FAIRLAWN CITIZENS ASSOCIATION, INC.

2217 T Place, S.E. - Washington, D.C. 20020

November 15, 1999

HAND DELIVERED

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

'99 NOV 15 P3:13

RE: BZA Application #16457
Motion for Reconsideration
and to Reopen the Record

Dear Chairperson Reid:

My name is Thelma E. Jones, a resident of Ward 6C, and President of the Fairlawn Citizens Association, Inc. I am writing this letter on behalf of the residents and the Fairlawn Citizens Association, who would be adversely impacted by the proposed development of 176 apartment houses on Good Hope Road, SE.

I testified as a Party to the above referenced application at the Public Hearing held by the Board of Zoning Adjustment on May 5, 1999 (see Attachment Notice # 1). At that time, I made it clear that the Fairlawn community, which is in close proximity to the proposed development, adamantly oppose this application and still do.

Therefore, we are requesting the Board of Zoning Adjustment to deny the Motion to Reconsider and Reopen Application #16457 for additional community concerns.

The previous Public Hearing provided adequate notice to persons who had interest in testifying or sending written comments. These notices included the following:

1. Posting on trees along Good Hope Road;
2. Notice by mail to Advisory Neighborhood Commissioners;
3. Notice in the District of Columbia Register;
4. Neighborhood newspapers; and
5. John Fondersmith, Acting Director of Office of Planning dated March 9, 1999 (see Attachment #2.

BZA
Case No. 16457
Exhibit No. 72

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.72

In addition, Mr. Knapp, representing KSI at the hearing in May, in his testimony described the extent of his community outreach efforts numerous times and meetings with all the key stakeholders and civic organizations throughout the community (Attachments 3 & 4 on page 52, lines 15-25, page 53, lines 1-25). In his testimony, Mr. Knapp stated that ANC8B submitted a letter of support for this project (page 53, line 7). This letter was not submitted to the BZA as it should have been, but was sent directly to Mr. Knapp. Mrs. King, BZA Board Member, requested a copy of the ANC8B letter. A copy of this letter was made available to me through the fax on June 30, 1999, after a telephone conversation with Mr. Knapp (Attachment #5).

In reviewing the petitioner's request for Reopening of Application #16457, it is stated that two organizations in this impacted area, namely ANC6C and ANC8B "have agreed to enter into a binding agreement" (Attachment #6, page 8). No such agreements are duly attached by the petitioner.

I remind the BZA that this is a constant pattern of KSI, that is alleging actions, agreements, etc., but never producing data that supports these statements of fact. KSI stated that the National Park Service supports this development. It clearly states that the National Park Service is willing to work with KSI. Paragraph 3 states there are still concerns about this development (Attachment H, 1 of 3) which clearly is not on official letterhead nor is it signed.

We as a community in KSI petition have been accused of not granting Mr. Knapp a meeting. Attachments 7A to 7G 1 of 2 clearly show this is not the case. We also attended his presentation held at the Anacostia Coordinating Council in August. None of these presentations was like the one shown at the hearing held on May 5, 1999.

In a letter dated May 13, 1999, to Mr. Abdoulaye Bah, Sr., Transportation Planner, Office of Intermodal Planning, District of Columbia Department of Public Works (DPW), 2000 14th Street, NW, 7th Floor, KSI requested that O.R. George & Associates, Inc., Traffic Engineers-Transportation Planners of 1738 Elton Road, Suite 321, Silver Spring, Md. 20903, provide DPW with copies of demographic data which was obtained from the U.S. Census Bureau through the D.C. Office of Planning (See Attachment 8, 1 of 2).

The Fairlawn Citizens Association and residents of the community has testified that there exists numerous abandoned and boarded up apartments and some houses in this community. Attention must be given to putting these properties back in the market place.

Further development of these apartments in our community would create traffic gridlock on Good Hope Road in the AM and PM rush hours. There are not enough shops and stores to support the proposed growth. The following environmental impacts testified to at the previous hearing have not changed and still hold true:

- Overcrowding at Skyland Shopping Center
- Good Hope Marketplace Safeway always run out of food and supplies - the shopping center serves Ward 6, 7 and 8 and is the only large grocery store for these 3 wards;
- Parking on residential streets

- Overcrowding in our neighborhood schools - there are no future plans to build additional schools
- Soil erosion - Consulting Engineers conducted a study of the site and recommended pile borings be done on that site. The National Park Service is concerned about the compacted fill on that site.

