TESTIMONY OF MRS. THELMA E. JONES, PRESIDENT
OF THE FAIRLAWN CITIZENS ASSOCIATION, INC.,
BEFORE THE BOARD OF ZONING ADJUSTMENT
MAY 5, 1999 - 1:00 PM

GOOD AFTERNOON.

MY NAME IS THELMA E. JONES. MY ADDRESS IS 2217 T PLACE, SE, WASHINGTON, DC, 20020. I AM HERE TODAY TO TESTIFY IN TWO CAPACITIES. ONE, AS A RESIDENT WHO RECEIVED A NOTICE OF THIS HEARING FROM THE BOARD OF ZONING ADJUSTMENT; AND TWO, AS THE PRESIDENT OF THE FAIRLAWN CITIZENS ASSOCIATION, INC. IN BOTH CAPACITIES, I WILL BE REITERATING MY AND THE RESIDENTS OF THIS COMMUNITY'S OPPOSITION TO DOCKET NUMBER 16457 FILED BY PHIL FEOLA FOR THE OWNER OF PROPERTY KASS MA, L.L.C., 1568 SPRING HILL ROAD, SUITE 400, MCLEAN, VA 22102. BY THE WAY, THE RESIDENTS OF THE 2200 BLOCK OF GOOD HOPE ROAD DID NOT RECEIVE NOTICES OF THIS HEARING.

BZA
CASE No. 16457
EXHIBIT No. 40

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.40

FIRST, I WOULD LIKE TO REQUEST DOCUMENTATION I USE IN MY TESTIMONY BEFORE THE BOARD OF ZONING ADJUSTMENT COMMISSION TODAY BE ENTERED INTO THE RECORD AS PART OF MY TESTIMONY.

AS A RESIDENT OF THE FAIRLAWN COMMUNITY AND SERVING AS THE PRESIDENT OF THE FAIRLAWN CITIZENS ASSOCIATION, I HAD THE OPPORTUNITY TO TALK TO MR. RICHARD KNAPP, SENIOR VICE PRESIDENT FOR KSI MANAGEMENT CORPORATION SEVERAL TIMES. ON ONE OF THESE OCCASIONS, MR. KNAPP MADE A REQUEST TO ME TO MAKE A PRESENTATION TO THE FAIRLAWN COMMUNITY ON THE PROPOSED DEVELOPMENT OF THE SITE ON GOOD HOPE ROAD, SE, OF 33 SINGLE FAMILY DETACHED DWELLINGS AND 176 GARDEN APARTMENTS IN SQUARE 5735, PARCELS 219/96, 220/31 AND LOT 804 SQUARE 5763 AND PARCEL 219/38.

MR. KNAPP WAS INVITED TO ATTEND THE FAIRLAWN CITIZENS ASSOCIATION'S REGULAR MONTHLY MEETING ON JANUARY 19, 1999, WHERE HE MADE THE PRESENTATION OF THE SINGLE FAMILY DWELLINGS AND THE MARKETING DIRECTOR , MELANIE RUSSELL, MADE THE PRESENTATION OF THE APARTMENT BUILDINGS.

THE COMMUNITY'S RESPONSE WAS TOTAL REJECTION OF ANY MORE APARTMENTS BEING CONSTRUCTED IN OUR COMMUNITY. THE QUESTION THE MEMBERSHIP REPEATEDLY ASKED MR. KNAPP WAS WHY COULDN'T HE BUILD ALL SINGLE FAMILY HOMES ON BOTH SITES. MR. KNAPP CONVEYED TO US THAT IT WAS NOT ECONOMICALLY FEASIBLE FOR HIS COMPANY TO BUILD ALL SINGLE FAMILY HOMES. HE ALSO STATED THAT HE WOULD GET A NON-PROFIT ORGANIZATION TO BUILD THE SINGLE FAMILY HOMES BECAUSE HE WASN'T GOING TO A GOVERNMENT AGENCY TO HELP BUILD THE DEVELOPMENT.

