# Capitol Hill Coalition for Sensible Development



September 18, 2000

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Ms. Sheila Cross Reid
Chairperson
Board of Zoning Adjustment
441 4th Street, N.W., Room 210
Washington, D.C. 20001

ATTN: Ms. Jerrily R. Kress, FAIA, Director Office of Zoning

Dear Ms. Reid,

The Capitol Hill Coalition for Sensible Development (CHCSD) is an ad hoc group of Capitol Hill Historic District citizens who are working to help ensure that residential development in the neighborhood is sensible. We are particularly concerned about the Medlink Nursing Home/Hospital complex on Squares 895 and Square 865 and the proposed Holladay Corporation development for these Squares. This letter is requesting that the BZA re hear the case concerning BZA Application Number 16407-A concerning Medlink parking requirements.

The CHCSD, through ANC6A, became aware in August of Medlink's April 21,2000 request for modification to its original BZA order dated October 21, 1999, application #16407. Medlink requested a reduction in its off-street parking requirement from 276 to 200 spaces and the BZA granted this in June 2000 (June 7th I believe) resulting in BZA Order 16407-A dated September 8, 2000. It is my understanding that no one in the community knew about this or was notified about this, including the Stanton Park Neighborhood Association or the Capitol Hill Restoration Society. I live on Square 896 across from Medlink and none of us knew anything about this modification request. Most importantly, our ANC6A was not properly notified. According to Mr. Gregory Ferrell of ANC6A, it appears that Medlink's attorney copied his letter to Commissioner Daniel Pernell III. However, Mr. Pernell was not the ANC Chairperson at the time and had not been for some months and Mr. Pernell does not recall receiving the correspondence. The ANC did not find out about this matter until August 10, 2000, almost two months after the BZA hearing. I have reviewed the testimony from the June 7 hearing (as provided to us by Fr. Richard Downing of St. James Episcopal Church) and reading the following comments by Ms. Mitten indicates that no one from ANC6A was present at the

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Case No. 16407
Exhibit No. 55

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hearing: "...I guess, that the ANC, who had been very vocal in the original hearing, has been given notice of this request and has not sent anything in response. So I think it is fair to conclude that they don't have any issue as well." Based on my attendance at several ANC meetings this summer I would say that ANC6A very much takes issue with this as does CHCSD and other community members.

Related to all of this is the fact that those of us who live around Medlink, including St. James Church who is supposed to have parking rights there, have not seen evidence that the Medlink underground garage has been open for vehicle use. Members of CHCSD, CHRS, SPNA, and St. James Church toured the Medlink parking garage on August 24 and we saw for ourselves that this garage is not open for more than 5 or 6 cars on the first level. We saw the bottom levels are blocked off and with standing water with furniture being stored on the first level. Subsequently on September 15, Ms. Evonne Rockett of the Zoning Administrator's office inspected the garage and I understand a report is due out soon. According to Fr. Downing who accompanied her on the tour, Ms. Rockett counted only 50 potential spaces per level, equaling 150, not the 176 as indicated by Medlink. Related to all of this, according to Mr. Wickey Cartwright of the DPW parking administration office, Ms. Linda Grisgsby of Medlink, in September 1999, requested and DPW granted the entire 200 block of 7th Street, N.E. be changed from Zone 6 to 3-hour-only parking weekdays (with no Zone 6 exception). No one in the community was notified about this request or change, including ANC6A. If Medlink says it has no problems providing sufficient parking and has requested a reduction in their requirement, why then did Medlink find it necessary to take an entire block of Zone 6 parking out of circulation from the neighborhood? The other neighborhood groups and we are working to have this reversed.

As we are all very concerned about the tight parking situation around here now and in the future, we have requested a parking study by DPW. See attached letter with attachment by Al Getz of our Parking Committee to Eric Rogers requesting the survey. (Mr. Getz sent the letter on September 7, 2000 although it is not dated.)

We hope that the BZA will take the community's interest into account and grant the request to re hear this case. I would appreciate your staff letting me know the outcome of this matter and if the case is reheard who has the standing to testify. Your time and attention to this matter are deeply appreciated.

Yours truly,

Nancy Simpson

Nancy Simpson

CC: Fr. Richard Downing, St. James Episcopal Church
Al Getz, CHCSD Parking Committee