TESTIMONY BY ROSALIND WHEELER STYLES
FOR THE
BOARD OF ZONING ADJUSTMENT
RE: APPLICATION NO. 16457

Rec'd.
FEB 16 2000

GOOD AFTERNOON MADAM CHAIRPERSON AND MEMBERS OF THE BOARD, MY NAME IS ROSALIND WHEELER STYLES. I LIVE AT 2330 GOOD HOPE ROAD, S.E., APARTMENT 807, WASHINGTON, D. C. I WOULD LIKE TO PRESENT TESTIMONY OUTLINING KSI'S EFFORTS TO OUTREACH TO THE COMMUNITY IN SUPPORT OF APPLICATION NO. 16457.

I AM A NATIVE WASHINGTONIAN, BORN AND RAISED IN THE ANACOSTIA SECTION OF SOUTHEAST WASHINGTON. I HAVE EXTENSIVE COMMUNITY-BASED, FEDERAL, LOCAL AND PRIVATE INDUSTRY EXPERIENCE. A COPY OF MY RESUME IS ON FILE WITH THE BOARD.

I CURRENTLY MANAGE CAPITOL CITY ASSOCIATES, INC., A PRIVATE COMMUNITY-BASED CONSULTANT FIRM TO COORDINATE THE RELATIONSHIP BETWEEN DEVELOPERS AND LOCAL

BZA
Case No. 16457
Exhibit No. 103

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.103

COMMUNITIES. CAPITOL CITY'S MAIN OBJECTIVE IS TO ENSURE THAT LOCAL RESIDENTS AND BUSINESSES PARTICIPATE IN AND BENEFIT FROM THE UNPRECEDENTED AMOUNT OF DEVELOPMENT PROPOSED OR CURRENTLY UNDERWAY IN OUR NEIGHBORHOODS EAST OF THE ANACOSTIA RIVER.

IN JULY, 1999 I WAS HIRED BY KSI IN RESPONSE TO A RECOMMENDATION BY THE BOARD OF ZONING ADJUSTMENT, THAT KSI UNDERTAKE OUTREACH TO THE COMMUNITY AND GATHER SUPPORT FOR THE HOMES AT WOODMONT. AFTER A COMPREHENSIVE REVIEW OF THE DEVELOPMENT PLAN, I JOINED THE KSI TEAM AS A DEVELOPMENT CONSULTANT TO DESIGN AND IMPLEMENT A STRATEGY FOR MAXIMIZING COMMUNITY PARTICIPATION IN THE DEVELOPMENT PROCESS. THE STRATEGY CONSISTED OF CONDUCTING EXTENSIVE OUTREACH TO THE BROADER COMMUNITY AND ENSURING THE PARTICIPATION OF LOCAL RESIDENTS AND BUSINESSES IN THE PROPOSED DEVELOPMENT OF THE HOMES AT WOODMONT.

SINCE THE LAST HEARING, KSI HAS PARTICIPATED IN A VARIETY OF COMMUNITY-GENERATED ACTIVITIES TO GARNER COMMUNITY SUPPORT.

KSI BEGAN BY COMPILING AND DISSEMINATING COPIES OF DEVELOPMENT PLAN TO THE COMMUNITY. IN ADDITION TO THE OVERALL DESIGN AND DESCRIPTION OF AMENITIES, THE PLAN CONTAINED SUPPORTING DATA SUCH AS THE MARKET RESEARCH, CENSUS DATA, ENVIRONMENTAL REPORTS, AND TRAFFIC AND ENGINEERING STUDIES. THE PLANS WERE MADE AVAILABLE FOR PUBLIC REVIEW AND COMMENT THROUGH THE ADVISORY NEIGHBORHOOD COMMISSIONS AND AT THE LOCAL LIBRARY.

KSI WAS INVITED AND CONDUCTED PRESENTATIONS AT OVER 60 PUBLIC FORUMS AND COMMUNITY MEETINGS. KSI PARTICIPATED IN ORGANIZED DISCUSSION MEETINGS WITH COMMUNITY RESIDENTS, CIVIC ASSOCIATIONS, BUSINESS GROUPS AND OTHER COMMUNITY ORGANIZATIONS.

AT THE REQUEST OF THE COMMUNITY, KSI AND THE LOCAL ANC'S ARRANGED 3 PROPERTY TOURS FOR RESIDENTS TO VISIT VMS/IDS'S SINGLE-FAMILY HOMES IN WASHINGTON AND KSI'S MULTI-FAMILY HOMES IN VIRGINIA AND MARYLAND. THE TOURS ALLOWED RESIDENTS TO VIEW THE HOUSING TYPES BEING PROPOSED AT THE SITE.

KSI PREPARED AND DISTRIBUTED COMPREHENSIVE WRITTEN RESPONSES TO CONCERNS ELICITED BY COMMUNITY MEMBERS IN COMMUNITY/RESIDENT MEETINGS. THESE CONCERNS BECAME THE BASIS FOR ESTABLISHING AN ADVISORY COMMITTEE TO MANAGE KSI'S LONG-TERM PARTNERSHIP WITH THE COMMUNITY.

