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OFFICE OF ZONING
DIST

Mr. James E. Taylor Jr. President
The Park Skyland Civic Association
2355 Skyland Terrace, S.E.
Washington, D.C. 20020-3410

January 10, 2000

Mr. Jerrily R. Kress, FAIA Director
Office of Zoning
441 4th Street, NW, Suite 210
Washington, D.C. 20001

Application Number 16457

Re: Rehearing in the application of Kass MA, L.L.C., pursuant 11 DCMR 3104.1, 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.

Dear Zoning Commissioners:

As, first a resident, and president of the Park Skyland Civic Association, adjacent to the requested development, I submit that the above request has not changed in scope, or application, from the original zoning request not previously approved for very good reason. It is respectfully requested that your original decision stand, to, again deny this application request to build 176 rental apartments on sites, R-5-A and R-5-B.

The re-application for this construction which carries the appearance of overwhelmingly citizen and community approval is very misleading, at the least. This was an orchestrated plan in which the builder hired a few local residents and former Government officials to impose an impression to the Board of Zoning Adjustment, that resident's minds of opposition to this development, has positively changed. This public relations effort forwarded to you, in the re-submitted application, is being presented to you without any change to the original development plans and scope, and most important, does not address the most important fact that this development will only exacerbate the existing increasing undesirable pollution problem of existing traffic overload on the, two lane, Good Hope Road corridor.

#87

Board of Zoning Adjustment
District of Columbia
CASE NO.16457
EXHIBIT NO.87

As president of our association, I can only express my personal opinion on this matter. The meeting the association and the developer became so heated and unruly that the meeting had to be adjourned. It became heated and unruly because the developer repeated the same plans as they did, about the soil conditions, the first time they met with this community. Because of the climate at the meeting we were unable take a vote. I was, subsequently informed by our ANC Commissioner that a no vote will concluded as no opposition. I do not, however, agree with the stated ANC conclusion that there is no opposition. How can a project be deemed viable if the factors they propose are strictly based on how much the developer can profit from the venture as apposed to what east of the river, and in particular, this community need? There has to be a comprehensive economic development plan to determine, environmental impact, density impact, and economic benefit to the entire areas of wards, six, seven, and eight. This development should not be approved with profitability, alone, being the driving force.

Please count this voice in opposition.

Respectfully,



James E. Taylor Jr.

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GOODHOPE RD.

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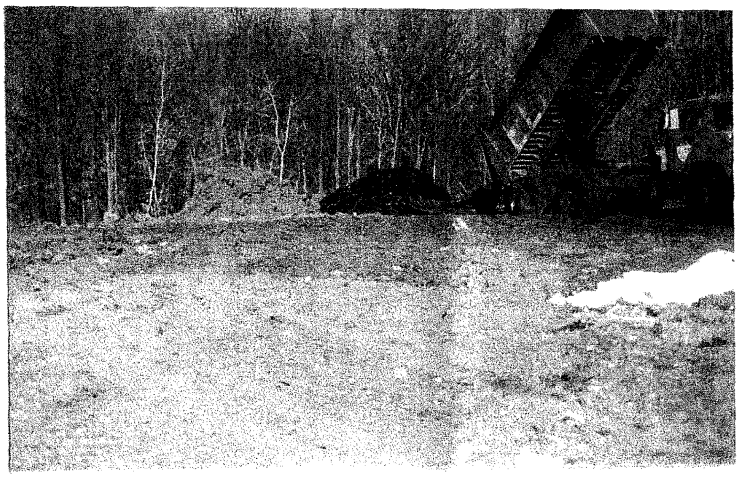


