

March 8, 2006

Ms. Carol Mitten, Chair  
DC Zoning Commission  
District of Columbia Office of Zoning  
441 Fourth St., NW, Suite 200  
Washington, DC 20001

Subj: Case # 05-34, Square 895/Lot 76, 708 Massachusetts Avenue, NE, Capitol Hill

Dear Ms. Mitten:

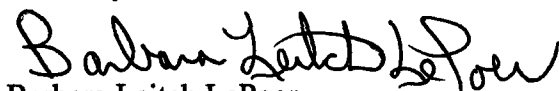
I am writing in support of ANC 6C's petition to change the zoning on Square 895, Lot 76 to R-4. Since 1978 I have owned a home one block from the Capitol Hill/Medlink Hospital complex. Over the past 5 or 6 years I have become increasingly concerned about various proposals to develop the hospital site into a high-density residential complex.

In the early 1970s, some (not all) neighbors of Capitol Hill Hospital supported a zoning increase of the site in order for the hospital to expand its services as a community hospital. Those services are no longer available and have not been for some time. Therefore, the rationale for the higher zoning no longer exists, and the upgraded zoning should not be passed on to any developer to use for purposes for which it was never intended. The current R-5D zoning of the site is a complete anomaly, existing nowhere else on Capitol Hill. The residential housing surrounding the hospital is at the R-4 level. It is only fair and consistent with the existing zoning of the neighborhood that the inflated zoning of the Medlink site be returned to its original residential level.

I am greatly concerned about the effect that a large/dense housing development would have on our historic neighborhood. A 90-foot housing complex (as would be allowed under R-5D zoning), would loom ominously over the neighboring historic and beautiful St. James Church as well as neighboring historic rowhouses. Aside from the incongruity with the architecture of the historic district, a large residential complex would exacerbate major traffic and parking problems in this area of Capitol Hill. Constitution Avenue (where both the hospital and my home are located) is already a congested commuter route, as are many of the neighboring streets. Parking is an even more serious problem, with many blocks (including mine) having little or no off-street parking.

The Ward 6 Comprehensive Plan calls for moderate residential density in the Capitol Hill historic area. I support residential use of the Medlink site, but not at the expense of high density, gridlock, parking shortages and large buildings towering over historic row houses. For all of the above reasons I respectfully urge you to approve the ANC's petition.

Sincerely,



Barbara Leitch LePoer  
600 Constitution Ave., NE  
Washington, DC 20002

ZONING COMMISSION  
District of Columbia

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District of Columbia  
Case # 05-34  
CASE NO. 05-34  
EXHIBIT NO. 26

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2006 MAR - 9 PM 4: 47

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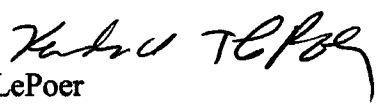
Dear Ms. Mitten:

I am writing to support ANC 6C's petition to change the zoning on the Medlink Property (Square 895, Lot 76) from high density R5D to moderate density R-4. Among the cogent arguments for correcting the present zoning are the following:

- The present high-density zoning is an anomaly in the Capitol Hill Historic District, being the only R5 zoning in a community of R4 townhouses. Further, this anomalous high-density zoning was granted to this property in the 1970's, with neighborhood support, only to allow expansion of the hospital for the good of the public, not to allow high-density residential development. Use of this zoning to create high-density residential development would be a violation of the public trust.
- The present R-5D zoning would allow buildings with up to 90-foot height, which would tower over the lovely old St. James Church and the neighboring historic townhouses. This would be totally architecturally incompatible with the neighborhood and inappropriate to the surrounding Capitol Hill Historic District
- The present high-density zoning is inconsistent with the DC Ward 6 Comprehensive Plan, which calls for moderate density in the Capitol Hill Historic district. The proposed zoning correction would ensure that future development is consistent with the Plan.
- Approving this petition will also help preserve and respect the heritage of St James Church, a truly unique and precious institution in the Capitol Hill Historic District
- The infrastructure of this neighborhood is already strained. The traffic and parking situations are nearly intolerable, with people coming home late at night often having to risk their safety by parking many blocks from their homes.

I have lived one block from the Medlink site for 28 years, and certainly support the idea of residential use of that site, but not at the expense of gridlock, parking shortages and large buildings towering over historic row houses. For all the above reasons I respectfully urge you to approve the ANC's petition.

Sincerely,

  
Kendall T. LePoer  
600 Constitution Ave. NE  
Washington, DC 20002  
202-547-3938

2006 MAR -9 PM 4:07

DC OFFICE OF ZONING

RECEIVED

**Mollie A. Hollister  
634 C Street NE  
Washington, DC 20002**

March 6, 2006

Ms Carol Mitten, Chair  
DC Zoning Commission  
District of Columbia Office of Zoning  
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2006 MAR -9 PM 4:36

Subj. Case # 05-34, Square 895/Lot 76, 708 Massachusetts Avenue, NE, Capitol Hill

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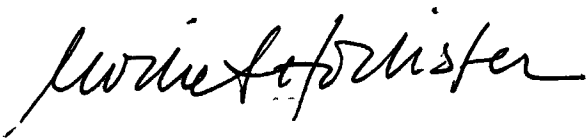
I am writing to support ANC 6C's petition to change the zoning on Square 895, Lot 76, to R-4 for the following reasons:

- The zoning is an anomaly The rest of the residential housing in this area is R-4.
- Our infrastructure is already stressed. We have extreme parking shortages and traffic congestion.
- R-5D's 90 foot height, density that would allow 300-plus units on the site, and 1:3 parking ratio, are completely inappropriate to the surrounding Capitol Hill Historic District.
- The change will ensure that future development is consistent with the Ward 6 Comprehensive Plan for moderate residential density
- Approving this petition will also help preserve and respect the heritage of St. James Church, a truly unique and precious institution in the Capitol Hill Historic District.

Neighbors originally supported a zoning increase of this site in the 1970's in order to gain the services of a community hospital. Those services are no longer available and in fact this zoning now stands to deteriorate the quality of life for the community. It is only fair that the zoning be returned to its original residential level. Please don't allow our neighborhood to become as gridlocked as most of those on the northwest side of town.

We certainly support residential uses of this site, but not at the expense of gridlock, parking shortages and large buildings towering over historic row houses. Any site constructed should provide sufficient parking such that all residents of the new building can park in a garage and not require any street parking For all the above reasons I respectfully urge you to approve the ANC's petition

Sincerely,



Cc Mr. Stephen Mordfin  
Ms Sharon Schellin

**Mollie A. Hollister  
634 C Street NE  
Washington, DC 20002**

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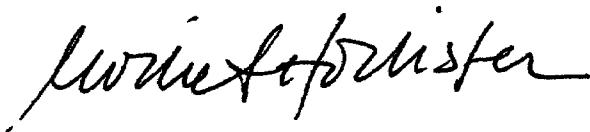
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Ms. Sharon Schellin