We, the residents who live in close proximity to the planned development of that site of 176 apartment units, are appealing to the Board of Zoning Adjustment to deny this motion of KSI to reconsider and reopen this case. Our views are supported by letters previously submitted (See Attachments 9 & 9A).

Sincerely,

Thelma E. Jones

Thelma E. Jones
President

HAND DELIVERED

cc: Wilkes, Artis, Hedrick & Lane
Attention: Phil T. Feola
1666 K Street, NW, Suite 1100
Washington, D.C. 20006-2897

Attachment 1

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

March 18, 1998

APPLICATION NUMBER 16457

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Board of Zoning Adjustment will hold a public hearing in Suite 220, 441 4th Street, N.W., Washington, D.C., 20001 on Wednesday, May 5, 1999. Your attention is invited to the following application:

> Application of Kass MA, L.L.C., pursuant to 11 DCMR 3108.1, for special exceptions under Subsections 410 and 2516 to allow the construction of 33 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)

At the public hearing, all interested persons will be given an opportunity to express their views. However, you may submit written views about this case. All written views should be sent to the address below, and must be received by the Board before the hearing on the case is concluded.

This case is in Advisory Neighborhood Commission 6C and ANC-8B. Cases in this area will be heard between 1:00 p.m. and 6:00 p.m. Cases will be heard in the order listed on the Board's hearing agenda.

If you have any questions about this application, you may call the Office of Zoning on (202) 727-6311, or come to 441 4th Street, N.W., Suite 210, Washington, D.C. 20001.

PLEASE USE THE APPLICATION NUMBER WHEN YOU WRITE OR CALL ABOUT THIS CASE.

Sincerely,

SHERI M. PRUITT-WILLIAMS
Interim Director

ATTACHMENT 2-2

Memorandum ● **Government of the District of Columbia**

TO: John Fondersmith, Acting Director
Office of Planning

Department,
Agency, Office: BZA/OZ

FROM: Sheri M. Pruitt-Williams
Acting Director

Date: March 9, 1999

SUBJECT: BZA Application No. 16457

The above cited case is hereby referred to the Office of Planning (OP) for consideration, review, report and impact assessment as required by 11 DCMR 410 & 2516, Zoning Regulations of the District of Columbia. Please note that the Zoning Regulations require the Office of Planning to include reports in writing from certain specified departments and agencies. Also, please note that the Zoning Regulations provide forty (40) days within which to make your report. Note further that Section 3318 requires that your report be filed at least seven (7) days prior to the date set for the public hearing on this case.

APPROXIMATE HEARING DATE: June 1999

op&others/ljp

BZA
E No. 16457
IBIT No. 18

Attachment # 1

housing that anybody would really feel comfortable living in.

We do a lot of rehabs as well. We've admired what William C. Smith has done on the east side of the river. Our rehabs tend to be in northern Virginia and suburban Maryland, although we're very interested in taking our act into Washington, D.C.

I have to emphasize that we own and manage all of our properties. This is a picture of some of our management executives. We have a very diverse, talented staff that will be involved in managing the property. We're a relatively young firm. We're in it for the long haul. Long term ownership and property management is our core area.

I want to describe the extent of community outreach efforts we did because this was very important to our company. We went out to the community east of the river a number of times and met with all the key stakeholders. We met with the east of the river, CDC and AEDC, the two leading nonprofits for the area. We had a major sit down with the Frederick Douglass Community Improvement Council and, of course, we met with the Fairlawn Civic Association who I see have shown up in strong force here today. We've also met with the Park Skyland Civic

Attachment 4

Association.

We met, of course, with ANC 8B and ANC 6C. We were heavily involved with them to the extent that they accommodated us in the process. They, of course, got all the pre-hearing materials that were submitted to them. We actually got a formal letter of non-opposition from ANC 8B and we're in midstream in working with ANC 6 to get a similar letter. We attended the mayor's meeting in Anacostia --

MS. KING: Excuse me. Could we have the letter from 8B for the record.

MR. FEOLA: Thank you, Board Member King.

MS. KING: Excuse me for interrupting.

MR. KNAPP: That's quite okay.

We met with lead housing agencies such as the D.C. Housing Finance Agency and the D.C. Housing and Community Development Agency which are extremely supportive of the project. The reason we meet with the community group is we really want to learn. We really want to have our ears open as to what is making the neighborhood tick.

