



Advisory Neighborhood Commission 5E

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June 16, 2020

DC Office of Zoning
441 4th Street NW Suite 200S
Washington, DC 20001

Letter of Support of a Map Amendment for Lots 1 and 2 in Square 3623 and Parcels, 131/94, 131/146, 131/147, 131/155, 131/161, 131/162, and 131/217 (collectively, “South RIA”), as referenced in the Draft Notice of Intent dated June 15, 2020 (attached)

The South RIA site is located on the south side of Rhode Island Avenue, NE, between 5th Street, NE to the west and the Metrorail tracks and station to the east, and is a collection of nine properties totaling approximately 122,631 square feet (approximately 2.8 acres) of land area; LDP Acquisitions, LLC (dba Jair Lynch Real Estate Partners) and The Wilkes Company (“Wilkes”), and as authorized by Greater Mt. Calvary Holy Church and other property owners, intends to submit an application for a Zoning Map amendment as described below;

Redevelopment of the South RIA site has been contemplated for nearly a decade. In 2010, the Great Streets initiative engaged hundreds of property owners, residents, the ANCs, neighborhood and civic associations, seniors, and our development partners to discuss the future of the corridor. The result of this engagement was a vision and strategy for the corridor in the form of a small area plan called the “Diamond of the District.” In 2011, the D.C. Council adopted the Rhode Island Avenue Small Area Action Plan (PR19-0019) (“RIA Small Area Plan”), which recommends rezoning the South RIA site to allow medium- to high-density mixed use. In particular, the RIA Small Area Plan recognizes the site’s great potential to provide more housing along Rhode Island Avenue, a use that is not permitted under the site’s existing industrial zoning. In 2012, the recommendations of the RIA Small Area Plan were incorporated into the District Elements of the 2006 Comprehensive Plan, which included amending the Future Land Use Map designation for the South RIA site to Mixed Use (High Density Residential / Medium Density Commercial) (PR19-611);

The Rhode Island Avenue corridor is a key neighborhood thoroughfare for Ward 5 that has significant untapped potential, especially the area adjacent to the Rhode Island Ave Metro Station and the Metropolitan Branch Trail. Over the years, various redevelopment plans for this area have stalled for a variety of reasons. After years of setbacks, it appears momentum is building, and the corridor is getting the attention it greatly deserves. The South RIA site is a key element to bringing much needed quality retail, jobs, and housing opportunities along the corridor, and to the residents of Ward 5.

Jair Lynch Real Estate Partners and Wilkes are ready to petition the Zoning Commission for a Zoning Map amendment to rezone the South RIA site from PDR-2 to MU-10; the request to rezone the South RIA site from its current zoning of PDR-2 to MU-10 is not inconsistent with the site’s Mixed Use (Medium Density Commercial/High Density Residential) designation on the Comprehensive Plan Future Land Use Map (“FLUM”);

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ZONING COMMISSION
District of Columbia
CASE NO.20-23
EXHIBIT NO.3H



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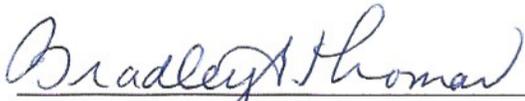
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On June 1, 2020 prior to filing the request to rezone the Site; Jair Lynch Real Estate Partners presented to the ANC on May 17, 2020, and again on June 16, 2020, as well as to the Eckington Civic Association

The ANC and the Eckington Civic Association support redevelopment of the South RIA site consistent with the 2010 RIA Small Area Plan's goals, including: (i) a mix of uses, (ii) a 15% set aside for locally owned retailers, and (iii) additional pedestrian and transit enhancements between Rhode Island Avenue and W Street;

The request for this **Letter of Support** came before ANC 5E at a duly noticed Zoom Virtual Public Meeting of this Commission held on June 16, 2020. ANC 5E consists of ten (10) Commissioners, the presence of six (6) of which constitutes a quorum With 10 members present, by a vote of 8 in favor, 0 opposed, and 2 abstentions, ANC 5E voted to support the request of Jair Lynch Real Estate Partners for a **Map Amendment for Lots 1 and 2 in Square 3623 and Parcels, 131/94, 131/146, 131/147, 131/155, 131/161, 131/162, and 131/217 (collectively, "South RIA")**.

Respectfully Submitted,


Bradley A. Thomas, Chair, ANC 5E


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