



JAIR LYNCH REAL ESTATE PARTNERS

Map Amendment Overview for 605 Rhode Island Ave., 626 W St., 525 Rhode Island Ave., and 501 Rhode Island Ave. (collectively, “South RIA”)

- I. Proposal -- A Zoning Map Amendment for the South RIA site which is a collection of 10 parcels along the 500-600 Block of Rhode Island Ave and 626 W St. NE, submitted by LDP Acquisitions, LLC (dba Jair Lynch Real Estate Partners), as authorized by Greater Mt. Calvary Holy Church, The Wilkes Company, the Deputy Mayor for Planning and Economic Development (“DMPED”), and other land owners.
- II. Small Area Plan History -- 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). This work from 2010 – 2012 is the reason why the site is not affected by the updates and changes to the current the Comprehensive Plan that have been ongoing for several years and will likely continue until 2021.
- III. Recommendations for the site – The RIA Small Area plan not only recommended a change of the zoning (as mentioned above) but also sought other public benefits including a 15% set aside for locally owned retail, pedestrian and transit access improvements, and even requested a redesign or relocation of the fire house at 501 Rhode Island Ave.



JAIR LYNCH

REAL ESTATE PARTNERS

- IV. Context -- 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.
- V. Map Amendment – A Map Amendment of the South RIA site will codify the vision and strategy of the RIA Small Area Plan with zoning that matches the Future Land Use Map designation and will allow the multiple owners to collectively focus on the public benefits listed above while each project(s) will be developed by their respective owners on separate timeframes.
- VI. Timing – Jair Lynch is working with the multiple owners to submit a Map Amendment to the Zoning Commission in June 2020 and is looking for indications of community support this month.