



Capitol Park IV Condominium Association, Inc.

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March 19, 2013

VIA HAND DELIVERY & EMAIL

Office of the Mayor
The Honorable Mayor Vincent Gray
1350 Pennsylvania Avenue, NW
Washington, DC 20004

Re: ANC6 – District 2 Support of Small Area Impact Plan Process

Dear Mayor Gray:

We urge you to honor the Small Area Impact Plan (SAIP) resolution unanimously adopted by the ANC6D on January 13, 2013 in consideration of the appropriate use of the public lands in Southwest. Furthermore, we oppose the March 13, 2013 letter from ANC6D Commissioners Garber and Kaminski requesting an expedited RFP for the Randall public space on behalf of KIPP DC.

As representatives of Capitol Park IV Condominium Association (CPIV), we were extremely disheartened by Mr. Kaminski's incompatible position taken in support of KIPP DC to redevelop our beloved Randall Park. We believe he does not faithfully represent a significant portion of his constituency.

CPIV is the largest linear condominium association in the District, comprised of 243 townhouses covering 13 acres of land and directly abutting the Randall Park and Recreation Center (Randall Park). We are proud Southwest residents, actively concerned about the future of this most uniquely developed and situated quadrant in the District of Columbia. Recent redevelopment efforts to some of our private lands have enhanced and complimented the current landscape and planning in Southwest. However, the proposed redevelopment of Randall Park by KIPP DC threatens to remove the public's free and unfettered appropriate use of the largest sole comprehensive public park in Southwest.

We have continuously worked with Commissioner Kaminski to preserve and enhance the amenities currently offered at Randall Park, both before and since your Office's announcement in December 2012 to revitalize the park. At his urging, we prepared the enclosed "Statement of Interest for Randall Park" recommending specific areas for improvement, and we also considered his request for support in establishing a "Friends of Randall Park". We think it is

completely disingenuous now for Mr. Kaminski, new to our ANC6D, to egregiously misrepresent his constituency and instead put forth his personal opinion for our portion of his SMD-6D02.

CPIV, along with the Randall School, which is owned by the Telesis/Rubell Group, are the closest proximate neighbors of Randall Park. The enclosed map shows the area of SMD-02 that Commissioner Kaminski represents. As you can see, the portion highlighted in light blue shows Randall Park in relation to CPIV and the remainder of SMD-6D02. Unlike the new apartment-styled condominiums under Commissioner Kaminski's oversight, CPIV does not have the private amenities of a pool, recreation room, meeting room, or a gym. As a result, our owners and future owners have frequent and regular use of the amenities afforded it by Randall Park. As such, our opinion for the planning and use of our public land should be afforded greater deference and weight.

We want to be very clear: We are not anti-KIPP DC. We understand that KIPP DC enjoys some success with its programs and relationships in the District's Shaw, Benning Ridge and Anacostia areas. However, Southwesters have no other comprehensive public park options within walking distance to enjoy like Randall Park. KIPP DC does. We advocate the exhaustion of other land options, including re-utilizing recently-closed DC public school buildings and private lands before KIPP DC be considered for expedited preference in an RFP for Randall Park. We support a sound, long-term, comprehensive plan through the SAIP Resolution.

KIPP DC makes many promises to bring improvements to Randall Park, but in the end, all Southwesters lose:

- There currently is no public high school in Southwest that our children may attend. Our children will not gain preferential access to attend the proposed KIPP high school;
- Although KIPP DC proposes to place high-performing teachers at Amidon ES and Jefferson JHS, there is no commitment from KIPP DC to make these "feeder" schools for selection of potential high school entrants, again overlooking the long-term needs of our children;
- Our owners and surrounding patrons lose free, anytime public access to Randall's fields, pool house, and recreation building. We are being asked to settle for KIPP DC's off-time hours, which is unacceptable; and
- While KIPP DC addresses what they consider positive impacts to the neighborhood, they have not addressed impacts to transportation, and other planned, adjacent developments.

The Capitol Park IV Condominium Board of Directors has strong concerns about what many in our community consider a rushed "land grab" by KIPP DC. We also note that Telesis/Rubell has voiced their concerns about KIPP DC's proposal as well. It is our opinion that Southwest's public lands should not be expeditiously opened to private hands.

We ask that you please honor the Small Area Impact Plan resolution currently in place for the public lands in Southwest, and not expedite an RFP that could benefit KIPP DC and enable it to remove the free use Randall Park by Southwest residents. Thank you for your consideration of this very important matter, and we look forward to your response.

Sincerely yours,

On behalf of the Capitol Park IV Condominium Association and Board of Directors

Felicia Coutts, President
Robert Hall, Vice President
Allan Holland, Treasurer
Beverly Jackson, Secretary
George Lentz, Director
Dwayne Brown, Director
Robert Sockwell, Director
Dave Reynolds, Director
Joseph Spruill, Director

Cc:

Victor Hoskins, Deputy Mayor
Allen Y. Lew, City Administrator

Councilmember Chairman Phil Mendelson
Councilmember Tommy Wells
Councilmember Jim Graham
Councilmember Jack Evans
Councilmember Mary M. Cheh
Councilmember Muriel Bowser
Councilmember Yvette Alexander
Councilmember Marion Barry
Councilmember Kenyan McDuffie
Councilmember David Catania
Councilmember Vincent Orange
Councilmember David Grosso
Councilmember Anita Bonds

ANC6D Commissioner Chairman Andy Litsky
ANC6D Commissioner Edward Kaminski
ANC6D Commissioner David Garber
ANC6D Commissioner Ron McBee
ANC6D Commissioner Donna Hopkins
ANC6D Commissioner Roger Moffatt
ANC6D Commissioner David Hamilton

Jesus Aguirre, DC Dept. Parks & Recreation
Kael Anderson, SW Neighborhood Assembly
Telesis/Rubell Corporation
Gregory McCarthy, Washington Nationals
Michael Stevens, Capitol Riverfront BID
The Washington Post
NBC4 (Tom Sherwood
tom.sherwood@nbcuni.com)

Enclosures (2): Capitol Park IV Statement of Interest
ANC6D -02 Map Highlighting CPIV's land interests