



LRCA: Fort Totten South Project Description

November 30, 2017

THE NEIGHBORHOODS OF



THE JBG COMPANIES®



GOVERNMENT OF THE
DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR



Updated Project Design

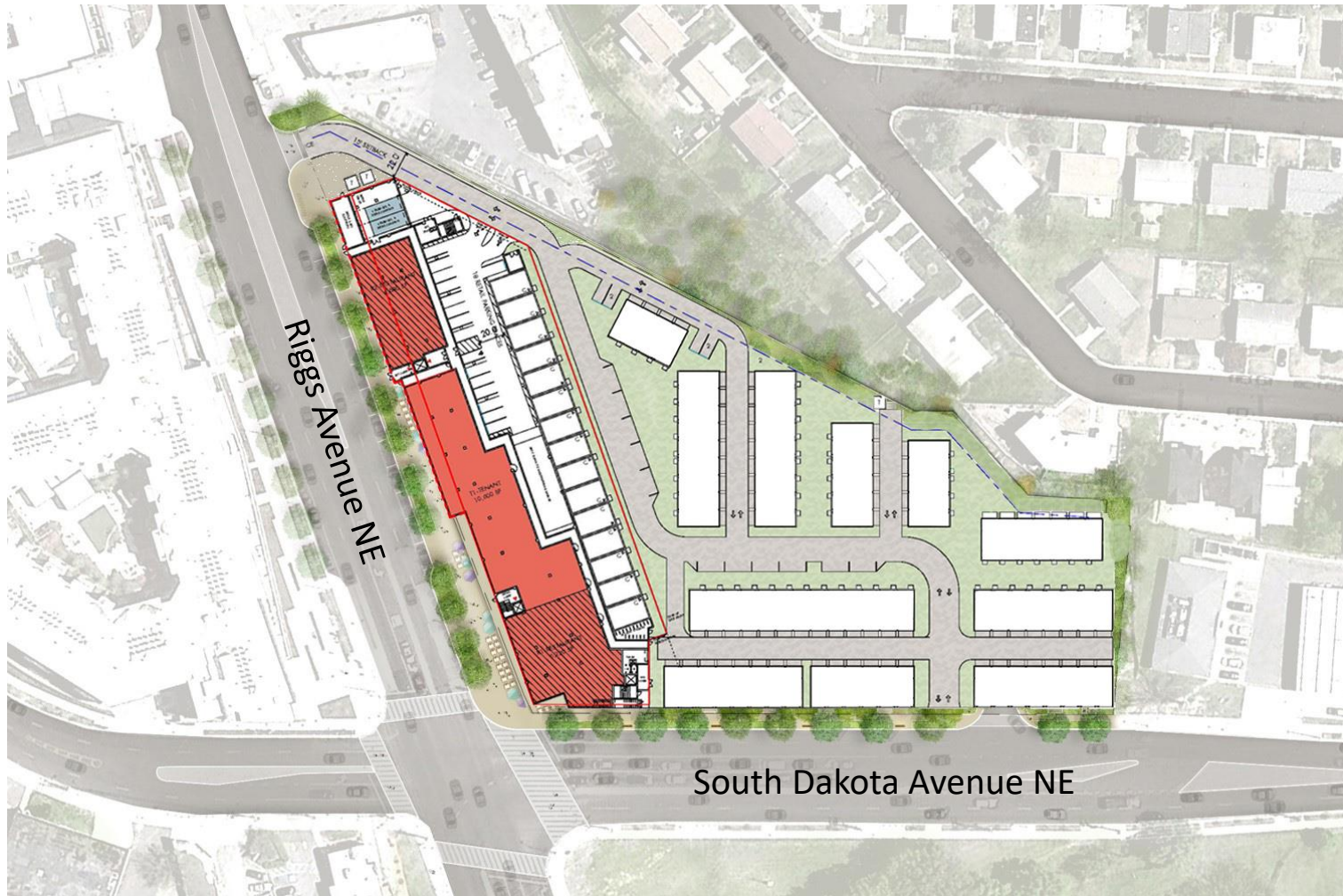
Project Overview:



