PARKSIDE

Via Hand Delivery
March 28, 2000

Ms. Sheila Reid
Chairperson
District of Columbia
Board of Zoning Adjustments
441 4th Street, NW
Room 210 South
Washington, DC 20001

'00 MAR 28 A11:44
OFFICE OF ZONING
DISTRICT OF COLUMBIA

Re: District of Columbia
Board of Zoning Adjustments
Case No. 16144

Dear Ms. Reid:

As the project coordinator for the Parkside development and on behalf of the Trust for Public Land, the owner of the Parkside property, we hereby request that the status of the referenced matter be preserved, so that the special exceptions that the Board has approved may remain available for the proposed residential development.

The proposed development is the second of two phases. The first phase, which consists of 100 townhome and fourplex units, is completed. The second phase plan calls for 132 townhomes. It has a mix of three and four bedroom units in two and three story buildings. The phase two site consists of four parcels of land that are bounded by public streets with curb and gutter, sidewalks, streetlights and street trees.

We had planned to commence development in 1996 but the receivership of the principal lender for the overall Parkside project has tied the land up in litigation for the past few years. As a result, it has been impossible to proceed with the development of the proposed townhomes. The District of Columbia is involved in the litigation, due to a disputed agreement between the Department of Housing and Community Development and the lender. We expect the legal issues relating to the land to be resolved later this year. Once they are resolved, the development can proceed promptly with the phase two townhomes, if the necessary approvals are kept in place.

BZA
Case No. 16144
Exhibit No. 59

800 Parkside Place NE
Washington, DC 20019 • 202-388-0635 • Fax 202-388-0519

Board of Zoning Adjustment
District of Columbia
CASE NO.16144
EXHIBIT NO.59

The District of Columbia shares the desire to move forward with the development of the Parkside property as soon as possible. As a major parcel of land East of the River on Kenilworth Avenue, it is not only highly visible but is also located in a part of the city where the Mayor is strongly encouraging homeownership opportunities and neighborhood revitalization. We have discussed the current situation with Mr. Eric Price, the deputy mayor for planning and economic development.

Finally, we would note that the neighboring property owners, Advisory Neighborhood Commission and City Council members have consistently supported the proposed phase two townhomes.

The preservation of the special exceptions for the proposed townhomes is very important to the success of the Parkside project as well as to the City's effort to encourage immediate progress in revitalizing the neighborhoods east of the Anacostia River. Without the special exceptions, the effort to provide homeownership opportunities in this neighborhood to 132 moderate income families is sure to be significantly delayed and cost more.

Your favorable consideration of this request would be a significant aid to the City's effort to improve this landmark property and to provide attractive, affordable homes in a revitalized community.

Sincerely,

Marilyn Melkonian

Marilyn Melkonian
President

Cc: Deputy Mayor, Eric Price