

**BEFORE THE ZONING COMMISSION
OF THE DISTRICT OF COLUMBIA**

Statement of Richard E. Downing

**Representing
St. James' Parish**

Case No. 05-34

March 23, 2006

My name is Richard E. Downing. I am the rector of St. James' Parish, the only other property owner on square 895. St. James' Parish, to support its community, was among the first to ask for the change in zoning to accommodate a public hospital. We now wish to add our voice to that of the Advisory Neighborhood Commission, the Capitol Hill Restoration Society, the Stanton Park Neighborhood Association, and our neighbors in requesting the Commission to Right Zone square 895. We agree with the aforementioned organizations that a zoning change is important and congruent with the change in the intended use of the property for the following reasons:

1. The original need for change in zoning to R-5D is no longer present. In order to maintain consistency with Ward 6 comprehensive plan, zoning for square 895 needs to accommodate the current parking shortages, traffic congestion and low to moderate density housing in the neighborhood.
2. St. James' Buildings are the most historically and aesthetically significant on the square and are in scale with the rest of the neighborhood. The 1928 building is also a contributing structure in the historic district. While the current development is certainly not historically or aesthetically compatible with these structures, the R-5D zoning designation could yield something far less so given the history of and current proposals for development of this property.
3. New development under R-5D carries with it serious negative implications on our neighborhood infrastructure due to its more liberal height and density parameters. Designation of the property to an R4, R-5A or R-5B zoning level will help to ensure that a healthy balance among all who have a vested interest in the development of our neighborhood can be achieved. Specifically the designation of one parking space per residential unit for any new or replacement development on this property would go a long way toward relieving the burden that has been imposed upon the surrounding community for far too long.

Thank you for your time and attention and your service to our city and its citizens.

ZONING COMMISSION
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EXHIBIT NO. 47