ADVISORY NEIGHBORHOOD COMMISSION 8B
1809 Savannah Street, SE Suite 3B
Washington, DC 20020

October 13,1999

'99 NOV 12 A11:14

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

Re: KASS MA, L.L.C., KSI, Inc./VERTX/IDS Motion for Reconsideration
BZA Application No.: 16457

Dear Ms. Reid:

Advisory Neighborhood Commission (ANC) 8B voted at its public meeting of September 21, 1999, to support applicant's motion for reconsideration of Application Number 16457 and the subsequent granting of special exceptions under subsections 410 and 2516 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. The premises are bounded by Good Hope Road, SE, between 24th Streets, 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). This support is subject to the conditions provided in the resolution attached to this letter.

Enclosed with this letter and resolution are letters from Reverend Leon G. Lipscombe, Allen Chapel African Methodist Episcopal Church and William Lockridge, Ward Eight Representative on the District of Columbia Board of Education that shows community support for this project.

The additional information required by Section 3307.1 of the Zoning Regulations (11 DCMR 3307.1) is that proper notice was given of the ANC's public meeting of September 21, 1999 that three members of the ANC then constituted a quorum for the transaction of business. Five members of the Commission are in office and three members of the Commission were present to vote at the September 21, 1999 meeting. The vote to adopt the resolution was three. The chairperson is authorized to submit this report and all enclosures to the Board in support of the Applicant's Motion for Reconsideration.

Sincerely,

Hope B. Etienne

Hope B. Etienne
Chairperson, 8B

Enclosure

BZA
Case No. 16457
Exhibit No. 69A

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.69A

ANC – 8B RESOLUTION – BZA MOTION FOR RECONSIDERATION

WHEREAS, in May, 1999 the Applicant presented its case for approval of special exception relief pursuant to Sections 410 and *2516* of the Zoning Regulations for Board of Zoning Adjustment approval allowing for the construction of 35 new single-family detached dwellings with garages in a theoretical lot subdivision and 176 garden apartments in the R-5-A and R-5-B districts; and

WHEREAS, in order to obtain special exception relief, the Applicant must demonstrate that the project will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not tend to adversely affect the use of the neighboring property in accordance with the Zoning Regulations and Zoning Maps; and

WHEREAS, the testimony presented by the Applicant shows that the project meets the above-stated criteria; and

WHEREAS, on June 2, 1999 the Board voted to deny the Applicant's request for relief based largely on the lack of community support for the project; and

WHEREAS, the Applicant has demonstrated its clear intent to make a long term commitment to this project by agreeing to be bound contractually to its promise to own, manage and maintain this quality development for the long term; and

WHEREAS, the Applicant has demonstrated that it will develop a quality product with spacious, modem floor plans and complete amenities; and

WHEREAS, the Applicant has demonstrated that this project, once developed, will serve to attract a mix of middle and upper income residents who desire to live in the District but have not been able to find a community development which would provide them with a high quality living environment at an affordable price; and

WHEREAS, the Applicant has demonstrated the critical need for a mix of residential project types within our community in order to appeal to and attract a wide variety of people, including young professionals, empty nesters, divorcees, singles, and families, all of whom will add to our community's continued growth and diversity; and

WHEREAS, this project represents the first "new" planned multi-family component in conjunction with a single-family detached component for this community in 25 years, and is a significant departure from the substandard, high density units which are currently in overabundance in our community and throughout Southeast D.C.; and

WEREAS, the Applicant has demonstrated that it will be proactive in seeking opportunities to renovate and demolish substandard buildings in conjunction with its development of this project; and

WHEREAS, the Applicant has demonstrated that one of the main goals of this project is to develop a long term working partnership with our community during all stages of the project's planning and development; and

WHEREAS, the Applicant has shown that its mission is to extend its revitalization plans not just to our immediate community, but also to the surrounding community as well, working with our community's leaders to determine how best to accomplish this broad and reaching mission; and

