Randle Highlands Citizens Civic Association
1629 30th Street, Southeast
Washington, DC 20020
202-581-3605

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March 28, 2002

Honorable Anthony A. Williams
Mayor, District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

16896

Dear Mayor Williams:

We, the Randle Highlands Citizens Civic Association write this letter to expresss our deep concerns regarding the **PROPOSED RE-ZONING** of the portion of the Randle Highlands Community located at **27th & R Streets, S.E.**

Several meetings have taken place between Anacostia Economic Development Corporation (A.E.D.C.) and the Randle Highlands Citizens Civic Association (R.H.C.C.A.) to discuss at great length the proposed plans to construct an Assisted Living Facility at 27th & R Streets, S.E.

Our objection to this project has been communicated both orally, at meetings, and in writing (See attached letter). As stated in the R.H.C.C.A. amendment to the Comprehensive Plan, we the citizens in Randle Highlands are striving to raise the quality of our community and reduce the density by having long abandoned apartment buildings demolished and constructing town houses and/or single family homes in their place. A proposed erection of an Assisted Living Facility at 27th & R Streets does not meet the needs of our community, and therefore provides no benefits to Randle Highlands citizens. We also bring to your attention that our community already has more than its share of group homes for an area its size.

Furthermore, re-zoning of our neighborhood would bring a heavy volume of traffic, parking problems, problems for school age children (pre-kindergarden to sixth grade) crossing streets to and from school and increase the density of the neighborhood without increasing the tax base.

We therefore respectfully request your intervention to **STOP THE RE-ZONING** and the planned construction of the Assisted Living Facility at 27th & R Streets, S.E. Your assistance to us on this issue will be very much appreciated.

BZA
Case No. 16896
Exhibit No. 19

Board of Zoning Adjustment
District of Columbia
CASE NO.16896
EXHIBIT NO.19

Randle Highlands Citizens Civic Association
1629 30th Street, Southeast
Washington, DC 20020
202-581-3605

For further information please contact Julia E. Robinson, Executive Committee, Randle Highlands Citizens Civic Association at the address above or by telephone on (202) 581-3605.

Sincerely,

Executive Committee, Randle Highlands Citizens Civic Association

Cornelius C. Bailey Jr. 3/28/02
Julia E. Robinson 3/28/02
Ethel M. Martin 3/28/02
Jacinto R. Thomas 3/28/02
Frances Warren 3/28/02
Audrene Scott 3/28/02
Ethel C. Homemond 3/28/02
Dorothy Reid 3/28/02
Abdul Ali 3-28-02

cc: Andrew Altman, Director, Office of Planning (OP)
Stanley Jackson, Director Department of Housing and Community Development (DHCD)
David Clark, Director, Director of Consumer and Regulatory Affairs (DCRA)
Linda Cropp, Chairperson, D.C. City Council
Kevin Chavous, Councilmember, Ward 7
Sandra Allen, Councilmember, Ward 8
Sharon Ambrose, Councilmember, Ward 6
Harold Brazil, At-Large Councilmember
Carol Schwartz, At-Large Councilmember
David Catania, At-Large Councilmember
Phil Mendelson, At-Large Councilmember
Howard Ways, Ward 7 Planner (OP)
Paul Savage, Deputy Director, Department of Housing and Community Development (DHCD)
ANC7B Commissioners
Willie Dandridge, Commander, 6th District, Metropolitan Police Department
Loretta Tate, Executive Director, Marshall Heights Community Development Organization (MHCDO)

RANDLE HIGHLANDS CITIZENS' CIVIC ASSOCIATION
1629 30th Street, S.E.
Washington, DC 20020
(202) 581-3605

Albert Hopkins, President/CEO
Anacostia Economic Development Corporation
And Health Care Partners, Inc.
2019 Martin Luther King Avenue, S.E.
Washington, D.C. 20020

Dear Mr. Hopkins:

We, the members of the above named civic association, have been notified by our ANC 7B06 Representative, John Hicks, Sr., that you have been awarded the properties at 1624, 1626, and 1628 27th Street, located in S.E. Washington, D.C. At this time we wish to notify you of our concerns and suggestions for use of the properties.

The association members have met, after several impartial investigations and discussions at meetings and telephonic conversation with your staff consultants, James Diggs and Lisa Boyden, and have voted to block the Intent Request to Release Funds to build a "Living Care Facility for the Elderly". For the record the properties at 1624, 1626, And 1628 27th Street, S.E. are recorded under the Home Stead Act

The environmental review record was never received from the Property Disposition office, the Office of Program Monitoring, or from your Anacostia Economic Development Corporation (A.E.D.C) representatives. This brings into question the compliance with the steps applicable to the project.

We have agreed to suggest better usage of the properties as: Single family houses and/or Townhouses as preferable solutions. This action was submitted to the East of the River Redevelopment Planning Committee last year, and was recently resubmitted to the attention of Betty Crawl on August 24, 1999.

The community presently is a "Moderate to Low Density" community and we wish to remain so. Your plan will not adequately accommodate the suggested facility for 59 elderly citizens, along with staff, parking, and the environmental changes required to function as a "Living Care Facility for the Elderly" in the Randle Highlands' community as stated by your consultant James Diggs.

Finally, we are not seeking nor do we wish additional commercial enterprises in our community. We, the civic association of this community are seeking assistance to rehabilitate the Randle Highlands community for the citizens in this area only.

It is our understanding that your corporation has purchased additional properties in our community. We shall request the D.C. Department of Housing and Community Development block your "Funding Request".

Sincerely,

Esther P. Jones
President

James G. Martin
East of the River Representative
for the Randle Highlands Citizens'
Civic Association

Julia Robinson
Secretary

Enclosure(s)

cc: Kevin Chavous, Councilmember, Ward 7, Chairman,
Committee on Education, Recreation and Libraries

Mr. Othello Mahone
Interim Director
Department of Housing & Community Development
801 North Capitol Street, NW 8th Floor
Washington, D.C. 20002-4205

RHCCA *Randle Highlands Citizens Civic Association*
1629 30th Street, Southeast
Washington, DC 20020
202-581-3605

May 14, 2001

Mr. Michael D. Wallace
Mr. Albert R. Hopkins, Jr
Anacostia Economic Development Corp.
2019 Martin Luther King Jr. Ave., SE
Washington, DC 20020

Dear Mr. Wallace and Mr. Hopkins:

This letter is in response to your proposal submitted at the April 5, 2001 meeting of the Randle Highlands Citizens Civic Association (RHCCA). After a lengthy discussion, we the RHCCA disapproval of your plans to build an assisted living facility or apartment building for senior citizens in this neighborhood. Our delay in responding to your presentation was due in part for our need to meet with the entire Association.

As stated in the Mayor's comprehensive plan, we the citizens in the Randle Highlands area are striving to raise the quality of our area by demolishing abandoned buildings and constructing town houses and/or single family homes. The proposed erection of a residence for senior citizens do not meet our criteria and serve no benefit to our neighborhood. We do not oppose "affordable" dwellings for seniors. However, your proposed monthly cost for a senior living in the facility could not be afforded by residents of this community or the surrounding communities as well. It is worth noting that our neighborhood has more than its share of group homes and the like.

If further discussions on this issue are needed, you may address your written response to this Association at the above address attention Mrs. Julia H. Robinson.

Sincerely,

Ada Carter

Ada Carter
RHCCA President