KSI CONSULTED COMMUNITY LEADERS AND STAKEHOLDERS TO DETERMINE THEIR CONCERNS AND COORDINATE THEIR PARTICIPATION IN THE DEVELOPMENT PROCESS.

KSI MET WITH ELECTED OFFICIALS TO COORDINATE THEIR SUPPORT. COUNCILMEMBER SHARON AMBROSE IN WARD 6 AND COUNCILMEMBER SANDRA ALLEN IN WARD 8 LAID THE

FOUNDATION FOR GARNERING LOCAL SUPPORT WITHIN THEIR RESPECTIVE WARD. THOSE EFFORTS, LED BY ADVISORY NEIGHBORHOOD COMMISSIONER RONALD KING IN ANC-6C AND ADVISORY NEIGHBORHOOD COMMISSIONER HOPE ETIENNE IN ANC-8B, RESULTED IN UNCONDITIONAL SUPPORT BY BOTH COUNCILMEMBERS.

THEY WERE ALSO INSTRUMENTAL IN SECURING THE SUPPORT OF COUNCILMEMBER CHARLENE DREW JARVIS, CHAIR OF THE COMMITTEE ON ECONOMIC DEVELOPMENT AND COUNCILMEMBERS-AT-LARGE HAROLD BRAZIL, DAVID CATANIA AND PHIL MENDELSON.

ANC-6C, ANC-8B AND THE FREDERICK DOUGLASS COMMUNITY IMPROVEMENT COUNCIL WERE INSTRUMENTAL IN PROVIDING FORUMS FOR RESIDENT AND COMMUNITY PARTICIPATION IN THE REVIEW AND ASSESSMENT OF KSI'S DEVELOPMENT PLAN. AS A RESULT OF THEIR EFFORTS, EACH ANC PASSED A RESOLUTION IN SUPPORT OF THE PROPOSED DEVELOPMENT. THE ANCs AND THE FREDERICK DOUGLASS COMMUNITY IMPROVEMENT COUNCIL

HAVE AGREED TP SIGN AN AGREEMENT WITH KSI TO IMPLEMENT A STRATEGY FOR THE CONTINUED PARTICIPATION OF THE COMMUNITY DURING THE CONSTRUCTION AND MANAGEMENT OF THE DEVELOPMENT.

IN ADDITION TO THE SUPPORT OF THE ANCS AND THE FREDERICK DOUGLASS COMMUNITY IMPROVEMENT COUNCIL, KSI HAS RECEIVED SUPPORT FROM OTHER RESIDENT ORGANIZATIONS SUCH AS THE CONCERNED CITIZENS OF ANACOSTIA AND THE MARBURY PLAZA RESIDENTS ASSOCIATION. THE RESIDENTS OF OTHER ASSOCIATIONS HAVE ALSO EXPRESSED THEIR INDIVIDUAL SUPPORT OF THE DEVELOPMENT; MEMBERS OF THE PARK SKYLAND CIVIC ASSOCIATION AND THE ALTAMONT MANOR CONDOMINIUM ASSOCIATION.

KSI HAS ALSO CONDUCTED EXTENSIVE OUTREACH TO COMMUNITY ORGANIZATIONS TO ENSURE THEIR ABILITY TO PROVIDE GOODS OR SERVICES TO THE NEW FAMILIES LIVING N THE HOMES AT WOODMONT.

COMMUNITY ORGANIZATIONS WHO ENDORSE THE DEVELOPMENT INCLUDE THE ANACOSTIA ECONOMIC DEVELOPMENT CORPORATION, BUILDING BRIDGES ACROSS THE RIVER, SENIOR CITIZENS COUNSELING AND DELIVERY SERVICE, PARKLAND'S COMMUNITY CENTER, COVENANT HOUSE WASHINGTON, THE UNITED PLANNING ORGANIZATION, THE FAR SOUTHEAST FAMILY STRENGTHENING COLLABORATIVE AND THE D. C. CHARTERED HEALTH PLAN.

KSI MET WITH OTHER REPRESENTATIVES OF THE COMMUNITY TO COORDINATE THEIR SERVICES TO THE 211 NEW FAMILIES WHO WILL BE MOVING INTO THE NEIGHBORHOOD. THE DISTRICT OF COLUMBIA BOARD OF EDUCATION HAS ENSURED KSI THAT LOCAL SCHOOLS WILL BE ABLE TO ACCOMMODATE THE ADDITIONAL STUDENTS FROM THE PROPOSED DEVELOPMENT. THE POLICE DEPARTMENT HAS INFORMED KSI THAT THEY HAVE THE RESOURCES NECESSARY TO ENSURE THE SAFETY OF THE ADDITIONAL FAMILIES. THE WASHINGTON METROPOLITAN AREA TRANSIT AUTHORITY (METRO) HAS COMMITTED THAT THEIR PUBLIC

TRANSPORTATION SYSTEM HAS THE CAPACITY TO ACCOMMODATE THE ADDITIONAL FAMILIES.

THE LOCAL CHURCHES, ALLEN CHAPEL AME CHURCH AND OUR LADY OF PERPETUAL HELP CHURCH, WELCOMES THE NEW FAMILIES.

