



Advisory Neighborhood Commission 5C
Single Member District 5C03
Commissioner Robert Looper III
5c03@anc.dc.gov

Mr. Adam Weers, Principal
Trammell Crow Company

Subject: ANC SMD Letter of Support BZA Case 19626:

Mr Weers:

Please accept this letter as official response from ANC SMD 5C03 as it relates to the special exception for the fast food drive through at the Shops at Dakota Crossing. Please note that this letter of support is per the mutually agreed upon responses to the conditions listed in the attached letter. Given Fort Lincoln New Town Corporation's commitment and support of the Fort Lincoln Community during my tenure, I am sure the agreed upon conditions in this letter are within reasonable scope given the anticipated impact of this special exception. Also note that this letter has two parts: Part I provides response to the Statement of the Applicant and Part 2 which lists the conditions of support.

ANC SMD 5C03 Response to Exhibit 10: Statement of the Applicant

The Statement of the applicant included in BZA Case 19262 provided context as to the impact and this special exception from the perspective of the applicant. According to the application fast food establishments are permitted as a matter-of-right and the special exception is for the drive-through. The narrative of the application does not describe the day-to-day impacts of that location as well as the engagement and reaction with both the ANC directly and the community. Some of the items in question are as follows:

1. "Given the excellent vehicular access to the property..." The vehicular access to the is adequate however, access in and out of the shopping center is still challenging, even with the center being less than 100% leased and operational.
2. "Far removed from any residential property..." The shopping center is bordered by two town-home communities the, Dakota Crossing & the Villages at Dakota Crossing, as well as the The Petersburg Senior Village high rise residence.
3. "There will be no adverse impacts associated with the drive-through..." There is no discussion of walkability and the ability of pedestrians to safely and comfortably access the shopping center.
4. ty and comfortably access the shopping center.
5. The Applicant has reached out to the affected ANC and community groups and there is strong support of this application."; Receipt of the application by mail was on August 29, 2017; that was the first official notification to the ANC Commissioner.

3. This Developer to provide a written commitment to lead the discussions between the Fort Lincoln Community through the ANC and Fort Lincoln Civic Association, with DDOT regarding the impact to the vehicular traffic on South Dakota Avenue, New York Avenue, and Bladensburg Road.

4. This Developer to provide a written commitment to lead the negotiation between the Fort Lincoln Community and Chick-Fil-A through the ANC and Fort Lincoln Civic Association regarding community amenities that will soften the impact of a Chick-Fil-A with a fast food drive through in the Fort Lincoln Community. This negotiation should take place within 60 days of this letter of conditional support. The amenities include but are not limited to the following:
 - Installation of a sign in the drive through drive-through queue no smaller than 3'x3' which reminds patrons to respect the Fort Lincoln community by not littering and to drive safely. Actual wording will be worked out at a later date.
 - Chick-Fil-A to demonstrate how its operations will not affect the tranquillity and peace of the community and to demonstrate its commitment to support and become a good neighbor to this community.
 - Give preference to qualified Fort Lincoln residents who seek employment opportunities at this establishment, and to provide a pathway to those who may not meet qualifications at this time.
 - Include Fort Lincoln specific artwork and displays (both historic and current) within the restaurant to help integrate it as part of the community and less of a rest stop off the highway (Route 50).

Sincerely,
Commissioner Robert Looper III
ANC SMD 5C03
12/2/2017

Cc.
Gottlieb Simon, Director of Advisory Neighborhood Commissions
Jacqueline Manning, Chairperson ANC 5C
Michael Hancock, President Fort Lincoln Civic Association