



Government of the District of Columbia

ADVISORY NEIGHBORHOOD COMMISSION 5A

P.O. Box 29546

Washington, DC 20017

July 7, 2025

Mr. Joel Lawson,
Director of Development Review
DC Office of Planning

Subject: Proposed Development of Boystown site 4801 Sargent Road, Washington, DC

Dear Mr. Lawson,

I am writing this letter of support of the concept of a proposed housing development on behalf of the ANC 5A for the Boystown Development proposed by Urban Atlantic. This conceptual support letter will be followed by additional community presentations, development of a community agreement and further review by ANC 5A for consideration of a formal letter of approval of the project at a later date following the applicant's formal application.

Ms. Davis from Urban Atlantic attended both our May and June 2025 ANC meetings to introduce the proposed development of up to 170 units at the former Boys Town site at 4801 Sargent Rd. In ANC 5A 02. The ANC voted on June 25, 2025, to conceptually approve the Boystown Development.

The proposed plan includes:

- all homes will be duplex homes and meet all of the requirements of the R2 zoning on the site.
- Minimum lot size is 2,500 square feet,
- side yards are a minimum of eight feet
- rear yards are a minimum of 20 feet
- all of the roads are private roads and privately maintained
- there will be more than a mile of sidewalks through the site open to the public
- more than 90 trees will be planted on site.
- 40% of the site is green area

ANC 5A Commissioners 2025-2026

5A01 - Keith Sellars
5A02 - Timothy Thomas, *Vice-Chair*
5A03 - Emily Singer Lucio, *Chair & Secretary*
5A04 - Jack Hermes, *Parliamentarian*
5A05 - Vacant

5A06 - Derrick Holloway
5A07 - Valeria Sosa Garnica
5A08 - Elaine Alston
5A09 - Shelagh Bocoum, *Treasurer*

ZONING COMMISSION
District of Columbia
CASE NO. 26-09
EXHIBIT NO. 2H

- lot occupancy is less than 40% per lot
- the main building in the center of this site and the allée of trees and green area around it will be preserved and enhanced
- 10% of units to be inclusionary zoning units available to households earning less than 80% of median income.
- GAR is 0.4.
- The large dirt mounds on the site will be removed to address the drainage issues on site and general grading.
- The developer is working with the community on:
 - the existing parking on the Delafield St. Alley,
 - ensuring that drainage issues from the site are addressed.
 - Opening this site to the public, and making common amenities available to the community
 - connecting to the north Michigan park Recreation Center through pedestrian access points
 - Working through access to the site to ensure safety
 - agreeing not to park on the road in front of the property, and supporting the community in zone parking if needed,
 - Considering maintenance of adjacent public areas in rights of way, and improving the sidewalk along the front of the site.

The developer has taken early steps to share plans with the North Michigan Park Civic Association, the Queen's Chapel Civic Association, ANC 5A and its SMD's and reach out to and work with the community. We look forward to this development and working hand in hand with the developer to create a great place in DC.

Emily Singer Lucio

Chairperson Emily Singer Lucio
ANC 5A

cc. Commissioner Timothy Thomas 5A02 SMD