THE LOCAL BUSINESS GROUPS, THE WARD 8 BUSINESS COUNCIL, TONI THOMAS AND ASSOCIATES, INC. AND THE WASHINGTON METROPOLITAN MINORITY CONTRACTORS ASSOCIATION, ENDORSE THE DEVELOPMENT PLAN. IN ADDITION, THE WASHINGTON MINORITY CONTRACTORS ASSOCIATION ASSISTED KSI TO DEVELOP ITS LOCAL AND MINORITY HIRING PLAN AND WILL CONTINUE TO WORK WITH KSI TO PROVIDE OPPORTUNITIES FOR LOCAL AND MINORITY CONTRACTORS.

KSI HAS WORKED WITH THE COMMUNITY TO ESTABLISH LONG-TERM GOALS AND COMMITMENTS. KSI WANTS TO ENSURE THAT THE PROPOSED DEVELOPMENT PROVIDES SIGNIFICANT AND LONG-TERM VALUE-ADDED TO THE COMMUNITY. TO MANAGE THAT

PROCESS, THE COMMUNITY HAS CREATED A "COMMUNITY ADVISORY COMMITTEE" CONSISTING OF RESIDENT GROUPS, ANC LEADERS AND THE DEVELOPER TO FACILITATE ON-GOING COMMUNICATION AND A PARTNERSHIP BETWEEN THE DEVELOPER AND COMMUNITY RESIDENTS.

THE FOCUS OF THE ADVISORY COMMITTEE WILL BE: (1) THE COMMUNITY-DIRECTED INVESTMENT PORTION OF PROFITS DERIVED FROM DEVELOPMENT INTO NEIGHBORHOOD-BASED PROJECTS AND ACTIVITIES AND (2) THE IMPLEMENTATION OF A LOCAL HIRING PLAN ENCOMPASSING THE CONSTRUCTION TRADES AND SERVICE TRADES. KSI IS COMMITTED TO ENSURING THAT THE COMMUNITY AND THE DEVELOPER ARE ACCOUNTABLE TO ONE ANOTHER OVER THE LONG-TERM.

HOW WILL KSI STAND BY ITS COMMITMENTS? KSI HAS ENTERED IN WRITTEN AND LEGALLY ENFORCEABLE AGREEMENTS OF PARTNERSHIP WITH ANC-6C, ~~ANC-8B~~ AND THE FREDERICK DOUGLASS COMMUNITY IMPROVEMENT COUNCIL. ANC-8B's AGREEMENT IS PENDING.

NEIGHBORHOODS EAST OF THE ANACOSTIA RIVER HAVE BECOME THE TARGET OF SIGNIFICANT PROPOSED DEVELOPMENT. THESE PLANS INCLUDE THE REDEVELOPMENT OF PUBLIC HOUSING, NEW HOME CONSTRUCTION, APARTMENT RENOVATION, CONSTRUCTION OF COMMERCIAL DISTRICTS, SHOPPING CENTERS, SUBWAY STATIONS AND EXTENSIVE SCHOOL RENOVATION.

HISTORICALLY THE COMPREHENSIVE REDEVELOPMENT OF NEIGHBORHOODS HAS CREATED THE DISPLACEMENT OF CURRENT RESIDENTS AND SQUEEZING OUT OF LOCAL BUSINESSES IN THE DEVELOPMENT PROCESS. ECONOMIC REVITALIZATION OF NEIGHBORHOODS MUST ENCOMPASS A PARTNERSHIP BETWEEN THE GOVERNMENT, PRIVATE SECTOR, DEVELOPERS AND THE LOCAL RESIDENTS AND BUSINESSES. THE REVITALIZATION PLANS SHOULD ENSURE THAT LOCAL BUSINESSES ARE GIVEN AN OPPORTUNITY TO PARTICIPATE IN THE PROPOSED DEVELOPMENT AND THAT RESIDENTS ARE PROTECTED FROM DISPLACEMENT AND OUT-PRICING BY NEW HOME CONSTRUCTION AND ARE ABLE TO SECURE EMPLOYMENT IN JOBS CREATED AS A RESULT OF THE DEVELOPMENT.

THE HOMES AT WOODMONT ENCOMPASSES THE PARTNERSHIP PROCESS. KSI AND THE COMMUNITY WORKING TOGETHER CAN SUCCESSFULLY REMOVE BLIGHT FROM THE COMMUNITY, IMPROVE THE QUALITY OF LIFE FOR THE RESIDENTS AND SERVE AS A CATALYST TO GENERATE DEVELOPMENT OF THE SURROUNDING COMMUNITY. KSI'S INVESTMENT IN THIS NEIGHBORHOOD WILL HELP TO CREATE A MAGNET FOR OTHER POTENTIAL DEVELOPMENT AND ASSIST THE RESIDENTS TO ACHIEVE OUR GOAL OF ENHANCING THE LIVES OF COMMUNITIES "EAST OF THE ANACOSTIA RIVER."

I THANK YOU FOR THE OPPORTUNITY TO APPEAR BEFORE YOU TODAY.