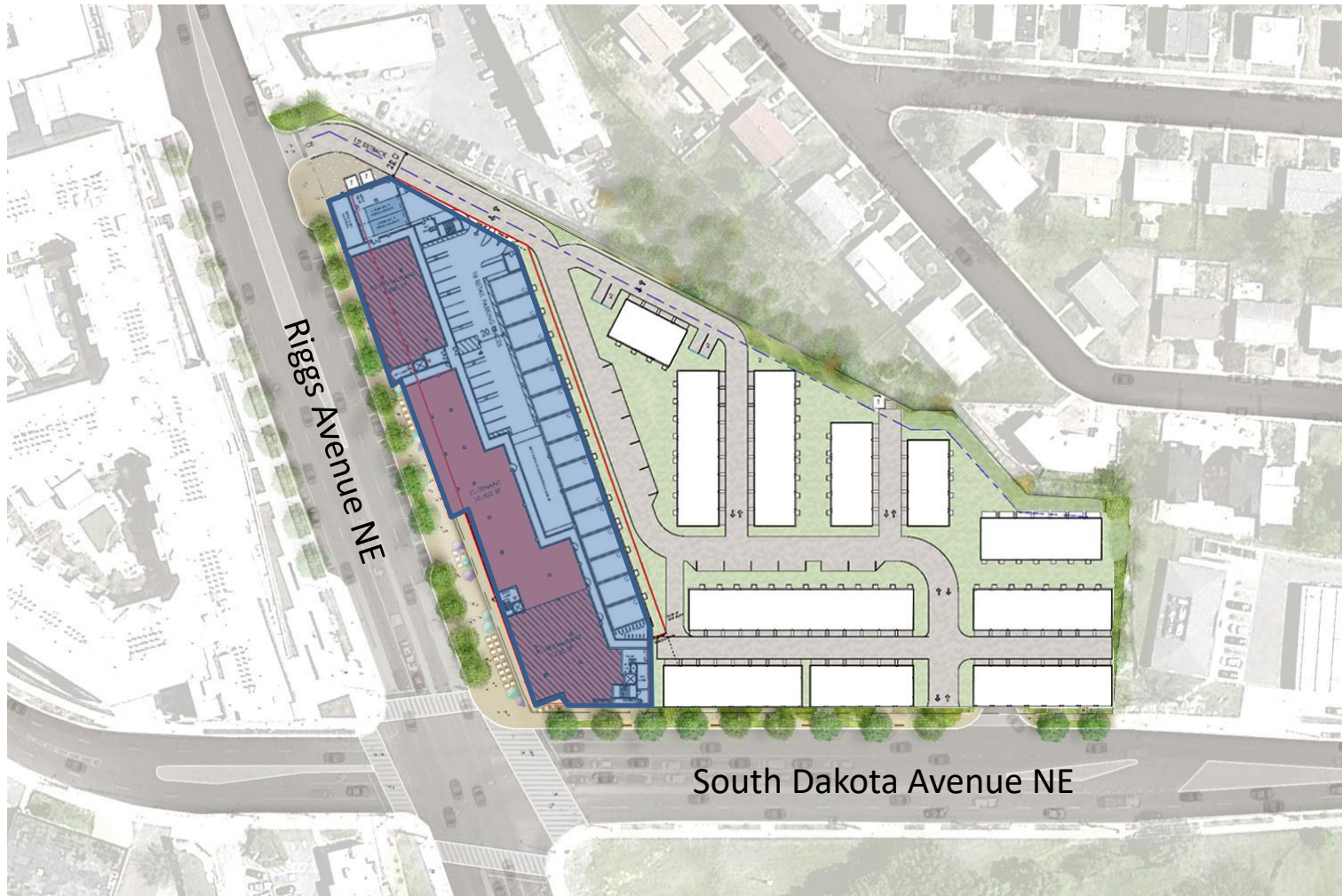
Project Overview: Podium Highlighted



Ground Level Plan



Location of Podium Units



Perspective View South Dakota Avenue NE



Perspective View South Dakota Avenue NE & Riggs Road: Alt Color Scheme



Perspective View Podium Mews



Perspective View Podium Mews: Alt Color Scheme



Perspective View Riggs Road NE



Perspective View Riggs Road NE: Alt Color Scheme



Perspective View South Dakota Avenue NE



Perspective View South Dakota Avenue NE: Alt Color Scheme



Combined Design Scheme

Project Overview:



