



# RIGGS PARK PLACE

Fort Totten, DC  
AN EYA NEIGHBORHOOD



## LRCA Progress Update

December 6, 2021

THE NEIGHBORHOODS OF

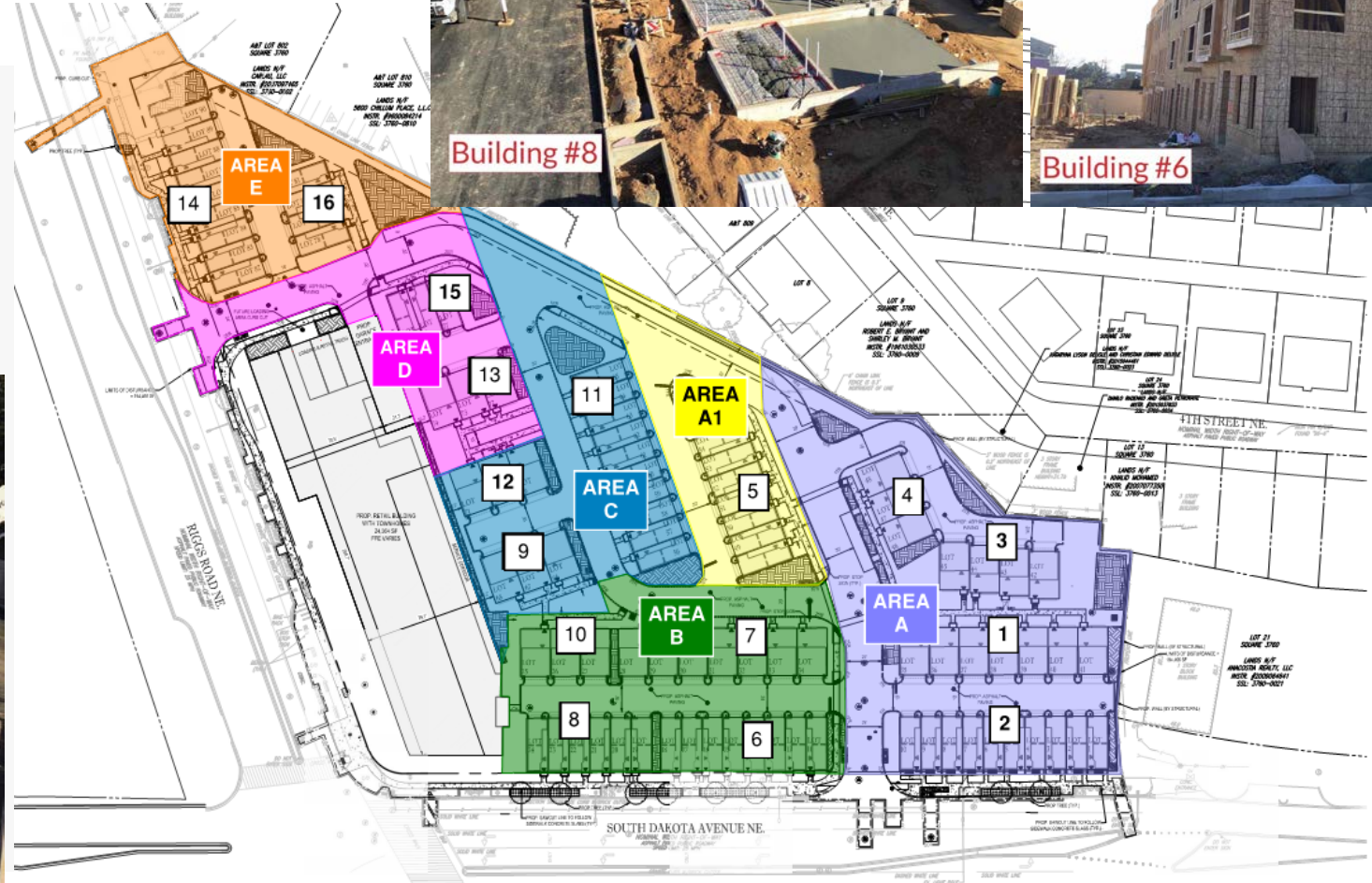
 **EYA** *life within walking distance®*

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# Construction Update

- 77 of 90 units sold
- First settlement April 2022
- Final TH settlement Q2 2023
- Paving done by February 2022





# Multifamily & Retail Update

- ~93 Unit Independent Living Sr Building
  - Residents who are 2+ earning 30-50% AMI
  - 10 of the units set aside as permanent supportive housing for seniors
- Ground Floor Retail
- ~50 Below Grade Parking Spaces



A3 WEST ELEVATION 2 - RIGGS RD NE  
1/8" = 1'-0"



VIEW ALONG RIGGS RD, NE AT ENTRANCE TO PRIVATE ROAD



VIEW ALONG SOUTH DAKOTA AVENUE, NE

# Community Benefits Coordination

- \$125,000 towards - Workforce Development, Small Business Development, Educational Development, and Community Development
  - LRCA to provide EYA with awardees or disbursement schedule as noted in agreement within 6 months of EYA's finance closing (6/15/2020)
  - Payments to be made no sooner than 6 months, but no later than 12 months after start of construction associated with the final building permit (September 2022)
- \$200,000 towards – Public Space Improvements
  - no sooner than 6 months, but no later than 12 months after start of construction associated with the final building permit (September 2022)
  - Funding to complete improvements or upgrades to a local open space, improve streetscape within close vicinity of the site, or make other public space beautification improvements near the property (including signage and branding). LRCA to provide improvements EYA to fund.
  - 3 visioning sessions for SW corner of S. Dakota Ave & Riggs Rd, and Fort Circle Park
  - LRCA to provide an organization and proposals for temporary activation (farmer's market, movie in the park, etc.).
  - The Parks Main Street to provide awardee to receive seed funding to beautify the area (aimed at making the area a vibrant retail corridor). LRCA to coordinate distribution schedule after funding is provided. Group would need to be continually funded by commercial property owners after seed funding

# Milestone Schedule

Milestone Task	Milestone Date
<del>EYA Finance Closing</del>	<del>6/15/2020</del>
First Settlement	April 2022
Start of Construction on Final Building Permit	September 2022
Final Townhome Settlement / Completion	Q2 2023
Multifamily Closing	December 2022
Multifamily Completion	December 2024



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