



## Capitol Park IV Condominium Association, Inc.

741 Delaware Avenue SW  
Washington DC 20024

phone: 202.484.5235 fax: 202.484.1754  
web: [www.capitolparkiv.com](http://www.capitolparkiv.com)

February 18, 2016

Mayor Muriel Bowser  
Executive Office of the Mayor  
1350 Pennsylvania Avenue, NW  
Washington, D.C. 20004

Dear Mayor:

As President of the Board of Directors, Capitol Park IV Condominium Association, I am writing to inform you that by unanimous vote the Board is resolute in its opposition to the plan to build a transient shelter for homeless families as presented by you and your staff to the Southwest community on Thursday, February 11<sup>th</sup>, 2016. Capitol Park IV is an association of 243 condominium townhouses spread over a 15-acre park-like setting. We are the immediate and proximate neighbor to the planned shelter site on three sides.

Without much more definitive information on its design, operation, and why the Historic Friendship Church site was deemed appropriate, we cannot in good conscience support this proposal. We seriously question any plan that combines a residential facility for needy and unstable families with children in a location where alcohol is consumed in conjunction with its activities (Blind Whino). We believe that there are more suitable, nearby sites, with far better access to public transportation, shopping and schools, as well as excellent access to health care, e.g. Greenleaf Gardens. We believe that other nearby sites may also bring the city a greater and certainly quicker return on its investment. The proposed site has an historic landmark designation, known environmental contamination (lead paint & asbestos), existing buildings that must be demolished, is shoe-horned in an existing low-rise community and will be mired in legal challenges indefinitely. We do not understand how it could have been chosen.

The District of Columbia created the Zoning Commission, the Board of Zoning Adjustment, the Advisory Neighborhood Commissions system, and the Historic Preservation Review Board -- among other regulatory mechanisms -- to give residents statutory voices regarding development when such developments do not conform to the norms of their neighborhood. However, in announcing the eight "pre-chosen" transient shelter sites, you have abandoned the idea of granting citizens their deserved input to the planning process, and have only vaguely described any details about the implementation strategy. We have no intention of rubber-stamping any unacceptable, forced solution to the pressing problem of housing the homeless in our city. I am certain that from your experience as the Ward 4 Councilmember, you understand the value of meaningful community input to resolving important neighborhood issues.

In the spirit of transparency and accountability in government, which your administration has promoted, our attorneys have submitted a Freedom of Information Act Request (attached) to obtain copies of any comparative analyses prepared toward evaluating site candidates for the proposed Ward 6 shelter. That information and other data will help us to understand the city's compliance with its own procurement regulations and selection process. When we have digested available documentation we will coordinate a meeting with you to present our concerns, alternatives, and suggestions we believe will make the finalized Ward 6 shelter a community benefit, accepted and fully supported.

Sincerely,



Robert W. Hall  
President, Board of Directors  
Capitol Park IV Condominium  
741 Delaware Avenue, Southwest  
Washington, D.C.20024

Attachment (FOIA Request)

cc: Chris Weaver  
Charles Allen  
Andy Litsky  
Stacy Cloyd  
Aaron Davis, The Washington Post  
Tom Sherwood

P. Michael Nagle: MD/DC/GA  
Craig B. Zaller: MD/DC  
Scott J. Silverman: MD/DC/NY  
Erin K. Voss: MD/DC/IL



Kelly B. Crockett: MD  
Laura T. Curry: MD  
Brian R. Fellner: MD/DC  
Gregory T. Fox: MD  
Zinnaeah D. Johnson: MD  
Sean E. Suhar: MD

Of Counsel:  
Lauren Brockmeyer: MD

February 10, 2016

The District of Columbia  
Executive Office of the Mayor  
Jim Slattery  
1350 Pennsylvania Avenue, NW  
Washington, DC 20004  
[jim.slattery@dc.gov](mailto:jim.slattery@dc.gov)

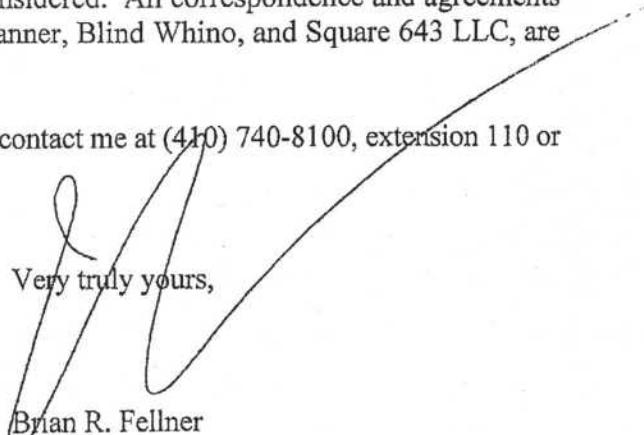
Re: FOIA Request

Dear Sir or Madam:

Under the authority of the Freedom of Information Act, and on behalf of the Board of Directors of the Council of Unit Owners of Capitol Park IV Condominium Association, Inc., and each of the Directors individually, I am requesting all electronic and paper records created and/or held by the District of Columbia, its employees and its contractors, related to the selection of the Friendship Church/Blind Whino site on the 700 block of Delaware Ave., SW, Washington, DC as the location of a homeless shelter. This includes information related to the ownership and address of all potential locations that were analyzed, including the complete financial analysis of each site. This includes the cost of buying or renting the property, site preparation costs, environmental remediation costs, and construction costs. This also includes any analysis done on the proximity of social support services and transportation options. Also included is any comparative analysis done on the sites that were considered. All correspondence and agreements with all prospective development partners, Steve Tanner, Blind Whino, and Square 643 LLC, are also to be provided.

If you have any questions, please feel free to contact me at (410) 740-8100, extension 110 or by email at [brian@naglezaller.com](mailto:brian@naglezaller.com).

Very truly yours,



Brian R. Fellner