WHEREAS, the Applicant has demonstrated that this residential development project will help to benefit and revitalize the entire area by increasing property and income collections, supporting retail stores and services, and improving the quality of education of our children; and

WHEREAS, the Applicant represents a new wave of development coming east of the Anacostia River which believes in producing a quality product, creating upscale residential environments, and encouraging community involvement and development; and

WHEREAS, we believe that this project will not tend to affect adversely the use of the neighboring property and instead will serve to enhance the quality of life in the surrounding area by its presence and continued involvement;

THEREFORE BE IT RESOLVED THAT:

ANC 8B supports the Applicant's motion for reconsideration and the subsequent granting of special exception relief for Application No. 16457, provided such approval is conditioned as follows:

1. The apartment component and the single-family, detached component of the project shall be built simultaneously.

2. The Applicant shall enter into a binding agreement with ANC 8B that outlines its long-term commitment to this project and the community in general.

COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20001

November 1, 1999

Ms. Sheila Cross Reid
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W. - Suite 210
Washington, D.C. 20001

RE: Motion for Reconsideration
BZA Application #16457
Kass MA, L.L.C.
KSI Services, Inc./VERTX/IDS

Dear Ms. Reid:

In May, 1999, KSI Services, Inc. presented its case to the Board of Zoning Adjustment for approval of special exceptions pursuant to Sections 410 and 2516 of the District of Columbia Zoning Regulations to allow for the construction of 35 new single-family detached dwellings with garages in a theoretical lot subdivision and 176 garden apartments in the R-5-A and R-5-B districts. In order to obtain special exception relief, KSI was required to demonstrate that the project will be in harmony with the general purpose and intent of the Zoning Regulations and Maps and will not attend to adversely affect the use of the neighboring property in accordance with the Zoning Regulations and Maps.

On June 2, 1999, the Board voted to deny KSI Services, Inc.'s request for relief based largely on the lack of community support for the project. Since that time, KSI Services, Inc. has participated in a variety of public forums with the community. As a result of these meetings, Advisory Neighborhood Commission 8C and 8B have formed an ANC Sub-Committeee to work with KSI to: (1) coordinate community participation, (2) negotiate local and minority hiring during the construction and management of the project and (3) establish a process for identifying and implementing KSI's long-term investment in the community.

Advisory Neighborhood Commission 8B, chaired by Hope Etienne , coordinated forums for constituents in the neighborhood to review and comment on the proposed development plan. At their public meeting of September 21, 1999, ANC-8B voted to adopt a resolution in support of KSI's Motion for Reconsideration to the BZA.

These activities demonstrate the community's support of the proposed development plan and KSI's commitment to working with this community. Therefore, I offer my support of KSI's Motion for Reconsideration and the subsequent granting of special exception relief for BZA Application No. 16457.

As Councilmember for Ward 8, I am committed to enhancing quality development east of the Anacostia River and I support KSI's effort in this project.

Sincerely,

Sandra C. "Sandy" Allen
Councilmember Ward 8

Metropolitan Police Department, 7th District
2455 Alabama Avenue, Southeast, Washington, D.C. 20032
(202) 645-0035 | (202) 645-0020 (fax)

Ms. Hope Etienne, Chair
Advisory Neighborhood Commission – 8B
P.O. Box 31122
Washington, D.C. 20030

Dear Commissioner Etienne:

On behalf of the Seventh District, Metropolitan Police Department, I'm pleased to submit this letter in support of the plan presented by KSI Services, Inc., to build new homes and apartments in the Good Hope Road community.

The plan to create an economically integrated community that offers a mix of homes for sale and rental is vital to the eradication of open-air markets, associated violence, and improving the quality of living standards in the community.

The proposed development will be partially under the jurisdiction of the Seventh and Sixth Districts. We will work with the Sixth District to ensure that the residents of the new homes receive support and protection.

