



ADVISORY NEIGHBORHOOD COMMISSION 6C

“Bringing Square 895 into Conformity with the District’s Comprehensive Plan”

March 23, 2006 Presentation
to the Zoning Commission
ZC Case 05-34



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ANC 6C Presentation

- Brief History of Parcel
- Character of Neighborhood
- Principles in Support of Right-Zoning
- DDOT Report on Traffic & Parking Congestion
- Rogers Memorial Hospital Perspective



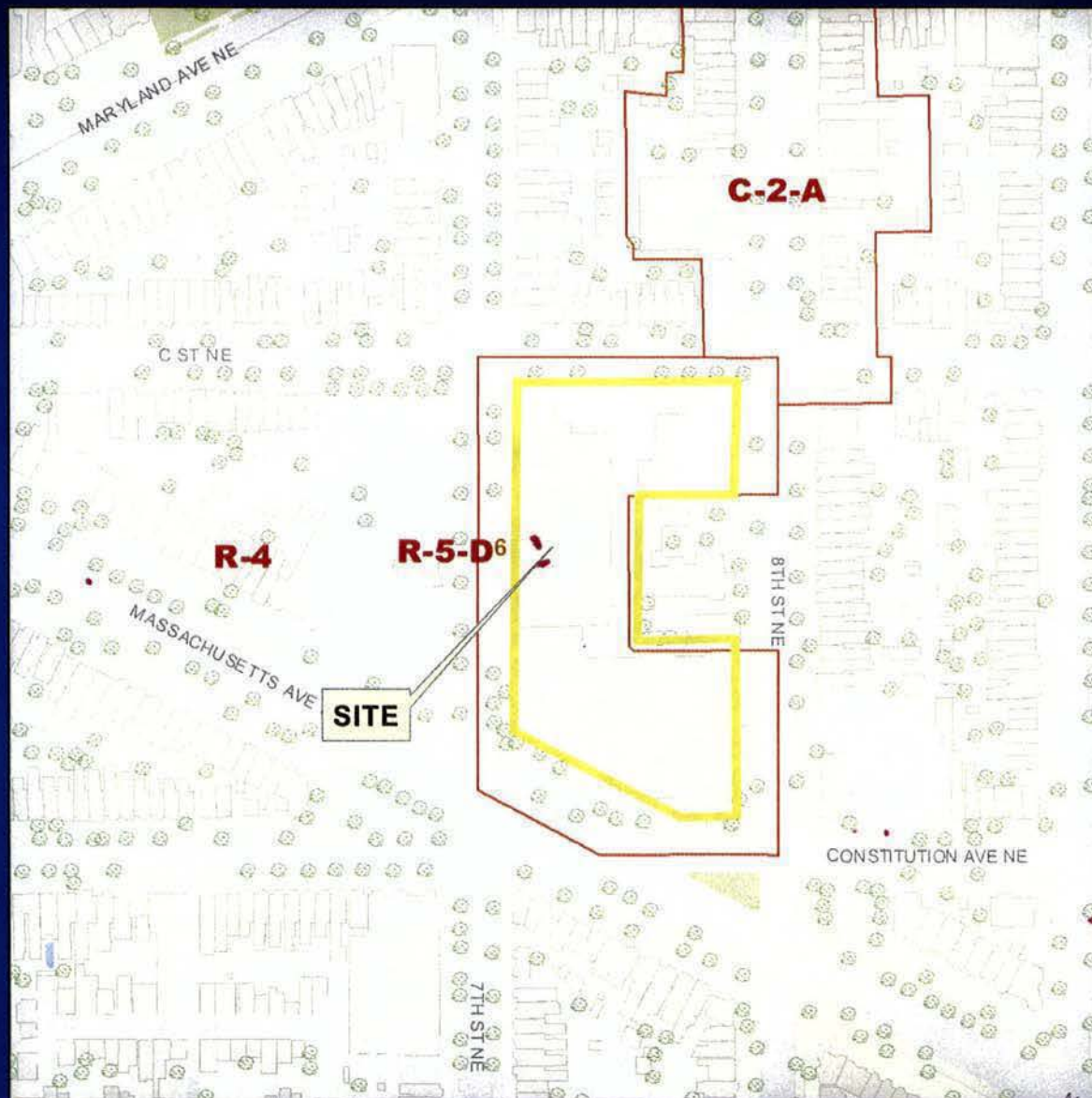
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- Parcel is Zoned R-5D (high density general residence)
- Organizations in Support of Right-Zoning
 - ANC 6C (petitioned at R-4)
 - ANC 6A (R-5B)
 - Office of Planning (R-5B)
 - Councilmember Sharon Ambrose, Ward 6
 - Union Square Townhome Owners Association (R-4)
 - Capitol Hill Coalition for Sensible Development (R-4)
 - Capitol Hill Restoration Society
 - Stanton Park Neighborhood Association (R-5A)
 - St. James Episcopal Church
 - Hill Residents (CHCSD Petition Drive: 550+ in 3 weeks)



