



Stanton Park Neighborhood Association

P O Box 75085, National Capitol Station, Washington, D C 20013-5085

March 13, 2006

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Ms. Carol J. Mitten, Chair,
and Members of the
District of Columbia Zoning Commission
Attn: Secretary Sharon Schellin
District of Columbia Office of Zoning
441 Fourth St., NW, Suite 210 South
Washington, DC 20001

Re: Case No. 05-34 – Petition by ANC 6C for
Map Amendment to Square 895, Lot 76

Dear Ms. Mitten and Members of the Commission:

Stanton Park Neighborhood Association (SPNA) is a civic association that works for improvement of the Stanton Park neighborhood by representing the interests of the north Capitol Hill community in the area bounded by East Capitol Street, 10th Street NE, H Street NE, and 2nd Street NE. SPNA plans to testify at the March 23, 2006 hearing in support ANC 6C's Map Amendment Application. The current R-5D zoning of the MedLINK property is inconsistent with the surrounding neighborhood and should be brought into compliance with the Comprehensive Plan by being rezoned as Moderate Density Residential (R-4, R-5A or R-5B).

The ANC Application results from five years of community efforts to promote development of this property in a manner more compatible with the surrounding neighborhood. The present classification of this property is a zoning anomaly (created 30 years ago to accommodate a community-oriented hospital that has not existed for the last 15 years) in the midst of an R-4, C-2 neighborhood in the Capitol Hill Historic District. Two overriding concerns that are specific to this square have driven the need for rezoning to achieve compatibility with the Comprehensive Plan:

1. St. James, the primary contributing historic structure on this square, and the historically contributing 1928 hospital building are the reference points for the height limitation and other design parameters for any new or replacement structures on this property. Therefore, SPNA supports a zoning classification that would limit structures to a height of 60 feet. (e.g., R-5A PUD or R-5B PUD).

ZONING COMMISSION
District of Columbia

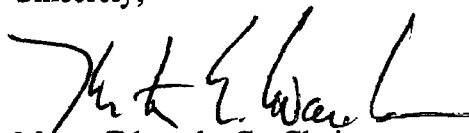
05-34
ZONING COMMISSION
District of Columbia
CASE NO. 05-34
EXHIBIT NO.30

2. The 14 years of ongoing parking violations on the part of MedLINK's Hospital and Intensive Care Nursing facility have imposed an inordinate burden on the surrounding community, both the surrounding commercial establishments as well as the residents of the area. Further, MedLINK's transfer of its CoN to a new entity (Specialty Hospitals of America) with a 10 year lease of the tower structure and an option to renew for an additional 5 years means that parking by more than 300 employees of the hospital/nursing facilities is likely to continue to be a concern for the next 10 to 15 years. For this reason and also because the developers have indicated that market forces require a high ratio of off-street parking, SPNA supports a zoning classification that would provide a parking ratio of one parking space per residential unit for any new or replacement development on this property (e.g., R-5A or R-5A PUD).

To achieve consistency with the Comprehensive Plan and to address these two longstanding concerns requires a zoning reclassification that will limit building height to 60 feet and require one parking space for each residential unit.

It is the hope of SPNA that this more realistic and compatible zoning classification will encourage development of the southern part of this property that has been vacant for so long. In fact, the new structures proposed under the Holladay development and the new structures proposed under the Shalom Baranes development would be within the 60-foot height limitation. On the other hand, absent rezoning, the owner might attempt to redevelop the property at a height of 90 feet, which would completely overshadow St. James and the 1928 structure and create a massing and density incompatible with the surrounding R-4, C-2 neighborhood. Further, any zoning classification that allows less than one parking place per residential unit (and one parking place per hospital bed) imposes an unreasonable burden on the surrounding community.

Sincerely,

A handwritten signature in black ink, appearing to read "Monte Edwards", written over a horizontal line.

Monte Edwards, Co-Chair
SPNA Land Use Committee

Cc: Stephen Mordfin, Office of Planning
ANC 6C06 Commissioner Mike Sherman
ANC 6C07 Commissioner Bill Sisolak
Father Downing, St James Episcopal Church
Janet Quigley, CHCSD
Dick Wolf, CHRS
Barry Pershkov, Union Square Homeowners