Advisory Neighborhood Commission 8E
890 Southern Avenue, S. E. - Suite 303
Washington, D. C. 20032
202-562-7951

FILE

May 25, 2001

MAY 29 2001

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

RE: BZA Special Exception and Variance Applications of
Jeffrey Gardens Associates Limited Partnership
(Square 6208, Lots 59-63, 809-811, and 827-829)

Dear Ms. Reid:

Advisory Neighborhood Commission 8E, voted at its Executive Committee meeting of May 22, 2001 to support the Application of KSI Services, Inc. (Jeffrey Gardens Associates Limited Partnership), pursuant to Section 3104.1 and 3103.2 of the Zoning Regulations of the District of Columbia, to the Board of Zoning Adjustment for special exception and variance to establish an accessory parking lot on the property consisting of at least 96 parking spaces, rather than the required 149 parking spaces, which is provided for by Sections 214 and 2116 of the Zoning Regulations, subject to the terms of the Memorandum of Agreement between KSI Services, Inc. and ANC-8E attached to this letter.

As required by Section 3115.1 of the Zoning Regulations (11 DCMR 3115.1), proper notice was given of ANC-8E's public meeting of May 15, 2001; four (4) members of ANC-8E constitute a quorum for the transaction of businesses; three (3) members of ANC-8E were present at the May 15, 2001 meeting and a vote could not be taken; however, four (4) members were at the Executive Committee meeting on May 22, 2001 and the vote to adopt the Memorandum of Agreement was approved by a majority of votes cast.

ANC-8E authorizes the Chairman to submit this letter and attached Memorandum of Agreement to the Board of Zoning Adjustment .

Sincerely,

for Wanda Lochridge
Michael Johnson, Chairman
Advisory Neighborhood Commission 8E

BZA
Case No. 16704
Exhibit No. 38

Board of Zoning Adjustment
District of Columbia
CASE NO.16704
EXHIBIT NO.33

MEMORANDUM OF AGREEMENT

between

KSI Services, Inc.

and

Advisory Neighborhood Commission 8E

This MEMORANDUM OF agreement made the 23rd day of May, 2001, for the benefit of the residents of areas within Advisory Neighborhood Commission 8E, is entered into by and between KSI Services, Inc., hereinafter referred to as "KSI" and by Advisory Neighborhood Commission 8E, hereinafter referred to as "ANC-8E".

RECITALS

WHEREAS, KSI intends to renovate and rehabilitate the existing 25 apartment buildings, consisting of 275 apartment units, and adjacent greenspace that make up the Jeffrey Gardens Apartment Complex, located at 4201–4237 and 4252-4386 7th Street, S.E. and 4233-4373 Barnaby Road, S.E.

WHEREAS, KSI has filed an application with the District of Columbia Board of Zoning Adjustment ("BZA") seeking special exception and variance relief to establish a centrally located parking lot to provide off-street parking spaces for the residents of the Jeffrey Gardens Apartment Complex.

WHEREAS, the Zoning Regulations would require 149 parking spaces be provided on-site, KSI proposes to construct at least 96 parking spaces in this centrally located lot in order to maintain an appropriate amount of greenspace and community activity space, as well as provide an adequate amount of parking spaces for the residents of the project.

WHEREAS, ANC 8E desires to assure that the proposed renovation and rehabilitation of the Jeffrey Gardens Apartment Complex will provide significant economic and residential opportunities for those persons who live within ANC 8E.

WHEREAS, ANC 8E desires to express its support for KSI's special exception and variance applications before the BZA in reliance on KSI's agreement to satisfy the requirements of this Memorandum of Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises contained herein, the receipt of which are hereby acknowledged, the parties hereto agree as follows:

1. KSI will support the establishment of the *Jeffrey Gardens Advisory Committee* (hereinafter referred to as the *"Committee"*), a sub-committee of ANC 8E, with responsibility for assisting KSI's short and long-term accountability to the community.

