owners for the sale of a DDOT parcel in the project area.

ANC 4B supports the Applicants' BZA application and urges the BZA to grant their approval. The ANC believes that the Applicants are creating a project that will make this property a destination and bring much-needed amenities to the neighborhood. The project will provide attractive design, desirable retail space, affordable housing, extensive investment, and bring a much more desirable use to set of properties that are presently underutilized. ANC 4B believes that the relief requested under both BZA applications will not create any adverse conditions.

Thank you for giving the views of ANC 4B great weight in your deliberations on this case. If you have any questions, please contact me at 726-9246.

Sincerely,


Blondine Hughes
Chairman, ANC 4B

cc: Riggs Park Development Task Force

Secretary's Certification: I certify that this document was approved at a duly noticed, public ANC 4B meeting with a quorum present.

Secretary's Signature: 

Date: Feb 22, 2007