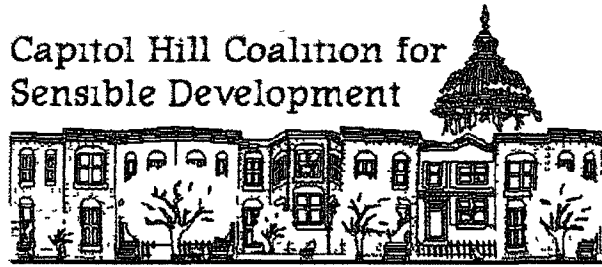


Capitol Hill Coalition for
Sensible Development



March 13, 2006

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

2006 MAR 13 PM 12:37

DC OFFICE OF ZONING

RECEIVED

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

Dear Ms Mitten

The Capitol Hill Coalition for Sensible Development is a neighborhood group founded in 2000 that advocates residential development of a level and nature appropriate for the Capitol Hill Historic District. On March 1, 2006, CHCSD members voted to support ANC 6C's zoning change petition in general and the R-4 level specifically. We support the petition for several reasons:

1. Consistency with the Ward 6 Comprehensive Plan. The anomalous zoning needs to be brought into compliance with the Comprehensive Plan. The infrastructure of this area accommodates low- to moderate-density housing. The site is approximately half a mile from Metrorail, the streets are already congested with local and commuter traffic and there is a chronic shortage of street parking for residents. R-5D is inconsistent with the surrounding R-4/C2 area and development at R-5D density would exacerbate existing problems.
2. Compatibility with the Capitol Hill Historic District. This district is primarily late 19th /early 20th century row houses, and adjacent St. James Church is cited by many as one of the most beautiful spots in the Historic District. R-4's height and density will help to respect St. James's place on the square and to preserve the historic fabric of the area. The unimproved portions of the site would particularly benefit from development no higher than the R-4 level.
3. Nonconforming Structures Acceptable. Although the modern structures on Lot 76 are widely considered unattractive, R-5D could produce even less desirable replacements in terms of height and density. CHCSD supported the designation of the 1928 building as a contributing structure in the historic district. CHCSD has consistently opposed the Shalom-Baranes project currently before the Historic Preservation Review Board because of its height, density, contemporary styling and institutional massing. Community

ZONING COMMISSION

PO BOX 15840, WASHINGTON DC 20003-0840 EMAIL: CAPHILLCSD@YAHOO.COM

CASE No. 05-34

EXHIBIT No. 33

ZONING COMMISSION
District of Columbia
CASE NO. 05-34
EXHIBIT NO. 33

representatives met with Office of Planning staff on January 30, 2006 and indicated that a creative reuse of existing structures would be preferable to a larger new-construction project

- 4 Certainty Nothing short of a change in the zoning level will reliably ensure appropriate development for the site. Due to various circumstances, plans for this prime site have changed or fallen through for thirty years

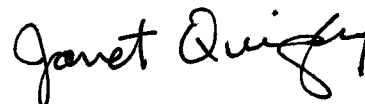
- The community hospital, which was the basis for the 1973 zoning increase, no longer operates
- The 1998 BZA order requiring 176 parking spaces has never been complied with
- The 2001 Holladay project for the entire site was supported as a compromise by all the major community groups and approved by HPRB but never built
- In 2005 a plan to develop the north portion of the lot was cancelled when the owner instead leased the tower building to a medical group

Neighbors have spent years working to scale back and improve projects that were incompatible with the neighborhood but allowable under R-5D. An R-4 zoning level will better align future development plans with community needs

- 5 Inclusionary Zoning This initiative will doubtless help the City to provide much-needed affordable housing. Although it is unclear yet how historic districts will be affected, we believe inclusionary zoning needs to be taken into consideration when determining appropriate density and height requirements for the Medlink site in order to avoid any unintended consequences. It would be unfortunate to "correct" the zoning level, only to have it return to an R-5D equivalent with PUD's, inclusionary zoning and other adjustments

We believe a zoning correction will smooth the way for appropriate residential development of Lot 76, particularly the long-vacant southern portion. The property owner's desire to develop at the current zoning is understandable but real estate is speculative by nature and should not be considered an entitlement. It was no secret that the property was located in an historic district and had associated responsibilities when purchased. The Zoning Commission has a wide range of interests and considerations to weigh for the good of the city. We respectfully urge the Commission to seize this unique opportunity and change the zoning to a level that meets community needs

Sincerely,



Janet Quigley
Chair, CHCSD

Cc Ms Sharon Schellin, ZC Secretary
Mr Stephen Mordfin, Office of Planning