We heard loud and clear, primarily from the Fairlawn group, to include single family detached homes in our development. For that reason, we took half of our acreage for which we were going to develop

Attachment 5

Mr. Kilgore
#202-678-2420

ADVISORY NEIGHBORHOOD COMMISSION 8B
1809 Savannah Street, SE
Washington, D.C. 20020

April 24, 1999

Mr. Richard I. Knapp
Senior Vice President
KSI Services, Inc.
8081 Wolftrap Road
Vienna, VA 22182

Dear Mr. Knapp:

This letter is to inform you of Advisory Neighborhood Commission 8B's response to the development of 170 apartment units on Good Hope Road Southeast. ANC 8B is not opposed to your plan to build the apartment units. However, we do have some reservations. The residence of ANC 8B would like some assurance that KSI Services, Inc. will not be like past developers. These developers made similar claims as KSI that they would be here for the long haul. They received their profits from the development and than deserted the properties allowing them to become havens for crime and other uses. We would like some assurance from KSI that they will manage the properties for at least 25 years or more. This will allow some stabilization and consistency in the community.

We feel that it would be more beneficial to the community if single family homes were built at this location in place of apartments. To build the economic tax base needed to improve schools, encourage influx of businesses, and as the results improve the job market in Ward 8, we need home ownership.

We hope that you will consider our concerns.

Sincerely,

Hope B. Etienne

Hope B. Etienne
Chair

buffering between the development, the neighborhood and parkland? How will KSI ensure safety and security in the area? Whether KSI is committed to a long-term relationship with the development and the community and what benefits will accrue to the community from that relationship?

The Applicant has responded to the community successfully and has agreed to enter into a binding agreement with ANC 6C and ANC 8B to ensure that their oral agreements are memorialized and enforceable. Both KSI and the community agree that many of the apartment communities East of the River are deteriorated or obsolete and do not offer viable housing choices for individuals and families. The citizens of the area deserve modern fully amenitized apartments. Both KSI and the community are aware that some units in the area need to be renovated or demolished and have agreed to work together to identify dilapidated units and take action. Additionally, the Applicant has addressed the issue of homeownership by proposing 35 detached single-family homes as part of the project and the possibility of a condominium regime for the apartments after an initial 15-year period as rental units.

The technical issues involving the site preparation, traffic, transportation, school capacity and security have been adequately addressed by the Applicant and the Applicant's experts. The community is supportive of the proposed agreement between the Applicant and the National Park Service (NPS) regarding buffering, environmental preservation and improvements to parkland.

Finally, in agreeing to a long-term commitment to the project and the community, the Applicant has addressed issues of local hiring, jobs and training and the investment of a portion of the development's profits into the community-at-large. It is expected that

Attachment 7

FAIRLAWN CITIZENS ASSOCIATION, INC.

2217 T Place, S.E. - Washington, D.C. 20020

May 19, 1999

'99 MAY 20 A10:44
OFFICE OF THE SECRETARY
DISTRICT OF COLUMBIA

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

RE: Application Number 16457

Dear Chairperson Cross:

This letter is to inform you that on Tuesday, May 11, 1999, Mr. Richard Knapp called me at 12:25 P.M. to request a meeting with the community. I informed Mr. Knapp that the Fairlawn Citizens Association's regular monthly meeting would be held on Tuesday, May 18th at the Anacostia Public Library at 7:00 P.M. I told him that he had called at a good time and that he was welcomed to come to this meeting.

Mr. Knapp stated that he did not want to meet with that many people and that he only wanted to meet with a few people of the community organization. I then informed Mr. Knapp that it appeared that he wanted to meet with the Executive Board and that the Executive Board had met a week earlier on Tuesday, May 4th. I informed Mr. Knapp that he could attend our next Executive Board meeting if he did not want to meet with the general membership.

Mr. Knapp continued talking to me about how he would make the amenities of the development available to the Fairlawn community and that the meeting room would be set aside for the Fairlawn meeting night. My question to Mr. Knapp was how could he offer the use of the development to people outside of the development when his tenants was paying for the privacy of a gated community. He stated he would write that into some type of agreement. I assumed he meant the By-Laws of the complex.

Mr. Knapp stated that that site was going to be developed and I stated that I hoped it would be developed with single family homes. Mr. Knapp said that it was not feasible to develop single family homes on that site. Mr. Knapp also said that it would cost $1 million to make the site suitable to build on and that they would develop multi-family complexes. Mr. Knapp will be called to remind him of our next Executive Board meeting to be held in June since he does not want to meet with the general membership at the regular monthly meeting.

Sincerely,

Thelma E. Jones

Thelma E. Jones
President

Attachment 7A1

KSI
SERVICES INC.