Perspective View Riggs Road NE



VIEW FROM INTERSECTION LOOKING TOWARD RETAIL CORNER

Perspective View Intersection Riggs Road NE and South Dakota Avenue NE



VIEW TO RESIDENTIAL ENTRANCE AT SOUTH DAKOTA AVENUE

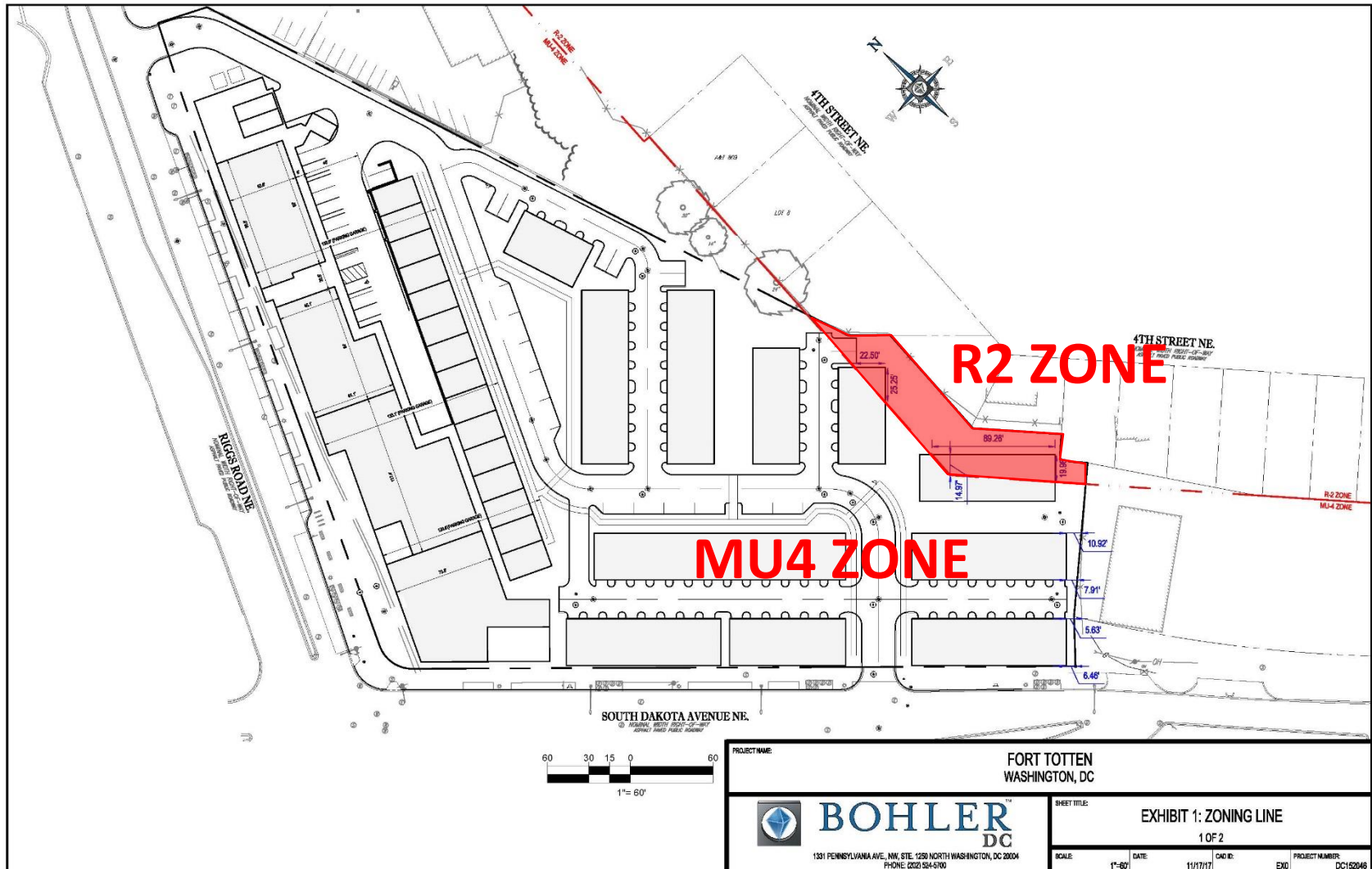
Perspective View South Dakota Avenue NE



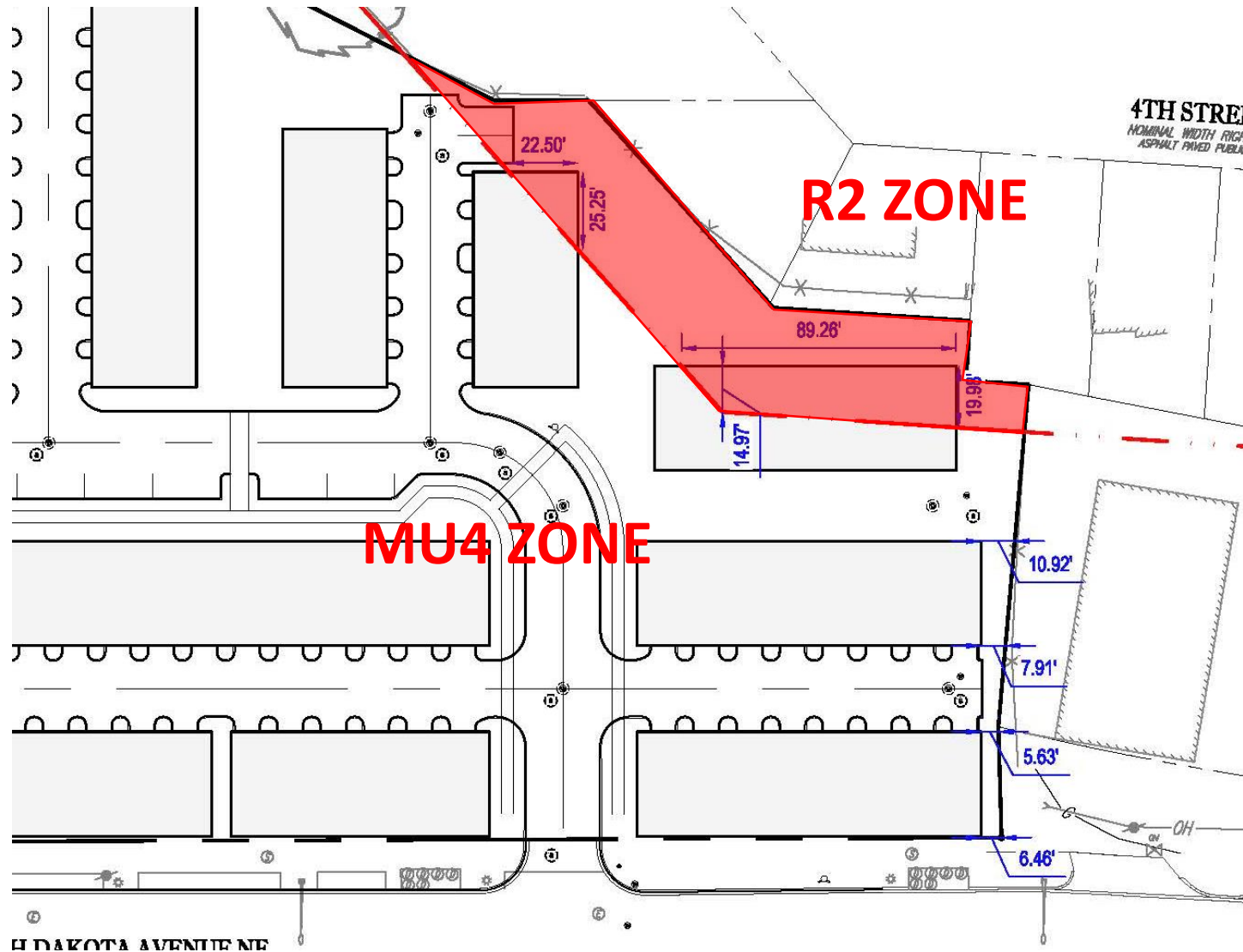
VIEW TO TOWNHOME UNITS ALONG SOUTH DAKOTA AVENUE

