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July 16, 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 JUL 16 PM 3:55

HAND-DELIVERED

Mr. Geoffrey Griffis, Chairman
District of Columbia Board of Zoning Adjustment
D.C. Office of Zoning
441- Fourth Street, N.W.
Room 210 South
Washington, D.C. 20001

Re: BZA Application No. 16904 - Bolling Green Apartments -Lots 25-29, Square 6092

Dear Mr. Griffis:

Enclosed herewith for filing in the above-referenced R-5-A Review proceeding are twenty (20) copies of the Supplemental Information related to this application.

Very truly yours,

George R. Keys, Jr.

George R. Keys, Jr.

Enclosures:

cc: Advisory Neighborhood Commission 8C
Karen Thomas, D.C. Office of Planning
Aboulaye Bah, D.C. Department of Public Works

BZA
Case No. 16904
Exhibit No. 26

Board of Zoning Adjustment
District of Columbia
CASE NO.16904
EXHIBIT NO.26

BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT

In Re: Application by Capitol Apartment Property Associates, LP (Fee Owner and Applicant) and AHD, Inc. Contract Purchaser and Developer) for R-5-A Review Pursuant to Section 353.1 of the Zoning Regulations in an R-5-A zoning district

SUPPLEMENTAL INFORMATION

D.C. OFFICE OF ZONING
2002 JUL 16 PM 3:55

Subject Property:

Lots 25 through 29, Square 6092
3701-3705, 3715-3723 4th Street, S.E.
200-208 Wilmington Place, S.E.
and 3708-3722 2nd Street, S.E.

JORDAN KEYS & JESSAMY, LLP
George R. Keys, Jr.
1400 Sixteenth Street, N.W.
Suite 700
Washington, DC 20036-2217

Dated: July 15, 2002

BZA Application No. 16904

Pursuant to § 3316.6 of the Board of Zoning Adjustment Supplemental Rules of Practice and Procedure, the Applicant herewith submits the attached statement as a supplement to its application for R-5-A Review to permit the construction of apartment buildings containing ninety-six (96) affordable rental housing units and an accessory community building on a single subdivided lot.

1. Revised Site Plan

The Applicant has had several meetings, both before and after the filing of this application, with staff of the Office of Planning to consider various options for the design of the site. From those discussions emerged three design objectives which the Applicant has incorporated into a revision of the original site plan: (1) more attention to streetscape along 2nd and 4th Streets, S.E.; (2) increasing available areas for recreation uses; and (3) breaking up the asphalt expanse devoted to parking.

First, the Applicant proposes to extend the buildings toward the north end of the site in order to present a more unified project face to the adjacent intersections at 4th Street and Wilmington Place, S.E. and 2nd and 4th Streets, S.E.

Second, the Applicant intends to install grass-pavers for a number of the parking spaces in order to increase the greenspace in the interior of the site. This adjustment will have a dual effect in providing a more natural appearance than an uninterrupted

expanse of asphalt parking area which was originally proposed and also afford an environmental benefit by increasing the permeable surface of the site.

Finally, the Applicant was encouraged to relocate the parking spaces dedicated to the community building, eliminate the two additional curb cuts which those spaces necessitated and to reorient the community building closer to and linearly along 4th Street to provide a more definite edge to the site where it meets 4th Street, S.E. This reorientation has the additional effect of opening up more interior space which the applicant proposes to develop as a plaza area with outdoor seating and gathering space for residents of the project.

The Applicant will submit to the Board at the public hearing revised drawings, and reduced exhibits for inclusion in the record, which incorporate the revisions described above.

2. Community Contacts

The Applicant has been active in coordinating this project with the local community. In addition to the many agencies of local government involved with the tax credit financing and D.C. Housing Finance Agency bond issuance, the Applicant's representatives have maintained a dialogue with community leaders. The Applicant has met and spoken on a number of occasions with Virginia Major, the ANC-8C Commissioner, in whose single member

district the project is located. Ms. Major organized a well-attended local community meeting held at the meeting room in Oxon Run Manor, a neighboring property, on April 30, 2002. At this meeting the Applicant's representative presented the project and received strong positive support from the community. The Applicant has also received support from the Ward 8 Councilmember Sandy Allen who will indicate her support for the project by separate letter.

Attempts to meet with ANC-8C have not been successful and the recent lack of a quorum prevented a meeting earlier this month prior to the public hearing in this matter on July 30, 2002. ANC-8C will not meet again until September, 2002. Nonetheless, the Applicant has extended itself to the ANC-8C Chairperson Mary Cuthbert in responding to questions about the project.

3. Project Financing and Affordability

The Applicant is seeking tax exempt private activity bond financing from the D.C. Housing Finance Agency and an allocation of 4% tax credits from the D.C. Department of Housing and Community Development in order to construct the project. All current indications are that these applications are complete and will be given favorable consideration. The Applicant is contractually obligated to acquire the land by the end of the year and needs to have an order from the Board of Zoning Adjustment in hand in the early fall of 2002 in order to proceed with the project financing.

By virtue of the funding sources, the project will be operated

and maintained as "affordable" housing with income thresholds at 60% of median family income for the Washington SAMSA.

4. Witnesses

The Applicant intends to present only two (or perhaps, three) witnesses: Donald Tucker, a principal of AHD, Inc., the project developer and also the project architect, and James Mitchell with AHD Management, Inc., the entity which will provide long-term property management for the property. The Applicant anticipates being able to present its case within 30-45 minutes.

Respectfully submitted,

JORDAN KEYS & JESSAMY, LLP

By: George R. Keys, Jr.