May 24, 1999

Ms. Thelma E. Jones
President
Fairlawn Citizens Association, Inc.
2217 T Place, S.E.
Washington, D.C. 20020

Re: The Apartment Homes at Woodmont

Dear Thelma:

As we discussed on May 11, I'd be most pleased to attend the next executive session of the Fairlawn Civic Association.

Among other items, I'd like to discuss at this meeting the concept of providing you association with access to the proposed community room in the Woodmont Clubhouse. Since this clubhouse will serve various public functions, such as receiving prospects, deliveries and servicing calls, it will be located outside the residential gates. It therefore lends itself well to civic association use.

I look forward to continuing discussions with your association.

Sincerely,

Richard I. Knapp
Senior Vice President

RIK/mpt

G:\mpt\stanton\jones.mtg

8081 Wolftrap Road • Suite 300 • Vienna, VA 22182 • Phone (703) 641-9000 • Fax (703) 641-9630

Attachment 1A

Fairlawn Citizens Assn

Tues. 6-1-99 – Executive Board Mtg.
6 PM

	Name	Address	Phone
1	Thelma E Jones	2217 – T place SE	678-8194
2	Nancy J Brown		
3	Phyllis Hickman	1809 T Pl, SE	678-2831
4	Elaine Murchison	P.O. BOX 90147, DC 20090	526-2569
5	Bernice T. Kearney	1911 T. Pl-SE.	889-0035
6	Evelyn Cook	8816 Good Hope Rd-SE	889-6085
7	Richard E. Kilgore	1930 T PL SE 20020-5651	678-3655
8	Pauline Chaney	1339 "S" St, S.E.	678-5618
9	Diane Fleming	2224 R ST. S.E.	582-6553
10	PATRICIA NEAL	1434 T ST SE	889-7307
11	Karyn Shepherd	8081 Wolftrap Rd, Vienna, Va.	
12	DICK KNAPP	KSI : 8081 WOLFTRAP RD : VIENNA VA	703-641-5355
13	PAT SOSOS	2006 T ST SE	889-6250
14			
15			
16			
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25			

Attachment 13 M. Jones

Fairlawn Citizens Association, Inc. (FCA)
Minutes of the Executive Committee
Tuesday, June 1, 1999

The meeting opened at 6: 05 PM, with prayer given by the Chaplain. The Minutes of the May 4,1999, meeting was read by the Secretary. Pauline Chaney moved that the minutes be accepted as read, seconded by Vice-president Cook and carried. Treasurer Murchison's report is as follows: FCA Regular Account $2,905.53, Petty Cash Fund $42.46, and the Education Fund $1,765.50. P. Hickman moved that the report be accepted , seconded by Norma Brown and carried. President Jones turned in to the treasurer a receipt for $8 for parking at the May 5, 1999 Public Hearing on Application #16457. Chaplain Kilgore moved that Diane Fleming be reimbursed $10.25 for repass for our May regular meeting. Motion seconded and carried. Membership Chairperson Norma Brown stated that FCA membership is 220 and the 50/50 fund balance is $108.90. Community Services Chairman Kearney inquired about pruning shrubbery in parks maintained by the District and was told that because of budget constraints the contract provides for mowing the grass only. Mr. Kearney will ask for volunteers to keep our shrubs trimmed. He also reported that 30 persons have signed up for the Myrtle Beach, SC trip. The Correspondence Secretary read several letters and reminded us that the next PSA meeting is June 9, 1999. Pat Neal, Chairperson, Education Committee, is drafting a letter to Mildred Musgrove, Principal, Anacostia High School regarding $100 donation from FCA to the Anacostia High School Choir. Diane Fleming, Chairperson, FCA Harvest Ball, stated that the date for the Ball is October 15, 1999, instead of October 22nd. The tickets are $30, same as last year. The menu has not be selected. At the June 15, 1999, Meeting, Diane will ask for volunteers to serve on the committee.

Mr. Dick Knapp and Ms. Karyn Shepherd of KSI Management Corporation met with the Executive Committee to further discuss the Good Hope Road Project but the outcome was the same. KSI is unwilling to build single-family homes and is committed to building apartment units only. Again, he was told that FCA's opposition to his project has not changed. KSI has asked the Board of Zoning Adjustment (BZA) to reopen Application #16457 to modify their proposal for which FCA strongly objects to. So, on May 26, 1999, President Jones wrote a letter on May 26, 1999, to the BZA requesting that the record NOT be reopened.

Meeting adjourned at 8:35 PM.