BZA Request For Support

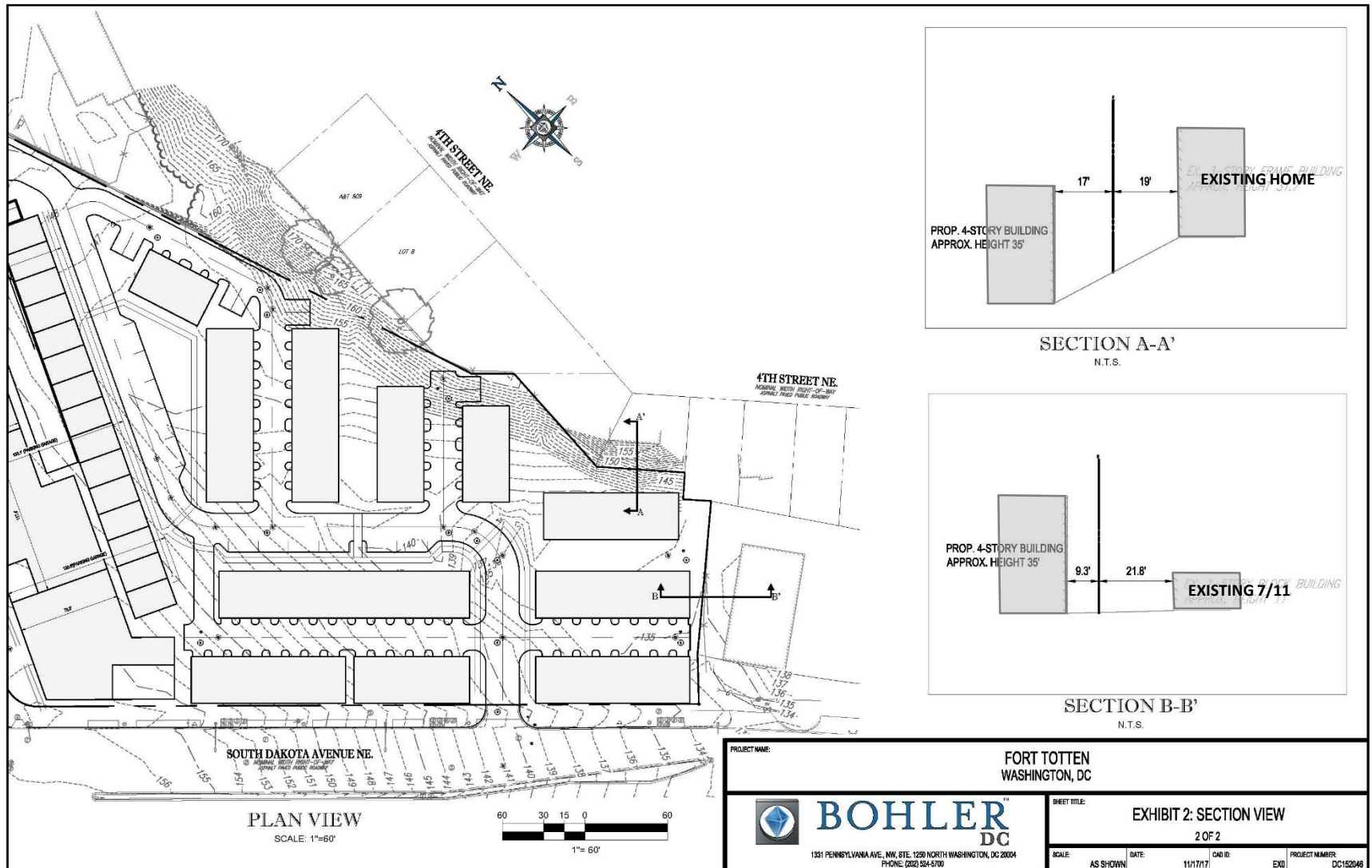
Zoning Diagram: Ground Level Plan



Zoning Diagram: Plan at Increased Scale



Zoning Diagram: Sections



Project Narrative, Benefits, and Schedule Update

Fort Totten South Project Narrative

- The Fort Totten South project is a partnership between DMPED, The JBG/Smith Companies, and EYA, the Developer and General Contractor for the project.
- Approximately 160 to 165 two and three bedroom townhomes
 - Approximately 95 to 100 townhomes on grade on the south side of the project with parking located in a garage on the first floor of the house and accessed from a network of alleys
 - Approximately 65 multi-story homes above a retail and parking podium with parking below grade and accessed by elevator
 - Approximately 18% of the 160 to 165 units are affordable (29 units)
- Approximately 20,000 to 25,000 square feet of retail
 - Located along Riggs Road directly across from Wal-Mart
 - 5,000 square feet to be leased to local retail
 - Retail parking located behind the retail building and below grade
- A Community Benefits Agreement has been negotiated between the development team and the local community.

Fort Totten South BZA Justification

- EYA intended to build the project by-right using the existing zoning, MU-4, that exists on 95% of the site.
- Recently, EYA discovered that a small portion of the site – is zoned R-2. This was discovered when the zoning maps were updated as part of the roll out of the 2016 Zoning Regulations (which became effective on 9/6/16). The City's prior zoning maps showed the entirety of the site as MU-4.