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6th St NE to 9th St. NE
South of Constitution to
North of C St. NE
Existing Zoning Map
Source: Office of Planning
Final Report to ZC, Case 05-34
March 6, 2006





Capitol Hill: A Sea of R-4

The map shows a grid of streets and lots. A red box highlights a lot on the left side, and a red line points to it from the left. The map includes labels for 'Lincoln Park' and 'GOV'.

6th St NE to 14th St NE,
Independence Ave. SE to G St. NE
Source: Zoning Map of DC Map 11
Office of Planning
July 29, 2003



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D.C. Generalized Land Use Map (Map 11)

Square 895



Residential-Moderate Density



Commercial-Low Density

6th St NE to 11th St NE, A St. SE to E St. NE
Source: D.C. Generalized Land Use Map, Map 11
Office of Planning
March 7, 2005





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Capitol Hill: A Sea of Moderate Density Residential

Moderate density residential zone districts are the R-3, R-4, R-5-A and R-5-B.

“The moderate density residential land use category includes row houses and garden apartments as the predominant uses and may also include, as appropriate uses, low density housing.” 1103.2 Comp. Plan

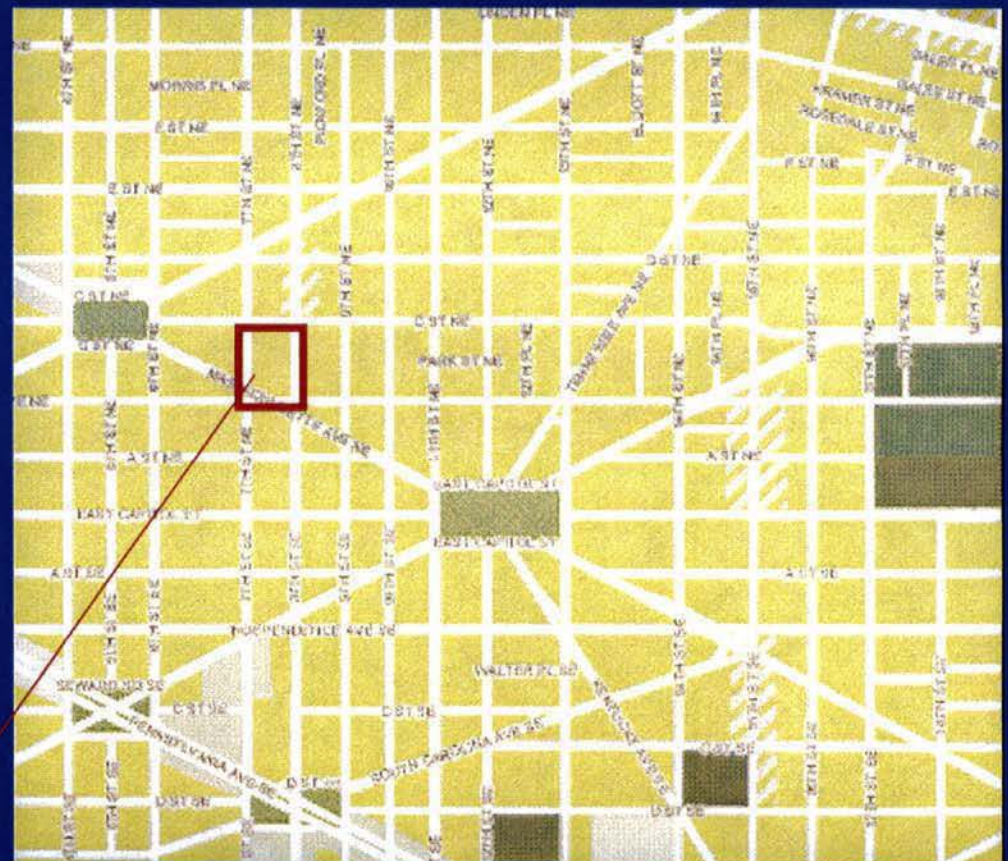
4th St NE to 18th St NE,

G St. NE to E St. SE

Source: D.C. Generalized Land Use Map
Map 11

Office of Planning

March 7, 2005



Square 895



Residential-Moderate Density



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ANC 6C Process

- Over 6 Duly-Noticed Public Hearings (2 at St. James Church with over 100 unique attendees)
- *Unanimous* ANC 6C Planning & Zoning Committee (Sep. 7 '05)
- *Unanimous* ANC 6C Full Commission (Sep. 14 '05)