We look forward to working with the ANC-8B and KSI Services, Inc. to develop a safety plan geared specifically for the residents of the new community.

Sincerely,

Winston Robinson, Jr.
Commander

DISTRICT OF COLUMBIA BOARD OF EDUCATION

WILLIAM LOCKRIDGE
WARD EIGHT REPRESENTATIVE
825 NORTH CAPITOL STREET, N.E.
WASHINGTON, D.C. 20002
(202) 442-4289, FAX 442-5198

October 12, 1999

Ms. Hope Etienne, Chair
Advisory Neighborhood Commission-8B
P. O. Box 31122
Washington, DC 20002

Dear Commissioner Etienne:

As Ward 8 Representative for the D. C. Board of Education, I am pleased to submit this letter of support for the plan presented by KSI Services, Inc., to build ***The Homes at Woodmont,*** a luxury housing community in our neighborhood.

I have reviewed the proposal submitted by KSI to develop the two parcels of land fronted on Good Hope Road, SE (across from Marbury Plaza Apartments). It contains 176 apartments on the western parcel and 35 detached single-family homes on the eastern portion. It also includes amenities such as a swimming pool, a clubhouse, a computer/business center, a fitness center and after-school programs for youth.

I am excited by the continued growth of our neighborhoods east of the Anacostia River. The proposed homes are within my school jurisdiction. The Board of Education is in the process of developing a Long Range Master Facilities Educational Plan. The Board of Education will ensure that the Long Range Master Facilities Educational Plan will provide for the increase in enrollment in our schools.

I will join ANC-8B in welcoming the new residents of ***The Homes at Woodmont***.

Sincerely,

William Lockridge

William Lockridge
Ward 8 Representative

WARD 8 BUSINESS COUNCIL
3101 Martin Luther King, Jr. Avenue, S. E.
Washington, D. C. 20032
202-561-4974 or 202-561-4978 (Fax)

October 1, 1999

VIA FACSIMILE
202-678-6602

Ms. Hope Etienne, Chair
Advisory Neighborhood Commission–8B
P. O. Box 31122
Washington, DC 20030

Dear Commissioner Etienne:

The Ward 8 Business Council is pleased to submit this letter of support for the plan presented by KSI Services, Inc. to build ***The Homes of Woodmont,*** a luxury housing community in our neighborhood.

We have reviewed the proposal submitted by KSI to develop the two parcels of land fronted on Good Hope Road, SE (across from Marbury Plaza Apartments). It contains 176 apartments on the western parcel and 35 detached single-family homes on the eastern portion. It also includes amenities such as a swimming pool, a clubhouse, a computer/business center, a fitness center and after-school programs for youth.

We are excited by the continued growth of our neighborhoods east of the Anacostia River. The proposed homes are within our business district. We appreciate the increased consumer spending that these families will generate to our local business community and look forward to doing business with them.

We will join ANC-8B in welcoming the new residents of ***The Homes at Woodmont.***

Sincerely,

Robert James
President



Building Bridges Across the River

The Town Hall Education Arts
& Recreation Center

1901 Savannah St., S.E.
Washington, D.C. 20020
phone-202.889.8590
fax-202.889.8594
email:-ljackson@wesmith.com

October 5, 1999

VIA FACSIMILE

Ms. Hope Etienne
Advisory Neighborhood Cmmission-8B
P.O. Box 31122
Washington, DC 20030

Dear Commissioner Etienne:

Building Bridges Across The River is please to submit this letter of support for the plan presented by KSI Services, Inc. to build *The Homes at Woodmont*, a luxury housing community in our neighborhood.

We have reviewed the proposal submitted by KSI to develop the two parcels of land fronted on Good Hope Road, SE (across from Marbury Plaza Apartments). It contains 176 apartments on the western parcel and 35 detached single-family homes on the eastern portion. It also includes amenities such as a swimming pool, a clubhouse, a computer/business center, a fitness center and after-school programs for youth.

