

**STATEMENT OF NANCY SIMPSON
TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION
CASE NO. 05-34: PETITION TO AMEND THE ZONING MAP REGARDING SQUARE
895, LOT 76 FROM THE R-5-D ZONE DISTRICT TO THE R-4 ZONE DISTRICT
MARCH 23, 2006**

INTRODUCTION

Good evening, Madam Chairman and Members of the D C Zoning Commission For the record, my name is Nancy Simpson, and I have resided with my husband for two decades in our row home one block south of Square 895 Over the years I have served in local organizations such as SPNA, CHRS and the former ANC6A Zoning Committee and am well versed on the history and ramifications of the site in question. I co-founded with Tim Hauser and Steven Hall in 2000 the Capitol Hill Coalition for Sensible Development to scale back and get more parking for an 8.5 story 244 unit project for the southern end of Square 895. Currently I am a steering committee member of CHCSD but appear before you today on my own behalf and appreciate the opportunity

SUPPORT ZONING CHANGE TO R-4

The Medlink site has enormous significance in this neighborhood, now and historically Based on my knowledge and experience I believe the correction of the site zoning anomaly in our historic district is long overdue and the list of reasons why is lengthy I support changing the zoning to R-4 for the entire site and am not concerned about nonconformity of existing structures. Of course we would all like to eliminate the 77' tall tower building on 7th Street but this will not happen in our lifetime Of far greater significance is the incompatibility within our neighborhood of projects that the R-5-D zoning permits As a charette participant for the August 2001 Holladay compromise plan for the site, I accepted this as after working for months through every possible city venue including the Office of Planning to make the project more compatible The compromise was a huge improvement from the mega condo building we initially faced, and the best we could achieve given the R-5-D zoning, but it remained too big and too dense without enough parking. Unfortunately we believe the current proposal building envelope exceeds the Holladay compromise in height, lot occupancy and FAR.

The Holladay compromise was more palatable due to restoring and slightly modifying the existing buildings that are not "cold" in look and feel The 1950s wings do not cram in 6-7 10' stories alongside the more elegant 4.5 story 1928 contributing structure at 8th and Constitution Avenue which bespeaks its historic sense of civic purpose I support zoning that results in development on Lot 76 which ultimately respects this building, St. James Church, the contributing "Louise" opposite on 7th Street, and the surrounding row house context and density.

AREA HOUSING UNITS

I would like to call your attention before closing to the attached table with Census data for the immediate Square 895 area and also the Zoning Map with housing units superimposed. It is one thing to know that Square 895 is surrounded by R-4 row houses, but it is illustrative to see some

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data. If you look at the table and map, the primary point I wish to convey is that Square 917 (east of Square 895) is almost equivalent in size to 895 (in fact it is 10,000 sf smaller) and has 91 housing units. The current development proposal for the entire Lot 76 (most of Square 895) is for approximately 244 units. According to the OP report R-4 zoning would allow ~104 units on Lot 76. To compare apples and apples, see the final column where the amount of square block area has been divided by number of units to show area of square block per unit. This to me is an indication of density and it is apparent that the current proposal for Square 895 has 2 ½ times the number of units as Square 917, and the amount of square block area per unit is 1/3 that of Square 917. Square 917 is pretty much in line with the average of the other squares. You can see the R-4 level for Square 895 (Lot 76) is much more compatible although there could be some flexibility here within reason.

CONCLUSION

In summary madam chairman and members of the board, as one who has lived near Medlink for more than two decades I ask that you correct Square 895's zoning for current and future plans to the level of density that is in keeping with neighboring squares, that will respect its surrounding historic context, that will bring it in line with the comprehensive plan, and do the right thing in with regard to the neighborhood's intent when they allowed the upzoning in 1973 for hospital expansion. Thank you for considering my views.

Year 2000 Census Data for Squares Surrounding Square 895
 (Prepared 3/22/06 by Keith Bridger, Sandra Rowland and Nancy Simpson)

<i>[Note 1]</i> Square No.	<i>[Note 2]</i> Census		<i>[Note 3]</i> Total Population	<i>[Note 4, 7]</i> Total Housing Units	<i>[Note 5]</i> Estimated Area of Square (sf)	<i>[Note 6]</i> Area of Square per unit (sf)
	Tract No.	Block No.				
864	83.02	1014	147	74	116,000	1,568
865	83.02	1017	126	84	117,000	1,393
866	82	1002	114	71	68,000	958
867	82	1003	200	111	179,000	1,613
868	82	1004	276	184	168,000	913
894	83.02	1015	107	73	97,000	1,329
895	83.02	1016	112	244 proposed	119,000	488
895	83.02	1016		104 R-4 per OP	119,000	1144
896	82	1000	77	41	65,000	1,585
897	82	1005	88	57	76,000	1,333
916	81	2003	137	48	97,000	2,021
917	81	2004	161	91	129,000	1,418
918	81	3007-8	73	40	31,000	775
919	81	3009	129	98	76,000	776
938	81	2002	88	50	89,000	1,780
939	81	2005	150	86	118,000	1,372
940	81	3006	58	29	57,000	1,966
941	81	3004	77	40	63,000	1,575

Notes:

1. Square numbers taken from the Zoning Map (dated 7-29-03) at www.dcoz.dc.gov
2. Census Tract and Block numbers from Census reference map at <http://factfinder.census.gov>
3. Population counts from 2000 Census data detail tables at <http://factfinder.census.gov>
4. Housing unit counts from 2000 Census data detail tables at <http://factfinder.census.gov>.
 (Summary File 1: 2000 Census of Population and Housing p.B-17), "A Housing unit may be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters."
5. Total areas of Squares estimated from the Zoning Map using scale provided -- area includes public alleys.
6. Total areas of Squares divided by number of units on the Square. Provides relative density comparison among squares.
7. OP report rev. 1-6-06 figures of 244 est. proposed units, and 104 units with R4, are based on Lot 76 area of 94,000 sf. Note that 244 units est. only includes FAR sf. More units in cellars would likely be added.

SQUARE 895 Area Zoning Map (Household units added by authors.)
 Source: Office of Zoning www.dcoz.dc.gov; U.S. Census Bureau
<http://factfinder.census.gov> 2000 Data

