RLARC

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Anthony C. Freeman

Chairman and Members
Board of Zoning Adjustment
441 4th Street, NW
Room 210S
Washington, DC 20001

Re: BZA Application No. 17232
DCUSA Project, Square 2674,
14th Street, Park Road and Irving Street, NW

Dear Members of the Board:

On behalf of the RLA Revitalization Corporation, this letter is submitted in support of the above-referenced application to the Board of Zoning Adjustment for special exception relief for roof structures and a parking variance to permit the DCUSA project in Columbia Heights to proceed with development.

Approval of the Board of Zoning Adjustment is a requirement under the agreements between the parties for development of this important site in the Columbia Heights area.

This project has undergone years of planning involving many agencies in the District of Columbia, with the agreed upon plan involving special exception relief for roof structure and variance relief for the provision of 1,000 parking spaces in a two-level below-grade garage. In order to have the proper mix of parking to the retail space to be provided, the size of the retail project was reconfigured from approximately 560,000 square feet to approximately 486,000 square feet.

This site is unique and is the largest single parcel owned by RLA in the Columbia Heights neighborhood which is still undeveloped. The site is also impacted in its development through the retention of a historic façade, the proximity of Metro construction and complexities and costs associated with the construction of a third parking level.

In considering all the above conditions affecting the site, the Corporation supports the granting of the requested special exception and variance relief for this project.

Sincerely,

Anthony C. Freeman
Acting President and CEO

BZA
Case No. 17232
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO. 17232
EXHIBIT NO. 26