St. James Parish
Capitol Hill 222 EIGHTH STREET, N.E., WASHINGTON, D. C. 20002 • 546-1746

THE REVEREND RICHARD E. DOWNING
Rector

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June 14, 2001

The Honorable Anthony Williams
Mayor of the District of Columbia
441 Fourth Street, N.W.
Suite 1100
Washington, DC 20001

Dear Mayor Williams:

I am writing as the Rector and representative of St. James' Episcopal Church on Capitol Hill and the only abutting property owner to MedLINK Nursing Home/Hospital, the proposed site of residential development by the Holladay Corporation. We and many neighbors are very concerned with this development for many reasons and we are becoming increasingly disheartened by the growing awareness that many individuals in positions to aid us (D.C. municipal officials) in having our concerns reasonably and seriously considered are either unwilling to lend their support or provide information that will assist us in our quest to get this project scrutinized under "large tract review" and hopefully require the Holladay Corporation to construct more practical residential units. I will not trouble you with an exhaustive list of concerns but mention via bullets the most important aspects of our struggle:

1. ***Size/Density:*** The proposed 339 units is a monumental development that will greatly impact the surrounding neighborhood. Under current zoning regulations, Holladay Corporation will provided one parking unit per luxury dwelling but the reality and fear is that more than 160 potential cars will have to find parking on the streets. The neighborhood can not accommodate this large volume of cars, not to mention the many traffic problems that will ensue.

2. **Hospital vs. Residential Units:** Many allowances were given by this neighborhood and its related organizations for a public hospital on this site. The neighborhood has seen the presence of a medical facility as very important and essential to our community, hence we were willing to compromise and work with the hospital's many administrations for zoning variances. The hospital is being purchased and will no longer function as a medical facility, yet no government official is willing to serious reconsider the zoning of these three acres which are currently R5-D (due to the current medical facilities) but the developers persist in having the current R5-D applied to their residential project which in fact requires via the Comprehensive Plan a "moderate" density (R5-C) zoning change.

BZA
Case No. 16407
Exhibit No. 102

Board of Zoning Adjustment
District of Columbia
CASE NO.16407
EXHIBIT NO.102

3. Absence of Planning and Review: St. James' Parish, The Capitol Hill Coalition for Sensible Development, and several ANC 6A have continued to request Large Tract Review (LTR) for this proposed development. Our requests have been ignored or disregarded by the many D.C. officials we have written or publicly addressed. LTR is warranted to insure that size, density, trash, traffic, parking, and neighborhood concerns can be adequately and reasonably addressed. None of these groups are opposed to residential development, but we are opposed to development that goes unchecked by appropriate municipal agencies. In our continued quests to alert the neighborhood we have witnessed an appalling lack of information being disseminated by the developer and government officials regarding this project to the surrounding neighborhood. Many current residents, blocks away from this development project, will be affected and are not aware of size and potential impact of the Holladay Corporations' proposed development.

4. BZA Orders: The MedLINK facilities and The Holladay Corporation have proceeded in thwarting the rule of law in the District of Columbia by ignoring current BZA orders for the hospital facilities while simultaneously trying to use these unlawful behaviors as grounds for requesting and demanding Modifications to BZA Orders. This is unacceptable behavior and it holds the municipal government hostage to the whims of prosperous developers. The BZA and its affiliated organizations must demand that compliance with all Zoning Regulations be met prior to any considerations for Modifications to Orders.

For many months, St. James' Parish and a very active and concerned body of Capitol Hill citizens have labored to have the Holladay Corporation's proposed development of the MedLINK facilities adequately reviewed and assessed in light of the real circumstances of the neighborhood. While the potential for very expensive residential units to increase surrounding property values is present with this development, the opposite effect of negative impacts is present in that no one will want to buy a home in the surrounding blocks if they can not find parking or can not tolerate the traffic congestions. Beyond that, this development directly opposes your own desire to have more integrated neighborhoods that reflect the true complexion of our diverse city. We plead with you to intervene in this process for residential development of the MedLINK facilities so that the neighborhood and adjoining property owners will have the opportunity to have their many concerns and issues adequately and thoroughly addressed.

The Lord be with you.



Richard E. Downing

cc: Council Members of the District of Columbia
ANC 6A Representatives
Andrew Altman, Director, Office of Planning

Karina Ricks, Ward 6 Planner, Office of Planning
David McGettigan, MedLINK/Holladay Development Review, Office of Planning
Michael Johnson, Zoning Administrator, Dept. of Consumer & Regulatory Affairs
Jerrily R. Kress, FAIA, Director, Office of Zoning
Brian Furness, President, Capitol Hill Restoration Society
Lyle Schauer, Zoning Committee Chair, Capitol Hill Restoration Society
David A. Clark, Director, Department of Consumer and Regulatory Affairs
Drury Tallant, Chair, Stanton Park Neighborhood Association
Monte Edwards, Land Use Committee Co-chair, SPNA
Marta Wagner, Land Use Committee Co-chair, SPNA
Capitol Hill Coalition for Sensible Development