We are excited by the continued growth of our neighborhoods east of the Anacostia River. We think the proposed homes will offer an additional housing type for persons interested in living in the neighborhood.

We will join ANC-8B in welcoming the new residents of *The Homes at Woodmont*.

Sincerely,
BUILDING BRIDGES ACROSS THE RIVER

Linda V. Jackson
Executive Director

COVENANT HOUSE WASHINGTON

Vincent C. Gray
Executive Director

Stephen L. Urbanczyk
Chairperson

October 1, 1999

VIA FACSIMILE
(202) 678-6602

Ms. Hope Etienne, Chair
Advisory Neighborhood Commission-8B
P.O. Box 31122
Washington, DC 20030

Dear Commissioner Etienne:

Covenant House Washington is pleased to submit this letter of support for the plan presented by KSI Services, Inc. to build ***The Homes of Woodmont,*** a contemporary housing community in our neighborhood.

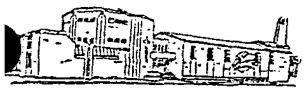
We are aware of the proposal submitted by KSI to develop the two parcels of land fronted on Good Hope Road, SE (across from Marbury Plaza Apartments). It contains 176 apartments on the western parcel and 35 detached single-family homes on the eastern portion. It also includes amenities such as a swimming pool, a clubhouse, a computer/business center, a fitness center and after-school programs for youth.

We are excited by the continued growth of our neighborhoods east of the Anacostia River. The proposed homes are within the area we serve. We are committed to assist KSI to bring this project to fruition toward our mutual goal of improving the quality of life east of the Anacostia River.

Sincerely,

Vincent C. Gray
Executive Director

Allen Chapel African Methodist Episcopal Church
THE CATHEDERAL OF SOUTHEAST



2498 Alabama Avenue SE • Washington, DC 20020
Church Office (202)889-7296 • Fax (202)889-2198
Parsonage (301)894-6111 • e-mail - acol@acamec.org

Leon G. Lipscombe, Sr., D.D.
Pastor

October 1, 1999

Ms. Hope Etienne, Chair
Advisory Neighborhood Commission–8B
P. O. Box 31122
Washington, DC 20030

Dear Commissioner Etienne:

Allen Chapel AME Church is pleased to submit this letter of support for plan presented by KSI Services, Inc. to build ***The Homes of Woodmont,*** a luxury housing community in our neighborhood.

We have reviewed the proposal submitted by KSI to develop the two parcels of land fronted on Good Hope Road, SE (across from Marbury Plaza Apartments). It contains 176 apartments on the western parcel and 35 detached single-family homes on the eastern portion. It also includes amenities such as a swimming pool, a clubhouse, a computer/business center, a fitness center and after-school programs for youth.

We are excited by the continued growth of our neighborhoods east of the Anacostia River. We look forward to the opportunity to open our doors and encourage them to fellowship with us and become a part of our church family.

We will join ANC-8B in welcoming the new residents of The Homes at Woodmont.

Sincerely,

Reverend Leon G. Lipscombe, Sr

Reverend Leon G. Lipscombe
Pastor

YOU'RE INVITED

ADVISORY NEIGHBORHOOD COMMISSION - 8B

KSI SERVICES, INC.

Developer
"Homes at Woodmont"

ANC-8B invites the residents of ANC-8B, Park/Skyland Civic Association and the surrounding community to join them on a tour of KSI properties to view the housing types being proposed by KSI Services, Inc. at the **"Homes of Woodmont"** site on Good Hope Road. We will spend the morning visiting an apartment complex in Virginia owned and managed by KSI and single-family homes in Northeast Washington. The tour will take approximately 2 ½ hours; including lunch which will be provided. For more information contact Hope Etienne, Chairperson of ANC-8B on 202-889-7779.