2. The *Committee* will consist of the following representatives that are located within ANC-8E: two (2) ANC-8E Commissioners; three (3) members of the Jeffrey Gardens Residents Association (JGRA); one (1) representative of the owner of the Jeffrey Gardens Apartment Complex; two (2) homeowners in the area; one (1) representative of the Washington Metropolitan Area Contractors Association; one (1) representative of a local community/church organization; one (1) representative from the local school and one (1) representative from a local business. The ANC will recommend all representatives with the exception of those representing the Jeffrey Garden Resident Association and the owner.

3. Initially, the *Committee* will provide advice and recommendations to KSI on the following:

A. Establishing selection criteria and preference points for residents and businesses seeking employment and/or contracting opportunities associated with the construction, maintenance and management of the development;

B. Devising guidelines for the notification, recruitment and selection of potential applicants from the community for employment opportunities associated with the development. KSI will establish a goal of 51% of new hires will be from the community;

C. Identifying, recruiting and recommending qualified companies or associations to serve as contractor/sub-contractors to conduct the proposed renovation and rehabilitation of the Jeffrey Gardens Apartment Complex. KSI will establish a goal of awarding no less than 35% of contracting opportunities to local, small, disadvantaged, minority or female-owned business from the community; and

D. In partnership with the Washington Metropolitan Area Contractor's Association establishing, implementing and monitoring a comprehensive Section 3 Program and construction apprenticeship training program.

4. KSI has withdrawn its request to the D. C. Office of the Surveyor to request the closing of 7th Street, between Barnaby Road, S.E. and Chesapeake Street, S. E. (A copy of the letter is attached and made a part of this document). The *Committee* will provide advice and information on the potential impacts that the possible closing of 7th Street

may have on the traffic and parking conditions in the area surrounding the Jeffrey Gardens Apartment Complex and make a recommendation regarding the feasibility of closing the street in the future.

5. The *Committee* will recommend KSI's participation in other local community development initiatives and assist to establish an Adopt-A-School Program with the Hendley Elementary School.

6. Upon the completion of the renovation work at Jeffrey Gardens the *Committee* will decide whether it needs to continue in existence or can be reorganized or disbanded.

7. KSI will enter into a First Source Agreement with the D. C. Department of Employment Services in order to publicize positions created by the proposed renovation and rehabilitation of the Jeffrey Gardens Apartment Complex. The Department of Employment Services shall be consulted for evaluation and performance relating to requirements of the First Source Agreement.

8. ANC-8E will:

A. Establish and convene the *Committee;*

B. Provide consultation regarding the community's interests and desires;

C. Use its "best" efforts to ensure successful completion of the project; and

D. Fully support KSI's special exception and variance application before the BZA by the submission of a resolution in support of the project and testimony in support of the application at the BZA's May 29, 2001 public hearing.

9. Should KSI fail to perform as agreed, ANC-8E (with an affirmative vote of its members) may authorize the JGRA Representative of the *Committee* to seek enforcement of this Agreement and, if successful, the JGRA *Committee* representative shall be entitled to Attorney' fees and costs that must be immediately forwarded by KSI to the *Committee* to be used for purposes the *Committee* deems appropriate.

10. Should ANC-8E fail to perform any of the conditions as agreed upon in this Agreement, KSI may deem that any and all provisions of this Agreement are void and of no effect.

11. No modification of any of the terms of this Agreement shall be valid unless in writing and fully executed and acknowledged by the parties to this Agreement.

12. This Agreement and the rights and obligations of the parties hereunder shall be construed in accordance with the laws of the District of Columbia.

IN WITNESS WHEREOF, the parties hereto have signed and delivered these presents as their own *free act* and deed as of the date and year first herein above written.

Advisory Neighborhood Commission 8E

By: Michael Johnson
Chairman

Date: 5/22/01

KSI Services, Inc.