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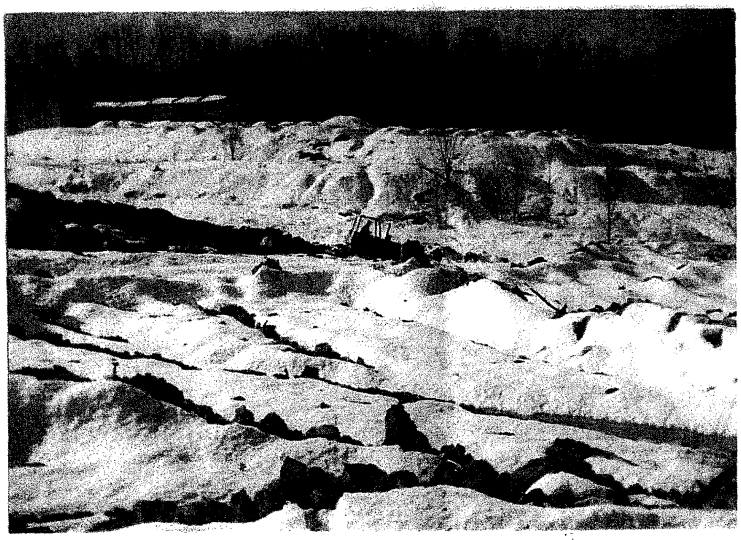
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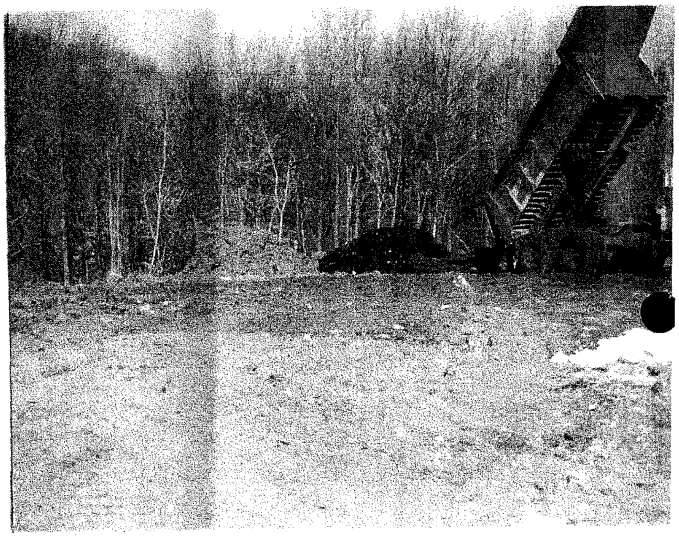
PARK SKYLAND COMMUNITY

(R: Kass)









GOOD HOPE ROAD

(RE: Kass)

Park Skyland.

KSI
SERVICES INC.

March 1, 1999

Mr. Jim Taylor, President
Park Skyland Civic Association
2355 Skyland Terrace
Washington, D.C. 20020-3400

Re: Fort Stanton Apartment Homes and Single Family Homes Development

Dear Mr. Taylor:

I greatly enjoyed our telephone conversation today, and as discussed have enclosed another briefing package concerning our development along Good Hope Road. We are very proud of our overall development concept, which includes a mixed-tenure, upscale residential community involving both luxury apartment homes and detached single-family homes.

As you know, we'll be presenting this concept at the ANC 8 meeting on Tuesday, March 16th. We would also greatly appreciate the opportunity to make a presentation to the East of the River Citizens Organization, since we believe our plan has many of the elements this organization will support.

In closing, I also wish to clarify something we said at our meeting last Saturday. We are unable to build single-family homes on the Ward 8 compacted fill site, and feel the reason for this may not have been clearly conveyed or understood. This site will be developed with apartment homes, and the adjacent wooded site in Ward 6 will be developed with single-family homes. We can't put singles on the fill site because it would render our development financially infeasible; we'd be left with the wooded site, mostly unbuildable as an apartment site due to wetlands. This financial infeasibility, more so than soil issues, is the main impediment to development the fill site with singles.

From our perspective, we see this as one project, unified by upscale marketing intent, architectural consistency, pathway and recreational connections, shared name and amenities, and a rent-to-purchase program.

Let us know if we can provide you with more information. In the meantime, I look forward to hearing from you about the East of the River meeting.

Sincerely,

Richard I. Knapp
Senior Vice President

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8001 Wolftrap Road, Suite 200, Vienna, VA 22182 Phone (703) 641-9000 Fax (703) 641-9630

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

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GOODHOPE RD.

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HABITAT FOR HUMANITY 34 TOWN HOUSES 1995 TO PRESENT

NINE TOWNHOUSES BUILT LATE 1980's

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(R: Kass)









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