Saturday, October 2, 1999

Vans Leave At:

10:00 a.m.
Stanton Elementary School
Parking Lot
2701 Naylor Road, S.E.
(Use 25th Street Entrance)



If you are interested in participating in the tour, you must reserve your seat by calling:

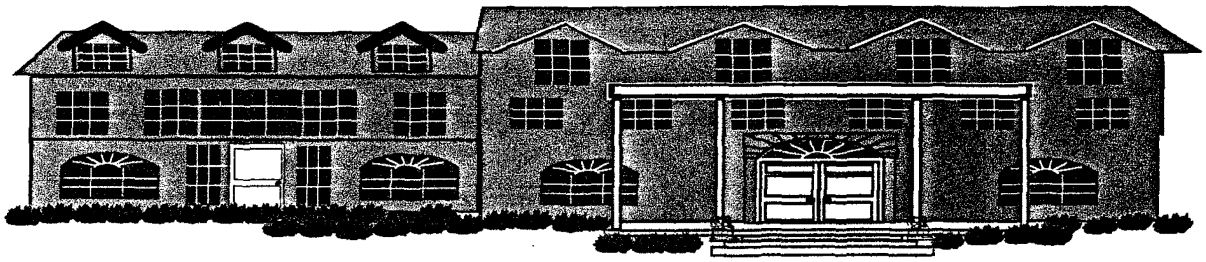
Rosalind Wheeler Styles ✦ Development Consultant

202-678-6600

Skyland Civic Association

COMMUNITY MEETING

Saturday, September 18, 1999



"The Homes at Woodmont"

KSI Services, Inc., a 22-year old local real estate company that has developed communities which house more than 25,000 people in the Washington Metropolitan area, will present their proposed development of a gated luxury housing community on two parcels of land located along Good Hope Road, SE.

Agenda

- Welcome by Commissioner Hope Etienne, Chairperson of ANC-8B
- Introduction of Development Team
- An Overview of the Development Project
- Outline of Proposed Benefits to the Community
- Questions and Answers

Washington Nursing Facility
2425 25th Street, S. E.
Washington, D. C.

2:00 p.m. until 4:00 p.m.

A follow-up discussion will be held at the Advisory Neighborhood Commission 8B Meeting on Tuesday, September 21, 1999, in the Villages of Parkland's Conference Center, which is located at 1901 Savannah Street, SE. ***The ANC meeting will start promptly at 7:00 p.m.***

For more information:
Hope Etienne ★ 202-889-7779
Secretary of Skyland Civic Association and Chairperson of ANC-8B

ANC 8B NEWSLETTER

KSI, Inc.'s DEVELOPMENT ON GOOD HOPE ROAD

KSI's application to develop the two parcels of land on Good Hope Road SE was denied because there was not enough community support. There were two organizations which opposed the project. They are the Fairlawn Civic Association and ANC 8E. ANC 8B wrote a letter of no opposition.

KSI came back to the community asking for support. They appeared at two meetings in ANC 8B. The Park Skyland Civic Association meeting on September 18 and ANC 8B general meeting on September 21.

There were several questions raised by the citizens of Park Skyland: Why not build condos instead of renter units? Why are the single family homes in Ward 6 and the apartments in Ward 8? What will be done to insure that construction will not distribute the existing properties? What is going to keep KSI from abandoning the property after getting their profits from the apartments? KSI agreed to respond in writing to the President of the Skyland Civic Association.

At the meeting, they did state that they were willing to set aside some funds from the rental properties for community projects. This money would be spent how the community wanted. A committee could be set up of community leaders and residence from the surrounding area to oversee the spending of these funds. KSI also stated that they would continue to manage the property and not desert it after getting their profit.

ANC 8B arranged for the commissioners to view some of their properties on October 2. If any one from the community would like to accompany them on this trip, please contact Rosalyn Styles at (202) 678-6600.