Phyllis M. Hickman

Phyllis M. Hickman,
Recording Secretary

ATTACHMENT 7C

Sharon Robinson		529-1090
Madeleine Dobbins		775-7130
Carolyn Johns Gray		678-3532
Elliott Johnson		561-4974
Alfred Ajiwe		(202) 889-3007
Fred Bradley Jr.		
Anacostia Bradley		202-889-3007
Thelma E Jones	Fairlawn Citizens Assoc.	(202) 678-8194
Richard Knapp	KSI	703-641-9000
Harry Lee Mie.	Fairlawn Citizens Assn	889-0557
Bernard A. Gray Sr.		678-3532
Myesha Bradley		889-3007
Calvin Reid	WDCCG	667-4851
Oardell Shelton	WDCCG	562-4399
Yvonne Wilson	AGDC	202 543-8000/202 889-510
Anthony E. Bell, Jr.	MF&SA	(202) 889-5711
Anthony Mapp		
Dan Genest	Cont & Const Co	202/ 486-5010 554.1549
Richard E. Kilgore	Fairlawn Citizens Assoc.	
(202) 678-3655		
Thelma J Brown		
Raymond Garibay		202-561-2702
Ronald King	ANC 6C SMD 6C-07	202 889-2960 (Home) 202 543-6777, ext. 35 (W

ATTACHMENT 7D

KSI Services, Inc
Community Relations
Meeting 7/23

	Name	Address	Telephone
1	Robert E. Hickman	1809 T Pl. S.E.	202-678-2831
2	Phyllis M. "	" "	"
3	Vivian Freeman	1820 - 18th St S.E.	(202) 678-2206
4	Mary Wells	1822 18th St SE	(202) 889-9258
5	Vera M Shelby	1833 T Pl. St	889-0756
6	Albert C Shelby	" " "	" "
7	Ora L. Glover	1408 T Pl, SE	- 678-1945
8	Ethel Kearney	- 1911 T Place, S.E.	- 889-0035
9	Burnice L. Kearney	- 1911 T Place, S.E.	- 889-0035
10	Tonya Brown	1933 S St SE	889-3915
11	Evelyn Cook	2216 Good Hope Rd.	889-6085
12	PAT SONDS	2000 T St SE	889-6850
13	PATRICIA NEAL	1934 T ST SE	889-7307
14	Helen C Jung	2217 - T Place SE	(202) 678-8154
15	Rosalind Styles	2330 Good Hope RdSE #807	678-6600
16	James E. Spann	Box 54123 WDC 20032	562-1127
17	William Lockridge	419 Valley Ave SE	574-8694
18	Frieda Murray	- 1624 U St SE.	
19	ELLIOTT JOHNSON	- E.R.C.D.C.	561-4974
20	Joyce [illegible]	2645 Douglas Rd, #304	
21	Dale Wilson		
22	Sarah Davidson		
23	Madeline Dobbins	- KSI	202-529-1090
24	Alan Robinson		

ATTACHMENT 7E

Please Join Us

11:00 a.m., Saturday, August 14

For the

'Homes at Woodmont' Tour

Tour Vans Will Leave From
2041 Martin Luther King, Jr. Ave., SE
Promptly at 11:00 a.m. and return at 12:30 p.m.

Developer, KSI Services, Inc., is actively seeking community support for the proposed 'Homes at Woodmont', a luxury apartment and single-family homes development planned for Good Hope Road and 19th Street, S.E. The tour will take you to existing KSI Services developments and the planned site.

WE CAN ACCOMMODATE THE FIRST 50 PEOPLE WHO RSVP. PLEASE RSVP TO TONY BELL AT 889-5711.

AUG-11-99 WED 10:33 PM P.02

Ward 6 PA Votes
Community day Events

ATTAchment 7-F

Advisory Neighborhood Commission 6C

Economic Empowerment Summit

Orr Elementary School, 2200 Minnesota Avenue, SE
September 11, 1999

AGENDA

Noon - 3:00 p.m.

