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

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

BZA
Case No. 16457
Exhibit No. 70A

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.70A

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

ADVISORY NEIGHBORHOOD COMMISSION 6C
2100 –D Martin Luther King, Jr. Avenue, SE
Washington, DC 20020
Phone: 202- 889-6600

99 NOV 16 P2:24

OFFICE OF ZONING
DISTRICT OF COLUMBIA

November 11, 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 No. 16457
Kass Ma, L.L.C.
KSI Services, Inc./VERTX/IDS

BZA
Case No. 16457
Exhibit No. 70

Dear Ms. Reid:

Advisory Neighborhood Commission 6C voted at its public meeting of October 4, 1999, to support applicant's 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, S.E., between 24th Street, S.E. to the east and 18th Street, S.E. to the west (Square 5735, parcels 211/96, 220/31 and Lot 804 and Square 5763, Parcels 219/38) subject to the conditions that show substantial support for this project in the surrounding community.

ANC-6C, Chaired by Ronald King, has coordinated forums for the Applicant to respond to the concerns of the community. The activities of ANC-6C included:

- Facilitated an ANC meeting on August 2, 1999 for the Applicant to present the development plans to the community;
- Conducted a special single-member-district meeting for the residents of Marbury Plaza Apartments on August 2, 1999;
- Sponsored a tour for local residents and Commissioners to view similar housing types being proposed by the Applicant on August 14, 1999;
- Disseminated responses to frequently asked questions prepared by the Applicant to the community;
- Coordinated an Economic Empowerment Summit on September 11, 1999, provided the Applicant an opportunity to respond to questions about the project;

- Facilitated an ANC meeting on September 23, 1999 to respond to community concerns;

- Secured letters of support from community stakeholders.

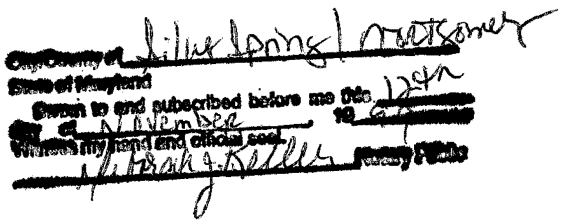
As a result of these efforts, ANC 6C and 8B have formed an ANC Sub-Committee to work with the Applicant to (1) coordinate community participation in the project, (2) negotiate local and minority hiring during the construction and management of the project; and (3) establish a process for identifying and implementing the Applicant long-term investment in the community.

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 October 4, 1999; that four (4) members of the ANC constituted a quorum for the transaction of business; of six (6) members of the Commission then being in office. Four (4) members of the Commission were present to vote at the October 4, 1999 meeting and the vote to adopt the resolution was unanimous.

Sincerely,

Drake M. Wilson
Treasurer
ANC-6C

Enclosure



DEBORAH J. KELLER
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires August 1, 2003



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

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

July 20, 1999

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 wonderful 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

Advisory Neighborhood Commission 6C
Resolution Regarding BZA Application 16457
Motion for Reconsideration

Advisory Neighborhood Commission 6C held its public meeting on October 4, 1999 at which proper notice was given. That at its meeting of October 4, 1999 four (4) members of the ANC then constituted a quorum for the transaction of business. Seven members of the Commission are in office and four (4) members were present and voted in favor of the following:

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 apartment 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 interest of the Zoning Regulations and Maps and will not tend to adversely affect the use of the neighborhood property in accordance with the Zoning Regulations and Zoning Maps; and

WHEREAS, the testimony presented by the Applicant show 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 Applicants 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 quality product with spacious, modern 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-middle 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

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

WHEREAS, the Applicant has demonstrated that one of the mail 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, the Applicant 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; and

WHEREAS, the Applicant has committed to local hiring in the construction of the Homes at Woodmont by working with community representatives to general a local hiring plan; and

WHEREAS, the Applicant is committed to ensuring that individuals and subcontractors from the community are given first priority for any hiring that may result from the construction and operation of the Homes at Woodmont; 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-6C 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 homes component of the project shall be built simultaneously.

2. The Applicant shall enter into a binding agreement with ANC-6C 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 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 #04 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

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