



**District Of Columbia Government
ADVISORY NEIGHBORHOOD COMMISSION 6C**

July 31, 2006

The Honorable Carol J. Mitten, Chair
District of Columbia Zoning Commission
District of Columbia Office of Zoning
441 Fourth St., NW, Suite 210 South
Washington, DC 20001

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Re: Case No. 05-34 Map Amendment to Square 895, Lot 76

On September 14, 2005, Advisory Neighborhood Commission 6C adopted a resolution to petition the Zoning Commission to bring Square 895, Lot 76 into conformity with the District's Comprehensive Plan by amending the District's Zoning Map for Square 895, Lot 76 from R-5D to R-4.

While the ANC petitioned the Zoning Commission at the R-4 level, the ANC notes that its action was intended to bring the parcel into conformity with the District's Comprehensive Plan. Both the R-4 and R-5B zoning designations for Square 895, Lot 76 are compatible with the Comprehensive Plan. Accordingly, the ANC passed a unanimous resolution at its May 10, 2006 full Commission meeting to support the Zoning Commission's proposed rule to amend the District's zoning map and designate Square 895, Lot 76 with an R-5B zoning designation. That resolution was also submitted as a formal comment in this rulemaking.

The ANC supports the proposed rule as a well-reasoned decision that substantially benefits the public interest. The ANC notes the following benefits of the proposed map amendment:

1. The R-5B zoning designation is compatible with the District's Comprehensive Plan and Generalized Land Use Map. As such, it fulfills the ANC's goal to bring the property into conformity with the plans.
2. The new zoning designation is in better harmony with the low-rise residential character of the neighborhood. Of note, the subject property is located in the heart of the Capitol Hill Historic District. The new zoning designation will encourage adaptive reuse of existing structures on the site or new structures that are more compatible with the neighborhood.

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3. The new zoning designation respects the history of Square 895, Lot 76 and corrects a zoning anomaly created exclusively to permit the expansion of a medical facility that needed additional space to serve the public interest. With the cessation of that public benefit, it is appropriate to remove the zoning designation created specifically to allow the hospital to expand. This will protect the character of Capitol Hill and its distinct zoning pattern which features a sea of structures consistent with the R-4 district.

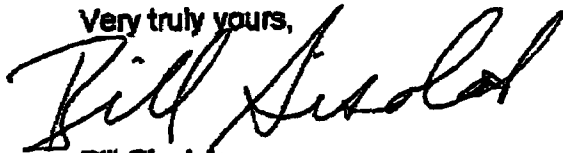
4. The new zoning designation would substantially promote the public safety by providing for development with lessened traffic impact than development under the existing zone. The area is already congested according to the recent Capitol Hill Traffic Study conducted by the District Department of Transportation. The new zone would provide for a lower density and thus a lessened traffic impact. The parking requirements are also more at harmony with the neighborhood than the R-5D zone.

The ANC notes that five community groups and two ANC's are on the record in this case in support of reducing the zoning to a range of R-4 to R-5B. The ANC also notes the overwhelming support for a lower zoning designation by the hundreds of residents who live closest to the property. Though the groups and ANC's ranged in their recommendation, all were in support of bringing the parcel into conformity with the Comprehensive Plan.

The ANC views the R-5B designation as an acceptable compromise between the existing zone and R-4 zone that the ANC recommended in its petition. The new zoning designation permits present or future developers to construct developments more compatible with the neighborhood under the R-5B zone or to adaptively reuse existing structures. Accordingly, the nonconformity resulting from a zoning change is an acceptable and positive development. The ANC supports the District's efforts to encourage adaptive reuse of buildings and the proposed rule would foster such a development on this site.

The ANC thanks the Zoning Commission for its thorough consideration of its petition and its proposed rule. Few issues before ANC 6C have drawn as much public attention and input as the rezoning of Square 895. We are thankful that the proposed rule reflects this mountain of input from every major community organization in the area, two Advisory Neighborhood Commissions, and countless District residents.

Very truly yours,

A handwritten signature in black ink, appearing to read "Bill Sisolak". The signature is fluid and cursive, with a large, stylized "B" and "S".

Bill Sisolak
Commissioner, ANC607
Chair, Zoning & Planning Committee