

# Lamond-Riggs Citizens Association, Inc.

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May 29, 2018

Frederick L. Hill  
Chairperson, D.C. Board of Zoning Adjustment  
441 4th Street NW, Suite 200S  
Washington, DC 20001  
[bzsubmissions@dc.gov](mailto:bzsubmissions@dc.gov)

RE: Special Zoning Exception filed by Fort Totten South BZA Application No. 19745

Dear Chairperson Hill,

The Lamond-Riggs Citizens Association (LRCA) is writing in support of the special zoning exception request filed by Fort Totten South LLC to extend the zone boundary line provisions and ease the side yard requirements at 5543-5575 South Dakota Avenue NE (BZA Application No. 19745).

For 70 years, the LRCA has represented Lamond-Riggs residents in Wards 4 and 5, to include being actively involved with development planning. Through its Lamond-Riggs Development Task Force, LRCA works with residents, public officials, and developers to ensure that new projects align as much as possible with our community's vision, as articulated in the Riggs Road-and South Dakota Avenue NE Final Development Plan out of the DC Office of Planning and via ongoing civic engagement.

For several years, LRCA has collaboratively engaged with JBG Smith, and more recently with EYA (collectively known as Fort Totten South LLC), on the development of a mixed-use project at 5543-5575 South Dakota Avenue NE, that sits within the boundaries of the LRCA. This project involved a Land Disposition and Development Agreement (LDDA) with the District Government to sell a parcel of land at the site to the developers, as well as the special zoning exception that is the subject of this letter.

LRCA supported the LDDA, *and does support the special zoning exception, based upon the following factors*: (1) the completion and full implementation of a community benefits agreement between the developers and LRCA; (2) the provision of new homeownership opportunities for families; (3) the addition of new neighborhood-serving retail; (4) a high-quality design that complements both the old and new residential/commercial character of the community; and (5) the inclusion of several affordable housing units (as required by District law).

The LRCA agrees that the special exception is necessary to provide the best design and massing continuity for the project, does not have an adverse effect on existing nearby properties, and is nominal in nature.

We also voiced our support for the special exception at the ANC 4B meeting in March 2018 and look forward to a positive BZA decision.

Sincerely,



Uchenna Evans  
President, LRCA

Board of Zoning Adjustment  
District of Columbia  
CASE NO.19745  
EXHIBIT NO.46