ANC 8B would like to hear from the community on what their feelings are about the KSI project. They can send their comments to ANC 8B, PO Box 31122, Washington, DC 20030.

The 7th District Citizen's Police Academy

The Seventh District has a citizen's police academy to help citizens to become more familiar with police operations. The Academy is held every Tuesday at the 7th District. Sgt. Marilyn Cook is the facilitator of these classes. The next class will begin on October 12.

The classes consist of classroom lectures, visitors from various components of the criminal justice system, and field trips. Each class is an experience.

The class will take you from the establishment of the police department by President Abraham Lincoln to the present. It will give you much knowledge to carry back to your community. The class is a link between the police department and the citizens. It makes community policing a reality by giving the citizens a better of understanding of law enforcement.

Interested persons should contact Sgt. Cook at the 7th District. Sgt. Cook can be reached at (202) 968-1468.

Volume 1, Issue 1

October 1999

Special points of interest:

- *Park Skyland Civic Association meets every third Saturday At the Washington Nursing Facility*
- *ANC 8B meets every third Tuesday at 7:00 p.m.,*
- *The Shipley Residence Association meets every Third Thursday at 7:00 p.m.*
- *The Citizen Advisory Committee for the Seventh District meets very Third Wednesday at the 7D's Community Room.*
- *AARP Meets 3rd Wednesday of Each month at Noon. Washington Highlands Library*

Inside this issue:

Early Childhood Development 2

Electric Service Market Com- 2

Substance Abuse Hotline 2

Mayor's Advisory Committee on Early Childhood Development

The Mayor's Advisory committee on Early Childhood Development will be holding public hearings. The Committee was established to increase public awareness of programs, improve communication between child care providers, the public and government, to conduct studies , and recommend methods of upgrading child day care services.

The purpose of the committee is to advises the Mayor on early childhood development programs in the District of Columbia.

The members are appointed by the Mayor from public and private organizations, businesses, child care centers, a home based providers, parents, professionals and non-professionals.

If you want to get involved, you can get involved by attending the public meetings or become a volunteer and get involved in the activities of the Committee. There are a variety of functions to be performed.

The meetings are for 1999: September 15 and November 17 and, for 2000: January 19, March 15, May 17, September 20 and November 15. Meetings are opened to the public and are held in handicapped accessible buildings.

You can obtain meeting site location and/ or additional information by contacting Mary Mason, c/o Office of Early Childhood Development on (202) 727-1839. A recorded message is available for the latest information on training events or activities regarding child care and education on the Child Care Calendar Line (202) 310-2020, 24 hours daily.

Investigation into Electric Service Market Competition and Regulatory Practices

On March 16, 1999, the Potomac Electric Power Company (PEPCO) filed an application with the Public Service Commission of the District of Columbia requesting authorization to sell its generation assets and power purchase contracts, the Commission will hold hearings on the request as follows: Saturday, October 2, 1999 11:00 a.m. to 1:30 p.m. at the Martin Luther King Memorial Library, 901 G Street, N.W. in the Auditorium and on Tuesday, October 12, 1999 from 6:30 p.m. to 8:30 p.m., Washington Highlands Library, 115 Atlantic Street, S.W.

A complete copy of the Applicant's application is available for public inspection at the Office of the Commission Secretary, 717 14th Street, NW between the hours of 9:00 a.m. and 5:30 p.m., Monday through Friday. PEPCO is making copies of the application available for inspection at the main library Martin Luther King Memorial Library, and in Ward 8 at the Washington Highland Library 115 Atlantic St. SW.

Persons who wish to testify at the community hearings should contact the Commission Secretary, Jesse P. Clay, Jr. at (202) 626-5100 no later than noon the day before the scheduled hearing.

D.C. METRO Substance Abuse Hotline

The Addiction Prevention and Recovery Administration of the DC Government has contracted the services of Certified Addiction Counselors and trained professionals, to address the concerns of District and metropolitan area residents about substance abuse and related issues.