By: Richard Knapp
Senior Vice President
KSI Services, Inc.,

Date: 5/21/01

Jeffrey Gardens Residents Association

By:

Date: 5/23/01

Mrs. Robin L. Imer
Property Manager, Millennium Properties
Cascade Park Apartments
4256 4th Street, SA.E. Suite 101
Washington D.C. 20032

May 15, 2001

Mr. Michael Johnson, Chairperson
Advisory Neighborhood Commission 8E
890 Southern Avenue, S.E. Suite 303
Washington, D.C. 200032

Dear Chairman Johnson,

Robin L. Imer is pleased to submit this letter of support for the acquisition and renovation plan presented by KSI Services, Inc. for Jeffrey Gardens Apartments in our neighborhood.

I have reviewed the proposed renovation of the apartment complex and I have also reviewed KSI's application to the Board of Zoning Adjustment for approval of a special exception and variance of the parking requirements and allow them to create at least 96 new on-site parking spaces on a centrally located parking lot on the property to serve the residents of the renovated units.

KSI has committed to provide quality units, implement strong tenant selection criteria and to work with the residents, local businesses and the community to create economic opportunities in the redevelopment.

I join ANC-8E in welcoming the redevelopment of our neighborhood east of the Anacostia River.

Sincerely,

Robin L. Imer

Robin L. Imer
Property Manager
Millennium Properties

SHERMAN ARMS, LLC
Avalon Apartments

May 16, 2001

Mr. Michael Johnson, Chairperson
Advisory Neighborhood Commission 8E
890 Southern Avenue, S. E. - Suite 303
Washington, D. C. 20032

Dear Chairman Johnson:

Sherman Arms, LLC d/b/a The Avalon Apartments is pleased to submit this letter of support for the acquisition and renovation plan presented by KSI Services, Inc. for Jeffrey Gardens Apartments in our neighborhood.

I have reviewed the proposed renovation of the apartment complex and I have also reviewed KSI=s application to the Board of Zoning Adjustment for approval of a special exception and variance of the parking requirements and allow them to create at least 96 new on-site parking spaces on a centrally located parking lot on the property to serve the residents of the renovated units.

KSI has committed to provide quality units, implement strong tenant selection criteria and to work with the residents, local businesses and the community to create economic opportunities in the redevelopment.

I join ANC-8E in welcoming the redevelopment of our neighborhood east of the Anacostia River.

Sincerely,

Christopher A. Kammler
Authorized Representative

Sunshine Early Learning Center Inc. T/A

Southeast Child Development Center
4224 6th Street, SE
Washington, D.C. 20032
(202) 561-1100 Fax (202) 562-1550

Date: Friday April 11, 2001

Mr. Michael Johnson, Chairperson
Advisory Neighborhood Commission 8E
890 Southern Avenue, S.E. - Suite 303
Washington, D.C. 20032

Dear Chairman Johnson:

Frank Rollins is please to submit this letter of support for the acquisition and renovation plan presented by KSI Services, Inc. for Jeffrey Gardens Apartment in our neighborhood.

I have reviewed the proposed renovation of the apartment complex and I have also reviewed KSI's application to the Board Zoning Adjustment for approval of a special excerption and variance of the parking requirements and allow them to create 93 new on-site parking spaces on a centrally located parking lot on the property to serve the residents of the renovated units.

KSI has committed to provide quality units, implement strong tenant selection criteria and to work with the residents, local businesses and the community to create economic opportunities in the redevelopment.

I join ANC-8E in welcoming the redevelopment of our neighborhood east of Anacostia River.

Sincerely,

Frank C. Rollins
Administrator

Far Southeast Family Strengthening Collaborative
2041 Martin Luther King, Jr., Ave., SE #304
Washington, DC 20020
(202) 889-1425 (202) 889-2213 Fax

Board of Directors

Eugene Kinlow, *Chair*
Vincent Gray, *Vice Chair*

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Kathleen Holly
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Robert Wiggins
Albert Williams
Brenda Wright

EX-officio
I. Toni Thomas

Executive Director
Thomas W. Gore

May 16, 2001

Mr. Michael Johnson, Chairman
Advusory Neighborhood Commission 8E
890 Southern Avenue, SE Suite 303
Washington, DC 20032

Dear Mr. Johnson:

The Far Southeast Family Strengthening Collaborative (FSFSC) is pleased to submit this letter of support for the acquisition and renovation plan presented by KSI Services, Inc. for Jeffrey Gardens Apartments in our neighborhood.

