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

THE REVEREND RICHARD E. DOWNING
*Rector*

16407

August 30, 2001

Ms. Rita Bamberger, Vice President
The Holladay Corporation
3400 Idaho Avenue, NW
Suite 500
Washington, DC 20016

Dear Ms Bamberger:

I would like to express my gratitude for the meeting on August 24 at the offices of the Historic Preservation Review Board and your attempts and willingness to address the concerns of the many neighborhood organizations regarding the proposed development of the MedLINK facilities. We are pleased that you will be presenting comprehensive plans of the proposed development to the neighborhood on September 5 at St. James' Church.

I hope along with the architectural renderings for the proposed development you will provide a clear and concise plan for off-street parking for this project. Parking remains a looming issue that has not adequately been addressed by the Holladay Corporation and I have recently written to the Advisory Neighborhood Commission 6A addressing this concern and requesting them to make parking a major agenda item at all meetings until the entire neighborhood is satisfied with your proposed off-street parking plan.

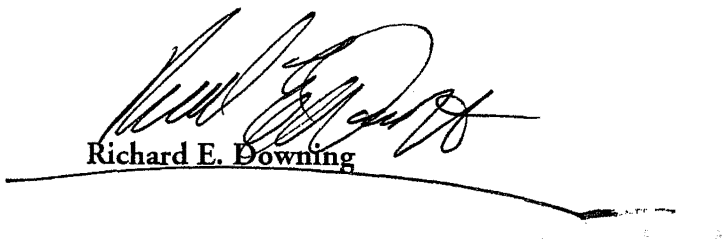
If the proposed concept is approved by the Historic Preservation Review Board and the Holladay Corporation immediately pursues construction, St. James' Parish wishes the Holladay Corporation to guarantee the safety and well-being of our buildings and property from vibrations, construction traffic and construction accidents/potential hazards. We would hope that the Holladay Corporation would post bond for the protection of St. James' historic properties during the construction phase of this development. We would suggest a careful inspection by a structural engineer, especially since the underground parking garage is underpinned beneath St. James' buildings. We would hope a complete photographic record would be constructed with constant monitoring of St. James' buildings by a structural engineer. We would expect the Holladay Corporation to pay for these processes in order to maintain a 'good neighbor police' with the only abutting property owner on Square 895. If the Holladay Corporation does receive permission to proceed with Building D atop the underground parking garage at the corner of C Street and Eighth Street and if you choose not to follow the advise of the neighborhood associations (St. James' Parish, Capitol Hill Coalition for Sensible Development, Capitol Hill Restoration Society, and ANC 6A) to step

BZA
Case No. 16407
Exhibit No. 119

Board of Zoning Adjustment
District of Columbia
CASE NO.16407
EXHIBIT NO.119

back the building from St. James' property line, that Holladay Corporation will reimburse St. James' Parish for the radical pruning and care of our Magnolia Tree adjacent to our garden wall. We would hope this would occur during the upcoming Fall Season for the health of the tree and to assure its return in the Spring of 2002.

The Lord be with you.



Richard E. Downing

cc: Mayor Anthony Williams
Councilmembers of the District of Columbia
ANC 6A Representatives
Andrew Altman, Director, Office of Planning
David Clark, Director, Department of Consumer and Regulatory Affairs
Karina Ricks, Office of Planning
David McGettigan, Office of Planning
Michael Johnson, Zoning Administrator, DCRA
Jerrily Kress, FAIA, Director, BZA
Robert Nevitt, President, CHRS
Nancy Metzger, CHRS
Lyle Schauer, CHRS
Warren Friedman, Co-chair, SPNA
Nancy Simpson, CHCFSD
Tim Hauser, CHCFSD
David Maloney, HPRB
Tersh Boasberg, Chairman, HPRB

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THE REVEREND RICHARD E. DOWNING
*Rector*

August 30, 2001

Ivette Basterrechea, Chair
Advisory Neighborhood Commission 6A
1610 D Street, NE
Washington, DC 20002

Dear Ms. Basterrechea:

As the Rector and representative of St. James' Parish, I write to beg the Advisory Neighborhood Commission 6A to consider with care the proposal of the Holladay Corporation to develop the MedLINK Hospital and Nursing Home properties into residential living units. Most importantly, we request the ANC 6A to withhold any approval of the proposed development until a comprehensive plan for off-street parking is provided by the Holladay Corporation to the entire neighborhood and her many associations.

On Friday, August 24, a meeting was held in the offices of the Historic Preservation Review Board staff which resulted in substantial agreements among the developer, the Capitol Hill Restoration Society, the Stanton Park Neighborhood Association, St. James' Episcopal Church, the Capitol Hill Coalition for Sensible Development, and the ANC 6A representative Commissioner Janet Quigley. The agreements were based in the areas of the proposed height, preliminary designs of the facades, and the proposed mass and density still must be further discussed but the most important issue to still be addressed is off-street parking. Parking was not addressed at the August 24 meeting and I wish to beg the ANC 6A to withhold any agreements or acceptance of the development until the developer has fully disclosed their off-street parking schema both in number and location. We would be willing to host any public meetings of the neighborhood for the Holladay Corporation to address off-street parking and we would encourage you to address this most important issue to our neighborhood so that all involved parties will have the opportunity to review and question the parking proposal by the Holladay Corporation.

The Lord be with you.

Richard E. Downing

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