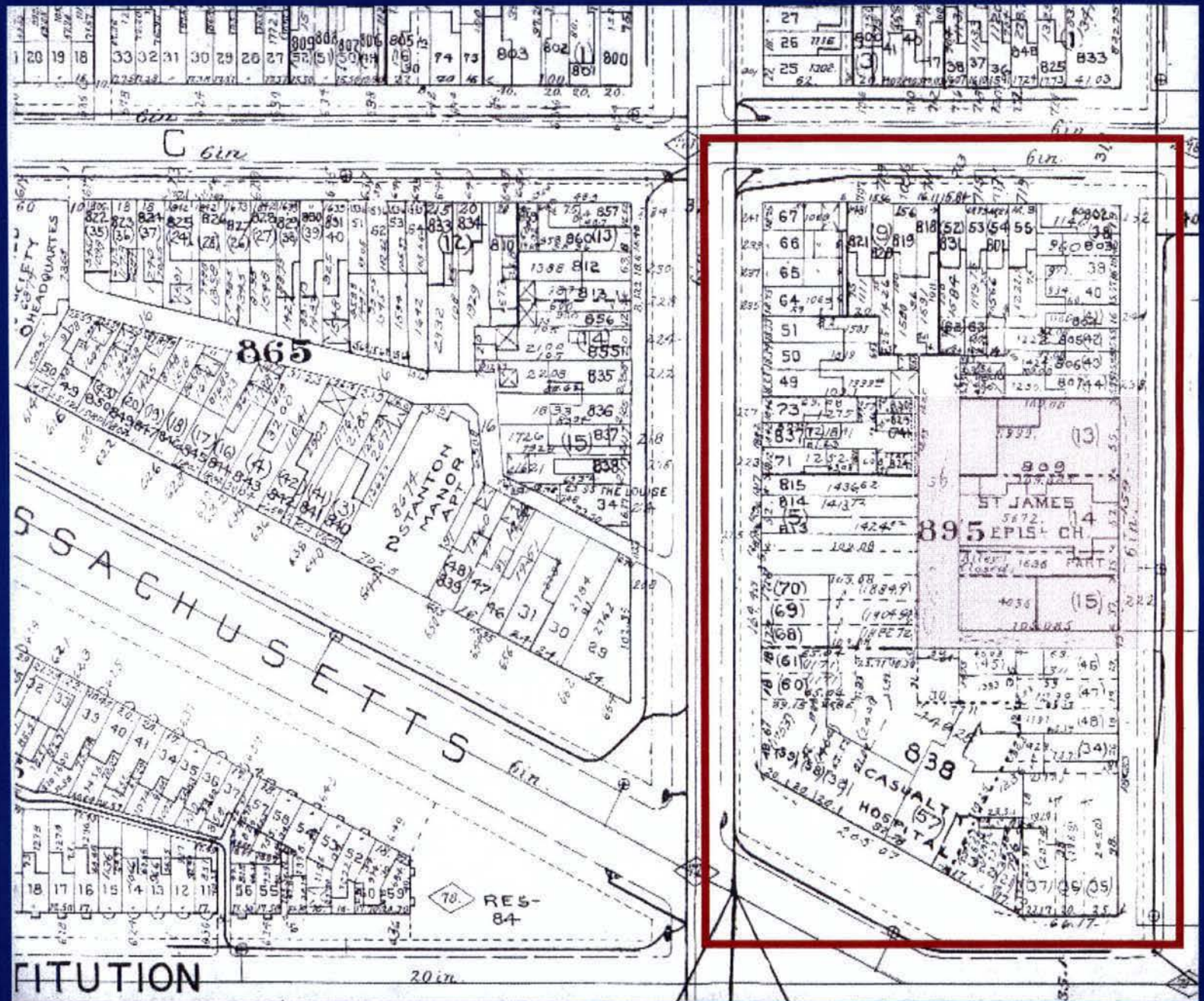




History of Parcel

- 1905. Eastern Dispensary Hospital moves onto Square 895 at 708 Mass. Ave in B.F. Leighton House.
- 1928. 100 bed-addition on SE corner of Square 895. Hospital known as Eastern Dispensary and Casualty Hospital.
- 1958 Baist Map shows Square 895 home to row houses, St. James Church, and Casualty Hospital on southern portion of site. Hospital undergoes expansion along Mass. Ave and Constitution Ave. Becomes known in 1969 as Rogers Memorial.
- 1973. Hospital expands after acquiring land and proceeding to upzone. Becomes known in 1976 as Capitol Hill Hospital.
- 1991. Hospital closes. Investor group led by Dr. Shin purchases hospital for \$6 million in 1992.

1958 BAIST MAP



1958 Baist Map, Office of Zoning (acquired by CHCSD)



History of Parcel

- Upzoned from R-4 and C-2A to R-5C (administratively changed to R-5D) on April 27, 1973. (ZC 72-1) with community support.
- Finding of Fact: “The proposed amendment would allow Rogers Memorial Hospital to expand its existing facility.”
- Conclusion of Law: “The expansion of Rogers Memorial Hospital...will promote health, safety and general welfare of the City of Washington.”



Support for Upzoning

- “We believe the Commission is aware of the Society’s strong feeling that the zoning map for the Capitol Hill area should be maintained to retain the low-rise character of this community. We support the height increase requested by RMH as an extraordinary exception in the interest of providing the community with better medical services.” (emphasis added)