Welcome	**Oliver Johnson** Commissioner, SMD6C05
Introduction of Mayor	**Ronald King** Commissioner, SMD6C07 Chairman
Presentation	**Anthony Williams** Mayor, District of Columbia
Introduction of Ward 6 Councilmember	**Commissioner King**
Presentation	**Sharon Ambrose** Councilmember, Ward 6
Break 10 minutes	
Introduction of Panel	**D.C. Williamson** Commissioner, SMD6C02
Panel Presentation	**Anacostia Economic Development Corporation** **- D.C. Office of Planning (SORG)** **- KSI Management Corporation** **- Small Business Administration**
Discussion/Q&A	**Commissioner Johnson** Facilitator
Introduction of Special Session	**Commissioner King**
Merrill Lynch Presentation	**Marilyn Malachi** Financial Consultant
Closing Remarks/Evaluation	**Drake M. Wilson** Commissioner, SMD6C09

Housing Skyland
Sept 16 6:30 Dick Kruger
Sept 20 Hadley Hospital 6:30
21 Jones Memorial
17, MS
United planning
Mr Goldman Dorothy
Campbell Johnson (Ken)

Advisory Neighborhood Commission 6C Next Community Meeting - Monday, September 13, 1999, 7:00pm
2041 Martin Luther King, Jr. Ave, Anacostia Professional Bldg. Community Room

Attachment 7C
1 of 2

ROBINSON ASSOCIATES, LLC
MANAGEMENT CONSULTATION*PUBLIC RELATIONS
1613 Crittenden Street, NE
Washington, D.C. 20017

July 16, 1999

Ms. Thelma Jones
President
Fairlawn Civic Association
2217 T Place, SE
Washington, DC 20020

Ms. Jones:

It was good speaking with you. Our client, KSI, Inc., the developer of the proposed 'Homes at Woodmont', is actively seeking community input in its development project. After the D.C. Board of Zoning denied KSI's initial application, the company moved to seek community leader advice.

We are committed to working with the community and are launching a extensive effort to gather community leader opinion about the development project. Because of the summer vacation schedules for many civic organization, we are planning small and large group meetings at various times to secure the broadest input.

The following lists the meetings we have attended and those we will attend. Please feel free to attend any of these meetings to discuss 'The Homes at Woodmont'. Anything we host is open to all community leaders.

June 25 – Impromptu community meeting with Thelma Jones, Carolyn Gray, Richard Kilgrow, Ronald King, Elliott Johnson, Fred Bradley, Bernard Gray, Elliott Johnson, Alfred Ajiwe, Harvey Lee Mine, Myesha Bradley, Calvin Reid, Cardell Shelton, Yavocka Wilson, Anthony Mapp, Richard Kilgore, Norma Brown, and Raymond Gamble.
July 12 – We attended the ANC 6C meeting
July 13 – We attended the Anacostia Coordinating Council meeting
July 19 – 7:00 p.m., KSI will present to ANC 6 C Executive Committee
July 22 – 12 noon, KSI will host luncheon at Imani Café with Frederick Douglass Civic Association, the Concerned Citizens of Anacostia and the Anacostia Garden Club members.
July 23 – 12 noon, KSI will host luncheon at Imani Café with Fairlawn Civic Association members.

JUL-17-99 SAT 04:22 AM
P.02

Attachment 762

July 24 – 12 noon, KSI will host luncheon at Imani Café with Marbury Plaza Tenants' Association and Skyland Civic Association members.
July 27 – 12 noon, KSI will present at the Anacostia Coordinating Council.
September 8 – Frederick Douglass Civic Association Meeting
September – ANC 8B (TBD)

Ms. Jones, thank you for speaking with me and for all of your good advice. Our discussions helped me to better understand your concerns. We hope to address these at the luncheon meeting on Friday, July 23.

We look forward your consideration.

Sincerely,

Sharon R. Robinson
President

ATTACHMENT 8
1 of 2

O. R. GEORGE & ASSOCIATES, INC.

Traffic Engineers – Transportation Planners

1738 Elton Road, Suite 321 • Silver Spring, MD 20903
Tel: (301) 439-7722 • Fax: (301) 439-7759

May 13,1999

Mr. Abdoulaye Bah, Sr. Transportation Planner
Office of Intermodal Planning
District of Columbia Department
of Public Works
2000 14th Street, N.W., (7th Floor)
Washington, D.C. 20009

Re: Special Exception Application No. 16457

Dear Mr. Bah:

As you are aware, the Board of Zoning Adjustment (BZA) held its public hearing on May 5, 1999 to deal with the referenced matter. At that hearing, I provided expert witness testimony on the traffic access and parking needs as well as potential impact of the proposed development. The BZA's record in this case has been held open pending receipt of your office's review response to our traffic study. The Applicant has requested that our firm provide your office with copies of demographic data, which was obtained from the US Census Bureau through the City's Office of Planning. Specifically, we draw your attention to the following materials which are attached, and which were cited at the hearing:

(a) 1990 US Census Data regarding *"Tenure by Vehicles Available"* for the five Census Tracts within which the property of the subject application is located, specifically considering Renter Occupied housing units.

