



District of Columbia Government
Advisory Neighborhood Commission 6A
Box 75115
Washington, DC 20013



May 19, 2004

Andrew Altman
Office of Planning
Suite 4000
801 North Capitol Street, NE
Washington, DC 20002

Re: Support for Re-Zoning MedLink Site

Dear Mr. Altman,

Our Commission provides this letter in support of a proposal by the Capitol Hill Restoration Society to re-zone the MedLink Site (708 Massachusetts Avenue, NE; Square 895, Lot 76) from R5D to R5B. The ANC recommends that the Office of Planning submit this proposal to the Zoning Commission as soon as possible

The subject property is located in ANC 6C immediately across 8th Street, NE which serves as a boundary between ANCs 6A and 6C.

This location is currently zoned R5D, while the surrounding squares are zoned R4 except for a portion of 8th Street between C Street and E Street, NE which is zoned C2A. St James Church, which shares the square with MedLink, is also zoned R4. Recent history indicates that the R5D zoning creates pressure for development that is much denser than the surrounding residential, rowhouse neighborhood. According to the zoning code, R5D permits matter-of-right development of medium/high density. The R5D zone allows construction up to 90 feet with 75 percent lot occupancy, whereas the R4 limit is 40 feet and 60 percent lot occupancy. By comparison, the tallest historic portion of the existing hospital complex is 53 feet. In addition, R5D zoning only requires 1 parking space for every 3 residential units.

If the property were re-zoned to R5B, the height limit would be 50 feet with 60 percent lot occupancy and 1 parking space would be required for every 2 residential units. According to the zoning code, R5B permits matter-of-right development of moderate density. Additional height, density, and lot occupancy would be available through the Planned Unit Development (PUD) process. The ANC believes that R5B zoning is more compatible with the surrounding neighborhood, and that the PUD process would allow reasonable flexibility while granting residents of the surrounding area more opportunity for input in the development process. Furthermore, R5B zoning is more likely to be compatible with designs that respect the surrounding Historic District and would receive support from the Historic Preservation Review Board.

If you have any questions or need further information, you may contact Commissioner Rice at 202-544-3734.

Respectfully yours,

Joseph Fengler
Chair, Advisory Neighborhood Commission 6A

cc Councilmember Sharon Ambrose
Gary Peterson, Capitol Hill Restoration Society
Commissioner Robert Hall, Chair Advisory Neighborhood Commission 6C

ZONING COMMISSION
District of Columbia

CASE NO. 05-34
EXHIBIT NO. 00
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