THE RESIDENTS OF THE FAIRLAWN COMMUNITY INFORMED MR. KNAPP THAT OUR COMMUNITY IS ALREADY OVER-RUN WITH APARTMENT BUILDINGS AND THAT THE OWNERS OF THOSE APARTMENTS WHICH ARE NOT VACANT OR ABANDONED AND BOARDED UP ARE SEEKING TENANTS TO FILL THE MANY VACANCIES. SOME EXAMPLES ARE: THE SKYLAND APARTMENTS WHICH ABUTS THE VERY SITE OF THIS PROPOSED NEW DEVELOPMENT IS SEEKING TENANTS; THE ALTAMONT APARTMENTS, LOCATED DIRECTLY ACROSS THE STREET, ARE ALSO

SEEKING TENANTS AS WELL AS MARBURY PLAZA WHICH CONSISTS OF TWO VERY LARGE LUXURY APARTMENT BUILDINGS WITH 672 UNITS; AND THE APARTMENT WHICH IS LOCATED DIRECTLY BEHIND WHERE THE PROPOSED SINGLE FAMILY HOMES WILL BE BUILT IS ALSO SEEKING TENANTS. I COULD GO ON AND ON ABOUT THE VACANT APARTMENTS UNITS IN OUR COMMUNITY. NEEDLESS TO SAY, THESE VACANT UNITS AND BUILDINGS ARE ATTRACTING CRIMINAL ACTIVITY TO THE NEIGHBORHOOD.

HISTORY HAS SHOWN THAT THE LUXURY MARLBORO PLAZA WITH THE SURROUNDING POOL, KIDDIE PLAY AREA, AND TENANTS' MEETING ROOM, CANNOT AVOID HAVING A HIGH TURNOVER OF RENTERS MOVING OUT OR GETTING SET OUT. WE QUESTION WHY WOULDN'T THE KSI LUXURY DEVELOPMENT WITH ITS GATED ENTRANCES BECOME ANOTHER TRANSIENT DEVELOPMENT.

THE DEVELOPERS HAVE NOT GIVEN THIS COMMUNITY ANY GUARANTEES OR SAFEGUARDS AGAINST WATER RUNOFF OR SOIL EROSION. AS OF NOW WHEN WE HAVE HEAVY RAINS, THE SEWERS DO NOT CARRY THE WATER VERY WELL. THERE IS WATER BUILD UP OF ABOUT 2 TO 4 FEET IN WIDTH AT THE CURB AT SOME PARTS OF

GOOD HOPE ROAD. THERE IS ALSO WATER THAT SEEPS UP OUT OF GOOD HOPE ROAD FROM AN UNDERGROUND STREAM NEAR THE STOPLIGHT ON THE SOUTH SIDE OF GOOD HOPE ROAD.

ANOTHER PROBLEM WE HAVE IS THE VEHICULAR TRAFFIC ON GOOD HOPE ROAD. IT IS ALREADY TERRIBLE AND THE ADDITIONAL TRAFFIC COMING FROM THE NEW DEVELOPMENT WOULD ONLY ADD MORE TRAVEL TIME IN TRYING TO REACH THE 11TH STREET BRIDGE DURING THE MORNINGS. IT IS VERY HAZARDOUS TRYING TO GET TO AND FROM WORK. RESIDENTS TRYING TO GET ONTO GOOD HOPE ROAD FROM SIDE STREETS HAVE A LONG WAIT. IN ADDITION, TRANSPORTATION ON THE METRO BUSES IN THE MORNINGS AND EVENINGS IS VERY CROWDED AND THE BUS SCHEDULE FOR THE OTHER TIMES OF THE DAY IS UNPREDICTABLE. AND QUITE SIMPLY PUT - MORE CARS MEAN MORE POLLUTION IN OUR NEIGHBORHOOD.

PARKING IN THE COMMUNITY WILL BE GREATLY AFFECTED BECAUSE WE ALREADY HAVE PEOPLE LIVING IN THE MANY EXISTING APARTMENTS PARKING ON OUR STREETS AS WELL AS ON THE SOUTH SIDE OF GOOD HOPE ROAD. THE PARKING SPACES ON GOOD HOPE ROAD WILL BE REDUCED BECAUSE OF THE PROPOSED

STREETS THAT WILL BE BUILT INTO THE DEVELOPMENT. THE LACK OF ADEQUATE APARTMENT PARKING FOR THE RESIDENTS AND VISITORS WILL CREATE MORE SPILLOVER ONTO OUR STREETS.

