RLARC

BOARD OF DIRECTORS

W. Ronald Evans, Chair

James L. Hudson, Vice Chair

Kathryn Donaldson Baker

Marie C. Johns

Joseph A. Reyes

Honorable Anthony Williams
Mayor, District of Columbia
Ex-Officio

Natwar M. Gandhi
Chief Financial Officer
For the District of Columbia
Ex-Officio

ACTING PRESIDENT AND CHIEF EXECUTIVE OFFICER

Anthony C. Freeman

November 15, 2004

Board of Zoning Adjustment
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re: BZA Application No. 17232
14th Street at Park Road and Irving Street, N.W.

Dear Members of the Board:

As the owner of the subject property, the RLA Revitalization Corporation (RLARC) hereby expresses its strong support for BZA Application No. 17232. That application requests relief which is necessary for the construction of the DCUSA project in Columbia Heights, which would be a major retail facility in the District of Columbia anchored by the first Target store to be located in the District. The specific relief requested is for a variance from the parking requirements to reduce the number provided to 1,000 spaces and to allow multiple roof structures on the roof of the building.

The National Capital Revitalization Corporation (NCRC) and its subsidiary, RLARC, have been intimately involved in this project, including its reconfiguration to the present proposal that includes a two-level, 1,000 space parking garage. A reduction in floor area from the previously approved project was required because the construction of the previous three-level, 1,364 space garage could not be financed. As a result, a two-level garage was designed that RLARC believes can be financed and constructed, and would allow the project to move forward.

The inability to move forward with the previously approved garage resulted from factors associated with constructing the third level, including the high water table impacting that garage level and costs associated with the proximity of constructing near the Metro tunnel. These costs, uniquely associated with the third level, result in a premium of approximately $8 million, costs which RLARC, the District and the Developer as participants in the project, could not afford to absorb. The unique situations and conditions associated with this site, which is the only site in the Columbia Heights area and one of the few sites in the entire District of Columbia capable of supporting a major single site retail development critically needed by the District, cause a practical difficulty for the owner threatening the viability of the project.

BZA
Case No. 17232
Exhibit No. 35

Board of Zoning Adjustment
District of Columbia
CASE NO. 17232
EXHIBIT NO. 35

Ex 35

The revised project, which RLARC, DDOT and other District agencies involved in the discussions have found is feasible and can be supported by the 1,000 space parking garage, is a project which deserves your support. The granting of the parking variance furthers the District's interest and is in no way detrimental to the public good or zone plan.

In addition, the applicant has requested roof structure relief for the number and height of roof structures. Given the size and area of the roof, which may be one of the largest roofs in the District of Columbia and which far exceeds the size of any typical commercial building, this relief is certainly warranted.

The NCRC appreciates the Board's attention to its comments and requests that the Board approve the application at the earliest possible time.

Sincerely,

Anthony C. Freeman
Acting President and CEO

RLA Revitalization Corporation
1801 K Street, N.W. ◆ Suite 1210 ◆ Washington, DC 20006 ◆ Telephone (202) 530-5750 ◆ Fax (202) 530-5790 ◆ www.ncrcdc.com