RLARC

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January 31st, 2005

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D.C. OFFICE OF ZONING
2005 JAN 31 AM 10:58

D.C. Board of Zoning Adjustment
Suite 210
441 4th Street, N.W.
Washington, DC 20001

Re: BZA Application No. 17232
Parcel 27 (14th, Park and Irving Streets, N.W.)

Dear Members of the Board:

The RLA Revitalization Corporation (RLARC) is the owner Parcel 27 and has a land disposition agreement (LDA) with the DC USA Operating Company, LLC (DC USA) to construct a retail facility on that site.

The National Capital Revitalization Corporation (NCRC) and RLARC have worked with the city and with DC USA to develop a financially feasible development scenario, which includes as much parking as necessary to support the proposed retail program. All parties determined that the best way to achieve this goal is to have NCRC finance, own and operate the attached two-level underground parking garage.

The parking garage will be financed with tax increment financing (TIF) bonds, and as such, there will be certain restrictions placed on the use of the garage. Use of public funds precludes setting aside certain portions of the garage for any dedicated use. However, the parking garage will not be a "Public Parking Garage" for general use; rather it is being built as a garage for patrons of DC USA.

The project's LDA, Development Summary and draft Condominium Declaration all state that the garage is being built to support the retail center and that the parking spaces are primarily intended for users of the retail site. As the owner and operator of the parking garage, NCRC will establish pricing and validation mechanisms to ensure that the primary users of the garage are customers of the DC USA retail project.

Sincerely,

Anthony C. Freeman
President and CEO

BZA
Case No. 17232
Exhibit No. 59

Board of Zoning Adjustment
District of Columbia
CASE NO. 17232
EXHIBIT NO. 59

1801 K Street, NW, Suite 1210
Washington, DC 20006
Phone: (202) 530-5750
Fax: (202) 530-5790

17232

National Capital Revitalization Corporation

Fax

Ex 54

To: Board of Zoning Adjustment From: NCRC

Fax: 202 727-6072 Date: 1/31/05

Phone: 202 727-6311 Pages: 2

Re: Application 17232 (DC USA) 2/1/05 Hearing

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