The D.C. Metro Substance Abuse Hotline is a free service. It operates 24 hours 7 days a week and holidays. It is a private service. No one can get information about your call.

Hotline operations will provide: confidential substance abuse counseling; guaranteed information and assistance in locating a drug treatment program or service, and printed literature about the hotline, substance, and related issues.

To get further assistance, or to order literature , you call 1-877-612-HELP (2357)

Hadley Memorial Hospital Offers Free Services

For Women—Mammogram and Pap Smear, call Priscilla Grier on Wednesday or Friday to Schedule appointment (202) 574-5716

For Men—Prostate Health Screen, call the Education Department (202) 574-5700

Hadley is located at 4601 Martin L. King Avenue SW

DISCOUNTS FOR YOUR UTILITY BILLS
One Place — One Application

Customers residing in the District of Columbia may be eligible to receive discounts from Bell Atlantic, Pepco and Washington, plus financial benefits through the Low-Income Home Energy Assistance Program (LIHEAP). Only one application is needed. Representatives from all three companies, along with the Public Service Commission, the D.C. Energy Office and the Office of the People's Counsel, will be available to accept applications and to answer questions regarding the discounts at the Washington Convention Center, October 14, 1999, 8 a.m. to 7 p.m.

Bring original or copies Of: proof of income (such as a paycheck stub, award letters, etc.,); current utility bills, proof of age, official documents with social security numbers for all household members.

The District of Columbia Energy Office– Federal Income Guidelines for Fiscal year 2000 will be used for eligibility.

GUIDESLINES:

Household Size	Maximum Annual Income
1	$12,360
2	$16,590
3	$20,820
4	$25,050
5	$29,280
6	$33,510
7	$37.740
8	$41,970

For family units with more than 8 members, add $4,230 for each additional member.

Water and Sewer Authority Rate Increase

The Water and Sewer Authority is holding a healing at the Martin Luther King Memorial Library to discuss an increase in customer rates. The hearing will be on September 30, 1999 from 6:00 to 8:00 p.m. in the Auditorium.

Individuals interested in speaking at this hearing must get their names on the last by close of business September 27, 1999.

ADVISORY NEIGHBORHOOD COMMISSION 8B

PO BOX 31122
WASHINGTON, DC 20030

Drake M. Wilson
ANC 6C09
1673 W Street, SE
Washington, D.C. 20020

July 20, 1999

DISTRICT OF COLUMBIA
'99 NOV 12 AM 11:14

Ms Sheila Cross Reid
Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Washington, D.C. 20001

Dear Ms. Reid:

Like many residents in the District, the people who live, work and play east of the river are interested in having a wondorful neighborhood and a safe and inclusive community. Our community's growth is important to current and future residents. We want a community with safe, quite and attractive environment. We share a vision for a neighborhood, which offers a great quality of life, and opportunities for economic development. We want to attract and sustain retailer to serve our needs.

A leading developer of quality, planned residential communities, KSI, Inc. is proposing to build quality homes in our community. This developer has local roots in the District and has met with member of the community to express their commitment to a long-term investment in the community. KSI proposes to build 176 luxury apartments that will eventually be turned into condominiums and 35 single-family detached homes.

I support this effort and applaud the initiative to bring superior housing stock to the area. I am particularly enthusiastic because this project will create approximately 150 jobs during construction and 50 permanent jobs when the units are occupied. In addition, the development will offer nearly a $6 millions in taxes and other local revenue. For these reasons, I feel that the project is good for the community and strongly recommend that it be approved.