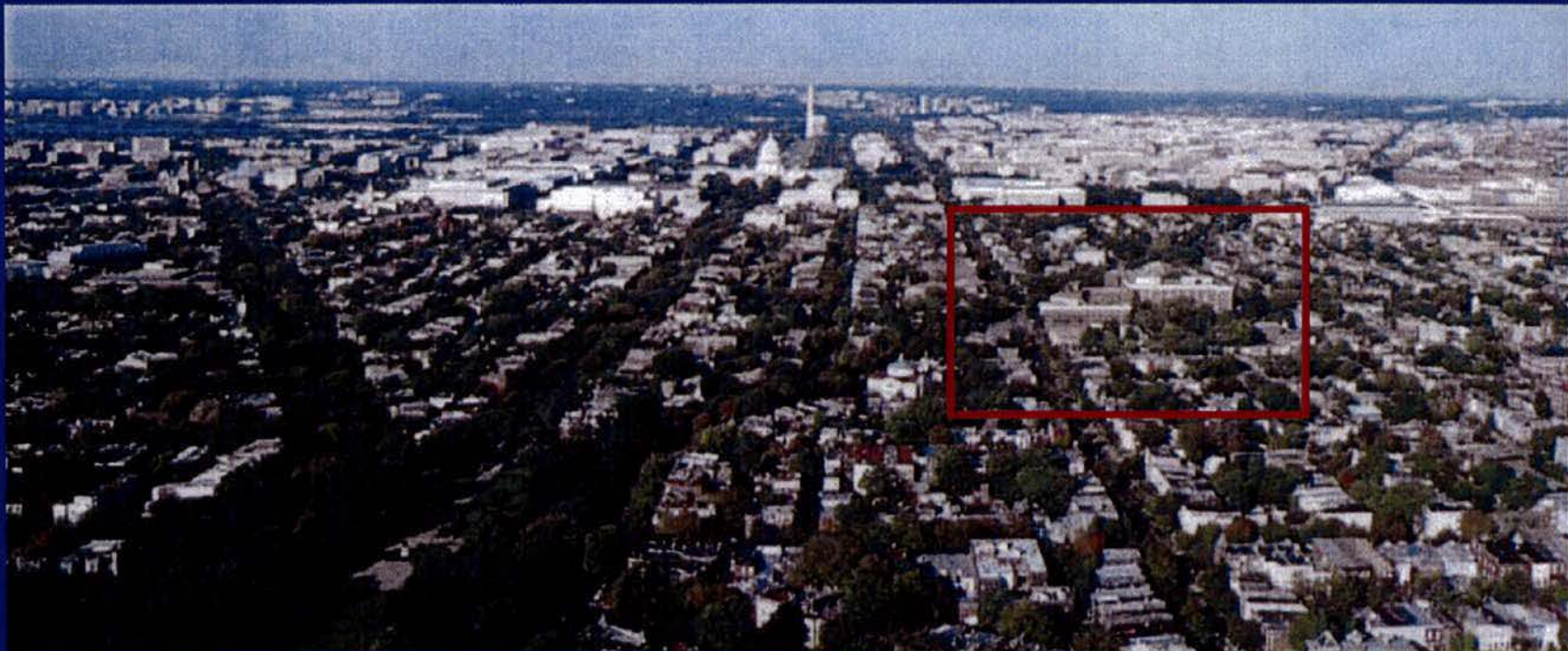
Capitol Hill Restoration Society, Feb. 27, 1973



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OVERVIEW - AERIAL PHOTO, WASHINGTON, D.C.

Courtesy of Steve Delaney Fox 5 News & CHCSD





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South end (Constitution Ave., NE) of Medlink, view looking northwest. 1928 Building on right is 54.3' h. 1956 wing is on left with lower penthouse at 66.4' h. (Source: CHCSD, photo by Keith Bridger)



WE WILL NOW CIRCLE THE BLOCK IN THE CLOCKWISE DIRECTION



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South end (Mass. Ave., NE) of
Medlink, view looking northeast.
Corner of 7th and Mass. Ave
shown. (source: M. Sherman)



MedLINK frontage on east side of
7th St. Tower building that is home
to SHA shown to the left. (source:
M. Sherman)



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View from Corner of 7th and C St.
NE looking south
(source: M. Sherman)



View from Corner of 8th
and C St. NE looking
southwest
(source: M. Sherman)

View from intersection of 8th, Mass
Ave., and Constitution Ave. looking
northwest (source: M. Sherman)





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Medlink tower building towering over the neighborhood

MedLINK tower on right at southeast corner of 7th and C Streets, NE, view looking northeast. 724 C Street house on extreme right behind trees is 28.7' h. (Source: CHCSD, photo by Keith Bridger)





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8th Street (across from MedLINK & St. James)



Source:
M. Sherman



200 block of 8th Street, NE, east side, across from Medlink and St. James church. View looking northeast. 211 8th St. (on extreme right) is 34.3' h (height survey #11).
(Source: CHCSD, photo by Keith Bridger)



700 block of Massachusetts Ave.,
NE, south side, directly across from
Constitution Ave., NE, and Medlink,
view looking south.

*(Source: CHCSD, photo by Keith
Bridger)*

700 block of Massachusetts Ave., NE,
south side, directly across from
Medlink. View looking southeast. Note
variety of building styles.