I have reviewed the proposed renovation of the apartment complex and I have also reviewed KSI's application to the Board of Zoning Adjustment for approval of a special exception and variance of the parking requirements and allow them to create at least 96 new on-site parking spaces on a centrally located parking lot on the property to serve the residents of the renovated units.

KSI has committed to provide quality units, implement strong resident selection criteria and to work with the residents, local businesses and the community to create economic opportunities in the redevelopment.

We join ANC-8E in welcoming the redevelopment of the property in our community east of the Anacostia River.

Sincerely,

Thomas W. Gore,
Executive Director

WARD 8 BUSINESS COUNCIL
3101 Martin Luther King, Jr. Avenue, SE. - 3rd Floor
Washington, D. C. 20032
202-561-0900

May 9, 2001

Mr. Michael Johnson, Chairperson
Advisory Neighborhood Commission 8E
890 Southern Avenue, S. E. - Suite 303
Washington, D. C. 20032

Dear Chairman Johnson:

The **Ward 8 Business Council** is pleased to submit this letter of support for the acquisition and renovation plan presented by KSI Services, Inc. for Jeffrey Gardens Apartments in our neighborhood.

I have reviewed the proposed renovation of the apartment complex and I have also reviewed KSI's application to the Board of Zoning Adjustment for approval of a special exception and variance of the parking requirements and allow them to create at least 96 new on-site parking spaces on a centrally located parking lot on the property to serve the residents of the renovated units.

KSI has committed to provide quality units, implement strong tenant selection criteria and to work with the residents, local businesses and the community to create economic opportunities in the redevelopment.

I join ANC-8E in welcoming KSI to assist in the redevelopment of our neighborhood east of the Anacostia River.

Sincerely,

Robert James
President

DISTRICT OF COLUMBIA
PUBLIC SCHOOLS
www.k12.dc.us

Hendley Elementary School
425 Chesapeake Streets, S.E.
Washington, D.C. 20032-3699
202-645-3450, fax: 202-645-7098

May 15, 2001

Mr. Michael Johnson, Chairperson
Advisory Neighborhood Commission 8E
890 Southern Avenue, S.E. – Suite 303
Washington, D.C. 20032

Dear Chairman Johnson:

Hendley Elementary School is pleased to submit this letter of support for the acquisition and renovation plan presented by KSI Services, Inc for Jeffrey Gardens Apartments in our neighborhood.

I have reviewed the proposed renovation of the apartment complex and I have also reviewed KSI's application to the Board of Zoning Adjustment for approval of a special exception and variance of the parking requirements and allow them to create at least 96 new on-site parking spaces on a centrally located parking lot on the property to serve the residents of the renovated units.

KSI has committed to provide quality units, implement strong tenant selection criteria and to work with residents, local businesses and the community to create economic opportunities in the redevelopment.

I join ANC-8E in welcoming the redevelopment of our neighborhood cast of the Anacostia River.

Sincerely,

Duane L. Ross
Principal

DISTRICT OF COLUMBIA
PUBLIC SCHOOLS

Ballou Senior High School

3401 Fourth Street, S.E.
Washington, D.C. 20032

(202) 645-3400
(202) 645-3397 (FAX)

May 8, 2001

Mr. Michael Johnson, Chairperson
Advisory Neighborhood Commission 8E
890 Southern Avenue, S.E. – Suite 303
Washington, D.C. 20032

Dear Chairman Johnson:

Ballou Senior High School is pleased to submit this letter of support for the acquisition and renovation plan presented by KSI Services, Inc. for Jeffrey Gardens Apartments in our neighborhood.

I have reviewed the proposed renovation of the apartment complex and I have also reviewed KSI's application to the Board of Zoning Adjustment for approval of a special exception and variance of the parking requirements and allow them to create 93 new on-site parking spaces on a centrally located parking lot on the property to serve the residents of the renovated units.