THE SHOPPING CENTER AT GOOD HOPE MARKETPLACE IS USED BY RESIDENTS OF WARD S 6, 7, AND 8. THE SAFEWAY AT THE SHOPPING CENTER CANNOT AFFORD THE IMPACT OF THE ADDITIONAL PEOPLE THAT THIS DEVELOPMENT WOULD BRING. WE CAN NOT FIND A PARKING SPACE NOW AT THE SHOPPING CENTER AND THE SAFEWAY MOST ALWAYS HAVE LONG CHECKOUT LINES AND OFTEN RUNS OUT OF SUPPLIES. I HAVE TALKED WITH WARD 8 PLANNER VANESSA ATKINS ABOUT THIS SITUATION. SHE SAYS THAT SHE HAS SHOPPED THERE AND WHAT SHE WANTS IS OFTEN NOT ON THE SHELVES.

THE KETCHAM ELEMENTARY SCHOOL CAN NOT ACCOMMODATE TOO MANY MORE ELEMENTARY SCHOOL AGE CHILDREN ACCORDING TO THE SCHOOL SUPERINTENDENT'S BUDGET REQUEST FOR FISCAL YEAR ENDING SEPTEMBER 30, 2000. THE PROJECTED ENROLLMENT IS 526 (WITHOUT ADDITIONAL RESIDENTS). THE BUILDING CAPACITY AT KETCHAM IS 752 AND

PROGRAM CAPACITY IS 604. THIS INFORMATION WAS PROVIDED BY WARD 6 SCHOOL BOARD MEMBER BENJAMIN BONHAM.

THIS COMMUNITY HAS BEEN WAITING FOR OVER 25 YEARS FOR DEVELOPMENT OF THE COMMERCIAL AREA ON THE LOWER END OF GOOD HOPE ROAD AND MARTIN LUTHER KING, JR. AVENUE. WITHOUT DEVELOPMENT OF BUSINESSES IN THE COMMUNITY, WE CANNOT AFFORD DEVELOPMENT OF 176 APARTMENT UNITS. WITH THE MAYOR ADVOCATING ECONOMIC DEVELOPMENT, I DO NOT SEE THIS AS ECONOMIC DEVELOPMENT FOR THIS COMMUNITY.

MR. KNAPP IS DOING ECONOMIC DEVELOPMENT IN BETHESDA, MARYLAND, WITH ASSISTANCE FROM THE GOVERNMENT. WHY IS IT HE CAN NOT DO IT IN WASHINGTON, DC, AND BUILD ONLY SINGLE FAMILY HOMES ON THAT ENTIRE SITE?

IN CLOSING, WE THE MEMBERS OF THE FAIRLAWN CITIZENS ASSOCIATION REPRESENTING OUR COMMUNITY, ARE AWARE OF THE NEED FOR MORE HOUSING IN WASHINGTON, DC. WE ARE NOT NAIVE ENOUGH TO BELIEVE THAT DEVELOPMENT WILL NOT HAPPEN. ALL WE ASK FOR IS A FAIR DECISION ON WHAT TYPE OF DEVELOPMENT. WE HAVE MANY SINGLE-FAMILY HOUSES WHICH

MAKES THIS A STABLE NEIGHBORHOOD. WE FEEL THAT THE MOST PURPOSEFUL TYPE OF PLANNING FOR THAT LAND WOULD BE FOR SINGLE FAMILY DWELLINGS FOR HOME OWNERSHIP. IT IS A REALISTIC AND FEASIBLE REQUEST. I WISH TO SUBMIT FOR THE RECORD, THE ATTACHED SCHOOL ENROLLMENT INFORMATION, A POLICE CRIME REPORT, AND AN ARTICLE FROM THE WASHINGTON POST.

THANK YOU FOR ALLOWING ME TO TESTIFY AT THIS HEARING.