Census Tract No.	Renter-Occupied Units	Vehicles Available	Vehicle/Unit Ratio
75.02	1,267	825	0.65
75.03	663	305	0.46
75.04	844	412	0.49
76.04	1,344	978	0.73
76.05	1,370	1,206	0.88
TOTAL	**5,488**	**3,726**	**0.68***

**Total Vehicles Available to Total Renter Occupied Units ratio.*

(b) Copies of three (3) sheets of Census Bureau Tables supporting the data presented in Item (a) above;

(c) Copy of the Census Bureau Map delineating the tracts cited in Item (a) above; and

(d) Copy of an exhibit used at the 5/5/99 BZA hearing to address the issue of parking.

ATTACHMENT 8
2-2

In addition to the above, I wish to draw your attention to Section 4.5 (Parking Analysis) of the submitted Traffic Impact Study. At page 19, the study discusses the Park Naylor apartment complex. Testimony presented at the hearing indicated that this was a "luxury, gated residential community," with amenities quite comparable to the use which is the subject of the current application. At page 19 of the referenced study, it is noted that the parking demand recorded for the Park Naylor community is 0.72 vehicles per occupied apartment unit. With regard to your question regarding the on-site private roadways, you may please note that they will be 25 feet wide.

We trust that the above will be useful to your review. Should you have questions regard-ing any aspect of the above, please contact the correspondent in this case, Phil T. Feola, Esquire, at (202) 457-7317, or the undersigned. Mr. Herb Bixhorn of the Office of Planning (Demographic Data Unit) was also instrumental to us in this matter; and you may feel free to contact him at (202) 442-7603.

Thanks for your courteous attention and assistance in this matter.

Sincerely,
O.R. GEORGE & ASSOCIATES, INC.

Osborne R. George
President

Attachments: As noted.

cc: Richard Knapp, KSI
Phil T. Feola, Esquire

Attachment F
1 of 3

L30 (NCR-NACE)

May 24, 1999

Ms. Sheila Cross Reid
Chairperson
District of Columbia Board of Zoning Adjustment
441 4th Street, N.W.
Second Floor
Washington, D.C. 20001

Re: BZA Case No. 16457, Good Hope Road, S.E.
"The Homes at Woodmont"

Dear Ms. Reid:

We are in receipt of the post-hearing submission dated May 17 from Mr. Feola, attorney for the applicant for the subject development. Since the original BZA hearing on May 5, we have met with the applicant and his staff at our office, conducted an extensive joint field assessment of National Park Service (NPS) concerns and the applicant's opportunities to address them, and had subsequent telephone discussions based on the contents of the May 17 submission.

We believe that our various discussions with the applicant have been productive, and that the "National Park Service Accommodations" offered in Exhibit E of the applicant's submission (modified on May 21; copy enclosed) show an understanding of our concerns and represent a reasonable effort to address them. We appreciate the applicant's willingness to work with us.

However, we remain concerned that, given the unique nature of Fort Stanton Park's resources, significant adverse impacts could still easily result from this development. Fort Stanton Park is listed on the National Register of Historic Places; it was a critical link in the Civil War Defenses of Washington. Further, it contains significant sensitive natural habitat, provides important local recreational opportunities, and is an important element of the larger cityscape of our nation's capital. Therefore, the utmost care must be exercised in any adjoining development.

Because the applicant's eastern parcel contains massive amounts of fill material, the garden apartments will be artificially elevated significantly above the natural tree line of

Fort Stanton Park and the contiguous Fort Circle Parks. The Fort Circle Parks provide the signature "topographic bowl", the forested ridgeline that is a critical element of the larger landscape of our nation's capital. It is inevitable that some visual intrusion into this historic landscape will result from this construction. Since intrusive structures already exist nearby, it is most important that extensive mitigative landscaping be provided to (1) visually separate the development from adjoining structures, and (2) soften or "break up" the architectural lines of the buildings as viewed from the many historical areas down-gradient. Critical viewsheds include, but are not limited to, Anacostia Park, the Pennsylvania Avenue corridor, the 11th Street bridge, Lincoln and Stanton Parks in Capitol Hill, and the Mall. Significant further analysis will be necessary to develop such a landscaping plan, which the applicant has agreed to in concept. The reviewing authority for the site landscaping should be instructed to give special emphasis to the rapid and permanent mitigation of long-range viewshed impacts when reviewing the applicant's detailed plans. Likewise, final approval of architectural details, building materials, colors, etc. should be primarily based on the cumulative mitigative effect they will provide.