KSI has committed to provide quality units, implement strong tenant selection criteria and to work with the residents, local businesses and the community to create economic opportunities in the redevelopment.

I join ANC-8E in welcoming the redevelopment of our neighborhood east of Anacostia River.

Sincerely,

Dr. Art Bridges, Principal

Let Us Be Thankful

DEACON RAY WILSON
Chairman, Deacon Board

MRS. ROSE SPANN
Church Clerk

Paramount Baptist Church

3924 Fourth Street, S.E., Washington, D.C. 20032
REV. ISHMAEL L. SHAW, Pastor

STUDY PHONE
561-6476

CHURCH OFFICE
562-6339

May 11, 2001

Mr. Michael Johnson, Chairperson
Advisory Neighborhood Commission 8E
890 Southern Avenue, S. E. - Suite #303
Washington, D. C. 20032

Dear Chairman Johnson:

Paramount Baptist Church is pleased to submit this letter of support for the acquisition and renovation plan presented by KSI Services, Inc. for Jeffery Gardens Apartments in our neighborhood.

I have reviewed the proposed renovation of the apartment complex and I have also reviewed KSI's application to the Board of Zoning Adjustment for approval of a special exception and variance of the parking requirements to allow them to create at least 96 new on-site parking spaces on a centrally located parking lot on the property to serve the residents of the renovated units.

KSI has committed to provide quality units, implement strong tenant selection criteria and to work with the residents, local businesses and the community to create economic opportunities in the redevelopment.

I join ANC-8E in welcoming the redevelopment of our neighborhood east of the Anacostia River.

Sincerely,

Rev. Dr. Ishmael Shaw,
Pastor

Wheeler Creek Estates Community Development Corporation, Inc.

917 Varney Street, SE
Washington, DC 20032

Board of Directors:

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Dorris J. Darden

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Irma Turner

Secretary:
Angela Walker

Treasurer:
Elnora Kelley

Member:
Cynthia Cole

April 18, 2001

Ms. Rosalind Wheeler Styles
Community Outreach Coordinator
for KSI Services, Inc.

Dear Ms. Styles:

Wheeler Creek Estates Community Development Corporation is pleased to submit this letter of support for the acquisition and renovation plan presented by KSI Services, Inc. for Jeffrey Gardens Apartment in our neighborhood.

We have reviewed the proposed renovation of the apartment complex, including unit amenities, installation of a new security system; refinishing of laundry rooms and exterior enhancements such as a fence with controlled access gate, multi-purpose courts and extensive landscaping and commit to support this very much needed redevelopment.

KSI's commitment to provide quality units, implement strong tenant selection criteria and to work with the residents, local businesses and the community to create economic opportunities in the redevelopment is applauded.

We join our neighbors in welcoming the redevelopment of our neighborhoods east of the Anacostia River.

Sincerely,

Jacqueline M. Massey and
D. Juanita Darden
Co-Presidents
By:

Bessie E. Swann
Executive Director

Executive Director
Bessie E. Swann, D.H.L.

Executive Assistant
Ethel M. Robinson

Tel: (202) 574-1508 - Fax: (202) 574-1522

GOVERNMENT OF THE DISTRICT OF COLUMBIA
METROPOLITAN POLICE DEPARTMENT

May 23, 2001

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

Dear Ms. Cross-Reid:

This letter is written in support of the acquisition and renovation plan for Jeffery Gardens Apartments proposed by KSI Services, Inc.

I have reviewed the proposal renovation plan and the application submitted by KSI to the Board of Zoning Adjustments, requesting approval of a special exception and variance of the parking requirements to permit them to create 94 on-site parking spaces to serve the residents of the renovated complex. I have been assured that KSI will implement strong tenant selection criteria and to continue to work with the community and members of the Seventh District.

Accordingly, I join with ANC 8-E in supporting approval of the special exception parking variance for Jeffrey Gardens Apartments.

Sincerely,

Winston Robinson, Jr.
Commander
Seventh District