- The City's Zoning Regulations have provisions that govern how property owners can utilize split-zoned properties. Section A-207.2 of the Regulations states that the Board of Zoning Adjustment can approve a special exception to allow for the extension of a lesser restrictive zone district up to 35 feet into a more-restrictive zone district. As such, EYA will submit a special exception application to the BZA in order to allow the MU-4 zoning to extend up to 35' into the R-2 zoned portion of the property. This will enable the project to be developed as originally intended as one holistically designed project.

Community Benefits (\$325K)

- **Workforce Development (\$20K)**
Education and training for local workers
- **Small Business Development (\$15K)**
Capacity building services for local small businesses
- **Educational Development (\$50K)**
Funding for college scholarships for local students
- **Public Space Improvements (\$200K)**
Public space beautifications, including streetscape or open space improvements or funding for temporary activations of nearby open space or seed funding for Business Improvement District type group
- **Community Development (\$40K)**
New equipment for Riggs LaSalle Recreation Center or equipment to enhance security and minimize vandalism in the neighborhood

Note: Community Benefits Agreement to be executed between EYA/JBG and community

Timeline

- LDA Approved – March 2017 COMPLETED
- BZA Submission – January 2018
- BZA Approval – Spring 2018
- Execute Community Benefits Agreement – Spring 2018
- Receive Permits and Break Ground – Late 2018



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