Similarly, views from the adjacent Fort Circle Trail inevitably will be impacted by this development. In reviewing the applicant's detailed plans for augmentative plantings along the eastern parcel's property line, the reviewing authority should emphasize (1) providing conditions (particularly soil depth and composition) which will support long-term reforestation, and (2) immediate screening of the most highly impacted views from the trail. These reforestation plantings should be permanently protected by a forest conservation easement.

In developing a detailed landscaping and reforestation plan for this project, the applicant should be directed to continue to consult closely with the National Park Service. Reforestation specifications should be compatible with existing NPS specifications for reforestation areas along other scenic viewsheds, such as the Suitland and Baltimore-Washington Parkways. "Whip" plantings at a density of 1,700 plants per acre, with a 10% component of two-inch caliper stock, is required for historic landscape reforestation. All landscape plans should be subject to the review and concurrence of the National Park Service.

It is hoped that the ongoing long-term storm water, erosion, and sedimentation problems from the fill site will be corrected in the execution of development plans. The applicant has offered to remove accumulated sediments from park land and to provide minor restoration work to the Fort Circle Trail; we consider this an appropriate direct mitigation to ongoing impacts from the fill site.

Adjoining the single-family homes parcel, several important wetland "seeps" exist in Fort Stanton Park. These are homes to sensitive plant communities, as well as rare microfauna. The applicant has agreed to work with us to protect these areas from immediate construction impacts, as well as from secondary impacts such as the spread of invasive plants. We will also coordinate with staff from the D.C. Department of Health, Division of Health & Environment, in this regard.

Thank you for the opportunity to comment on this matter, and for the evident concern the BZA continues to show for the important public resources that we manage in our nation's capital city.

Sincerely,

John Hale
Superintendent
National Capital Parks-East

Enclosure

Attachment 9

FAIRLAWN CITIZENS ASSOCIATION, INC.

2217 T Place, S.E. - Washington, D.C. 20020

May 24, 1999

'99 MAY 24 P3:56
OFFICE OF
DISTRICT

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

RE: Application Number 16457

Dear Chairperson Cross:

In response to the conclusions dated May 17, 1999, by Phil T. Feola of Wilkes, Artis, Hedrick & Lane, Attorneys at Law, I am stating that the site of the planned development of the 176 apartment units needs further geotechnical study.

The Consulting Engineers of Whitlock Dalrymple Poston and Associates, Inc. (WDP) submitted their findings to Greenhorne & O'Mara, Inc., 11211 Waples Mill Road, Fairfax, Virginia 22030, dated November 20, 1998. On page 6, paragraph 3 of their report as noted (Test Pit No. 9 area), there is the presence of contaminated soils and materials.

Upon careful reading of the recommendations on pages 6 and 7 of the WPD Geotechnical Study of the Fort Stanton property, I see no reply in this report to the WPD consultants from KSI to further test this property.

Until further adequate and appropriate test power borings have been done on this site for any development, I request that the Board of Zoning Adjustment deny Application Number 16457.

Sincerely,

Thelma E. Jones

Thelma E. Jones
President

Attachment 9A

FAIRLAWN CITIZENS ASSOCIATION, INC.

2217 T Place, S.E. - Washington, D.C. 20020

May 26, 1999

'99 MAY 27 A11:05

OFFICE OF THE DISTRICT

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

RE: Application Number 16457

Dear Chairperson Reid:

This letter is written in response to a letter written to you from Mr. Phil T. Feola, dated May 26, 1999, in which he requests the reopening of the record to accept changes to pages 7 and 8 of the applicants proposed order filed on May 24, 1999.

I am requesting that the record not be reopened as requested by the applicant. I see this as another smoke screen by the applicant. At the public hearing held on May 5, 1999, the applicant's presentation to the members of the Board of Zoning Adjustment was totally different from the presentations which were shown to the communities as stated in testimony by Thelma Jones of the Fairlawn Citizens Association and Carolyn Gray of the Frederick Douglass Association. The representatives of the National Capital Park Service, after seeing the applicant's presentation at the public hearing, also oppose the project because the materials sent to them did not convey the actual impact that this project would have on their property.

As a Party to this application, I feel that the applicant believes that because the Fairlawn community is to the north side of Good Hope Road and is located in Ward 6, we do not have a right to complain with regards to this application. As taxpayers who live in close proximity to this site, which was originally located in Ward 6 before it was politically changed to Ward 8, we are adamantly opposed to the development and know that it will have a tremendous impact on this community.

Sincerely,

Thelma E. Jones

Thelma E. Jones
President