(Source: CHCSD, photo by Al Getz)





800 block of Massachusetts Ave., NE, north side, diagonally across from Medlink. View looking northeast. 802 Massachusetts Ave. (extreme left) is 35.8' h).
(Source: CHCSD, photo by Keith Bridger)

Southeast corner of 8th and Massachusetts Ave., NE, diagonally across from Medlink, view looking southeast. (Source: CHCSD, photo by Keith Bridger)





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Union Square Townhomes

West side of 7th Street (directly across from MedLINK)





Land Use Objectives

- *“Monitor new developments to ensure that they are consistent with the moderate-density residential...character of Ward 6;” (§ 1734.1(c))*
- *“Stabilize and improve residential and commercial areas throughout Ward 6” (§ 1734.1(a))*



R-4 District

- 330.1 (Zoning Regulations): The R-4 District is designed to include those areas now developed primarily with row dwellings, but within which there have been a substantial number of conversions of dwellings into dwellings for two (2) or more families.
- R-4 would promote dwellings in conformity with the existing neighborhood, or in the alternative, adaptive re-use.



Adaptive Reuse

- *“Future use, including adaptive reuse of public facilities, including schools, shall conform with existing uses and neighborhood objectives as stated in the Ward Plan. The proposals shall be considered as actions subject to the advice of the affected ANC;”* (§ 1719.1(d))
- *“Provide new housing in Ward 6 area through the conversion of appropriate non-residential structures that have outlived their current use, such as churches, warehouses, schools and other public facilities.”* (§ 1706.1(d))
- Adaptive Reuse is a process that adapts buildings for new uses while retaining their historic features. It does not involve knocking down old buildings and building bigger, new ones.



Ward 6 Economic Development Objectives

- *“Where development opportunities exist, the City and the Ward 6 community should work to ensure that they are consistent with neighborhood city objectives;”* (§ 1702.1(d))
- *“In the Capitol Hill Historic District of Ward 6 there shall be no matter of right uses for...apartment houses”* (§ 1702.1(f))



Urban Design Objectives

- *“To acknowledge and protect the unique architectural character of Ward 6 and preserve the continuity of the well established, essential historic areas;” (§ 1721.1(a))*
- *“To ensure that new development that occurs in Ward 6 complements and translates land uses into compatible, physical settings...(§ 1721.1(b))*



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Land Use & Preservation Objectives

- *“To maintain the general level of the existing Ward 6 residential uses, densities and heights, ...” (§1733.1(a))*
- *Ensure that the integrity of the Capitol Hill...Historic District that [is] located within Ward 6 is maintained;” (§ 1734.1b))*



Traffic Impact

- “The intersections at Constitution & Massachusetts Avenue and Constitution & 8th Street both presently operate at Level of Service "F" during morning and evening peak traffic periods. Level of Service F describes operations with delay in excess of 80 seconds per vehicle, and is considered unacceptable to most drivers.”

- Source: Ward 6 Transportation Planner Chris Delfs
Dec. 14, 2005 communication to ANC 6C



Parking Impact

- February 2006 Capitol Hill Traffic Study revealed that parking in the blocks around MedLINK is “moderately constrained” in the evening hours. Source: DDOT Capitol Hill Transportation Study, February 2006
- With too much added density, residents without off-street parking may be forced to walk several blocks from available parking to their residence.



Development Plans

- 6 Plans proposed for site in 6 years
- HPRB will not look at density, traffic, parking, height, lot occupancy, etc... Chairman told us to go to Zoning Commission for those issues
- Capitol Hill Group may not develop the project itself; it may sell to a developer.
- Bankruptcy could prevent Capitol Hill Group from developing Sponseller plan
- Anything is possible. Despite near-agreement to develop whole parcel, SHA informed ANC of 10 year lease w/ 5 year option to derail plans from Spring 2005.



Right-Zoning Long Overdue

- ANC 6A letter to OP, May 19, 2004
- ANC 6C held off on right-zoning in good-faith in 2005 to work with Capitol Hill Group on development of entire parcel
- ANC 6C commenced petition after secret SHA lease was disclosed by SHA to community in September 2005
- ANC 6C petitioned for right-zoning
- ANC 6C initiated negotiations, but impasse reached over zoning-related issues



In Conclusion...

- 8 major community organizations, district councilmember, and hundreds of hill residents united in effort to bring square into conformity with Comprehensive Plan
- Moderate-density range:
R-3, R-4, R-5A, or R-5B
- ANC 6C urges R-4 as most compatible district to promote principles of Comprehensive Plan