Sincerely,

Drake Wilson
ANC Commissioner



Frederick Douglass Community Improvement Council

The Civic Association for Old Anacostia, Its Historic District and Surrounding Areas

2009 18th Street, S.E. - Anacostia, D.C. 20020-4201
Telephone: (202)678-3532 Facsimile: (202)678-6887

October 28, 1999

Ms. Sheila Cross Reid, Chairperson
Board of Zoning & Adjustment
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: KASS MA, L.L.C., KSI, Inc./VERTX/IDS Motions for Reconsideration
BZA Application No.: 16457 - Letter of Support for Approval

Dear Ms. Reid:

In May, 1999 the Applicant presented its case before the Board of Zoning Adjustment, hereinafter referred to as "BZA," for approval of its Application for special exception relief pursuant to Sections 410 and 2516 of the Zoning Regulations. The Applicant requested approval allowing for construction of 35 new single-family detached dwellings with garages in a theoretical lot subdivision and 176 garden apartments in a R-5A and R-5B district.

The Frederick Douglass Community Improvement Council, hereinafter referred to as "FDCIC," requested BZA to deny the application. BZA denied the Applicant's request for relief based largely on the lack of community support for the project.

Since the hearing in May, 1999, the Applicant has met both formally and informally with the community and individuals discussing and addressing concerns presented to it. At the FDCIC September meeting with a quorum present, the members voted to give the Executive Committee the approval to support the Application provided certain conditions were met. The Applicant met those conditions as represented and demonstrated at FDCIC's October, 1999 meeting.

Based upon the information and commitments made by the Applicant, FDCIC withdraws its opposition to the Applicant's request, supports and requests BZA to approve the Applicant's Motion for Reconsideration and grant the Application.

Sincerely yours,

Carolyn Johns-Gray
President

cc: ANC 6C
KSI Development
Ward 6 City Council
Fairlawn Citizens Association
Peoples Advocate
D.C. Monitors

The Concerned Citizens of Anacostia

1449 Bangor Street, S. E.
Washington, D. C. 20020

Mr. Ronald King, Chairperson
Advisory Neighborhood Commission 6C
2100-D M. L. King, Jr. Avenue, SE
Washington, DC 20020

Dear Commissioner King:

The Concerned Citizens of Anacostia are pleased to submit this letter of support for the plan presented by KSI Services, Inc. to build ***The Homes of Woodmont,*** a luxury housing community in our neighborhood.

We have reviewed the proposal submitted by KSI to develop the two parcels of land fronted on Good Hope Road, SE (across from Marbury Plaza Apartments). It contains 176 apartments on the western parcel and 35 detached single-family homes on the eastern portion. It also includes amenities such as a swimming pool, a clubhouse, a computer/business center, a fitness center and after-school programs for youth.

We are excited by the continued growth of our neighborhoods east of the Anacostia River and we will join ANC-6C in welcoming the new residents of ***The Homes at Woodmont.***

Sincerely,

Paul N. Kearney
~~President~~ CHAIRPERSON Employment and Retail

COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20001

November 8, 1999

Sheila Cross Reed
Chairperson,
Board of Zoning Adjustment
441 4th St., NW Suite 220
Washington, DC 20001

Dear Chairperson Reed:

I am writing to support Kass MA to build 33, new, single-family, detached dwellings on the west parcel (Square 5765, Lot 804 and Parcel 219/138) of their total proposed development.

After reviewing the Boards order dated November 5, 1999 and after meeting with several members of the community and the applicant, I feel that Kass MA has resolved concerns to which my original letter, dated May 5, 1999, voiced. Specifically, I feel that the applicant has made numerous concessions to the surrounding community which will help maintain a vibrant and stable place to live and call home. The comprehensive plan for Ward-6 "encourage(s) row house construction compatible with existing neighborhoods." I feel the Ward-6 component of this development is line with the aforementioned statement.

The addition of 33 single-family homes to this neighborhood will be an added benefit to the long-term stability of area and should also help to spur economic development east of the Anacostia River, specifically in Historic Anacostia.

I look forward to a favorable decision.

Sincerely,

Sharon Ambrose

Sharon Ambrose
Councilmember Ward-6