Advisory Neighborhood Commission 6C

2100-D Martin Luther King, Jr., Avenue, SE
Washington, DC 20020
202-889-6600 *telephone*

Ronald King
Chairman

November 15, 1999

DISTRICT OF COLUMBIA
OFFICE OF ZONING
99 NOV 17 AM 11:10

Sheila Cross Reid
Chairperson
Board of Zoning Adjustments
Suite 210
441 4th Street, NW
Washington, DC 20001

Dear Ms. Reid:

On behalf of ANC 6C, I am writing you to support the Motion for Reconsideration of BZA Application No. 16457, including the subsequent granting of special exceptions under subsections 410 and 2515 to allow construction of 35 new single-family detached dwellings with garages in a theoretical lot subdivision and 176 luxury garden apartments in the R-5-A and R-5-B districts at premises bounded by Good Hope Road, SE, between 24th Street, SE to the east and 18th Street, SE to the west (Square 5735, parcels 211/96, 220/31 and Lot 804 and Square 5763, Parcels 219/38).

Advisory Neighborhood Commission 6C, with a quorum present, voted its unanimous support of this project of KSI, Inc., at the ANC meeting of October 4, 1999. Present and voting were Commissioners Oliver Johnson, Ronald King (Chairman), D. C. Williamson (Secretary), and Drake Wilson (Treasurer). As is required, proper notice of this meeting was given.

The Commission did not participate or offer testimony in the initial application because it had not received assorted impact statements it had requested from the applicant. After your previous hearing and during the time of your review of the initial application, supporting studies and impact statements were provided by the applicant to the ANC, satisfying our concern that our community would not be adversely impacted by the development.

Indeed, I can happily report that KSI's efforts in working with our community have been exemplary in many respects and might serve as a model to other developers. Representatives of KSI have been consistently available when called upon by the ANC and other groups in our community to answer questions and respond to concerns. The firm has appeared before the ANC

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a number of times, including its participation in our community-wide economic summit which had the participation of Mayor Williams and Councilmember Ambrose of Ward Six.

At my invitation, KSI presented before constituents of my single member district in Marbury Plaza, situated directly across Good Hope Road from where the development is to be built. My fellow commissioners have met with their constituents and KSI representatives throughout the past several months. Interested residents of the community were provided a tour of houses and luxury apartments similar to those proposed for construction.

This proposed development represents revitalization not just for our immediate community but for the surrounding neighborhoods as well. It is the first large scale development of upscale housing to occur in the community in decades. Our neighbors to be will join us in supporting our existing businesses and those we will be able to attract with the infusion of new tax payers.

As a result of working closely with ANC 6C and the community, KSI has committed to a community investment program that will provide community directed grants and revolving loans and will assist in identifying sources for leveraging the funds to invest in community development projects. KSI has also committed to working with community representatives to ensure that individuals and subcontractors from the community are given priority for any hiring resulting from the construction and operation of the Homes at Woodmont development. To this end, I have appointed an adjunct committee of the ANC to work with KSI and residents of our sister ANC 8B to formally develop a memorandum of understanding of the parties to this historic undertaking.

Enclosed with this submission is a copy of the resolution passed unanimously by ANC 6C in support of the aforementioned motion of reconsideration.

Thanking you in advance of your consideration of the submission of ANC 6C, I remain

Sincerely,

Ronald King

Ronald King

Enclosure

Resolution
of
Advisory Neighborhood Commission 6C
October 4, 1999

This three-part resolution of Advisory Neighborhood Commission 6C was put forth in the community meeting of ANC 6C October 4, 1999 as three related motions with each motion being voted upon separately. A quorum of the Commission being present, the motions were moved by Commissioner Oliver Johnson and seconded by Commissioner D. C. Williamson. Chairman Ronald King presided. Each motion was passed unanimously by the four commissioners present and voting: Oliver Johnson, Ronald King, D. C. Williamson, and Drake Wilson.

Part One

Advisory Neighborhood Commission 6C supports KSI, Inc. in its Motion for Reconsideration for BZA Application No. 16457 and the subsequent granting of special exceptions under subsections 410 and 2515 to allow construction of 35 new single-family detached dwellings with garages in a theoretical lot subdivision and 176 luxury garden apartments in the R-5-A and R-5-B districts at premises bounded by Good Hope Road, SE, between 24th Street, SE to the east and 18th Street to the west (Square 5735, parcels 211/96, 220/31 and Lot 804 and Square 5763, Parcels 219/38.

Part Two

In recognition of the fact that the proposed luxury apartments lie within the boundaries of ANC 8B in Ward Eight and have the endorsement of our neighbor ANC 8B, ANC 6C affirms its support of this part of the development.

Part Three

The ANC 6C endorsement of this project is contingent on the simultaneous development of the proposed town homes within the boundaries of ANC 6C in Ward Six and the luxury apartments within the boundaries of ANC 8B in Ward Eight; and, the adoption of a memorandum of agreement between KSI, Inc. and ANC 6C.

Ronald King
Chairman