

# News from the Stanton Park Neighborhood Association



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## Speaker to Address the Future of Capitol Hill at the April Town Meeting

Wednesday, April 25 at 7:30 pm, Northeast Branch Library, 7th Street and Maryland Avenue, NE

The dynamic Dr. Christina K. Wilson, Director of Public Programs at the National Building Museum, will speak at the April Town Meeting. Her topic will be *Capitol Hill in the 21st Century: Combining Historic Preservation with Modern Urban Design*. Please be sure to enjoy us for what is sure to be a delightful evening for learning more about the past and future of our neighborhood.

## SPNA's Slate of Officers for 2001–2002

SPNA elections for the 2001–2002 year will be held at the May SPNA Town Meeting. Nominees for office are:

Chair	Warren Friedman
Vice Chair	Dee Atwell
Treasurer	Cory Fleming
Secretary	Joe Montgomery

Additional nominations may be made from the floor at the May meeting.

## DC Metropolitan Police Officer Notes Street Robberies Up in D.C. at March Town Meeting

Although overall D.C. crime continues to decline (down 5 percent in 2001), the city has experienced a dramatic 60 percent increase in the number of street robberies over the last year, Metropolitan Police Officer Lt. Bob Glover reported to neighborhood residents at the SPNA Town Meeting on March 28. Lt. Glover, who covers Public Service Area (PSA) 106 from the First District Sub-station, indicated that F Street, N.E. from Union Station to 7th Street is a particularly active “robbery corridor,” with many robberies occurring in daylight hours as people are walking to and from Union Station. Most of these incidents involve threats of violence, rather than actual use of firearms. Officer Glover also stated his concern that with warmer weather, the neighborhood may also experience

an increase in daytime burglaries, including disarming of alarm and phone systems and dismantling window bars. Houses undergoing renovation, in particular, are favorites for thieves seeking building materials and tools.

As a result, the MPDC will be taking a number of steps to address this situation, including more unmarked cars, increased bike and foot patrols, and other measures which cannot be made public. Neighborhood residents are cautioned to be especially careful and report any suspicious activity to police. If a situation is not urgent, he advised citizens to use the non-emergency phone number, 727-1010. He also urged neighborhood residents to become active in their local PSAs. (NOTE: There are multiple PSAs in Stanton Park neighborhood. To find out more about how to become involved in the one covering your address, check out the MPD Web site at [www.mpdc.org/frame.htm/](http://www.mpdc.org/frame.htm/).)

## New Development Proposal for SPNA Area

The Louis Dreyfus Property Group has purchased the CSX property, located immediately east of Union Station. A previous proposal for this property (circa 1989) generated considerable concern in the neighborhood due to potential traffic circulation problems and an abrupt change in scale along Second Street, NE. The current proposal, by the noted architectural firm of Kevin Roche & John Dinkledo, incorporates several commendable design elements to avoid the worst of those impacts. The 1.4 million square foot project extends approximately 1000 feet from F Street to the H Street overpass, but contains three deep courtyards to preserve the scale of the building along Second Street. The first two floors will have a stone facing, with a glass facade on the top 6 stories. The primary vehicular and truck/service entrance will be from the bridge at H Street with a traffic light installed to facilitate circulation. Primary concerns for the neighborhood include the proposed access to two separate garages from F Street and Second Street, and development of a design that reflects the historic character of the adjacent neighborhood and materially contributes to its aesthetic improvement.

The project will be submitted to the Office of Planning for a Planned Unit Development (PUD) review in the near future. The PUD process requires such projects have “specific public benefits and project amenities.” However, because the proposed development anticipates having the Securities and Exchange Commission as the major tenant, opportunities for public use spaces or retail activities will likely be very limited due to security concerns. The project is expected to begin construction in Spring, 2002. This will likely coincide with the Department of Public Work’s rebuilding of Second Street and related construction for the Metropolitan Branch Bicycle Trail. Together with other projects, this project promises to ignite revitalization of the Near Northeast and the H Street Commercial Corridor.

### **News on the MedLink/Holladay Project**

On Tuesday, April 3, SPNA and Capitol Hill Restoration Society (CHRS) co-sponsored a public meeting at St. James Church about the development proposal for the Medlink Capitol Hospital site. Nearly 100 people attended the meeting, which included a presentation by Rita Bamberger of Holladay Development Corporation and Eric Colbert, the architect hired for the project.

As presented, the Holladay’s current plans call for the following elements:

- Holladay will buy the entire hospital site. To address community concerns about the size of the original structure proposed for the site, there will now be four separate components, including buildings A, B, C, and D.
- The 1928 building of historic merit on the corner of Constitution, 8th Street and Massachusetts Avenue (Building A), will be renovated to retain its historic integrity and turned into luxury condos.
- The smaller building, currently facing toward Massachusetts Avenue and located directly behind the 1928 building, will be demolished and replaced with a new structure (Building B). This new building will be of approximately the same height and will contain condos and apartments. The new building will be set back from St. James Church about 20 feet more than the existing structure, thereby reducing shadow lines and allowing more light into the Church. Holladay assured the audience it will construct a significantly more attractive building and one of appropriate scale.
- The current hospital (Building C) will receive an entirely new façade on the side facing 7th Street. The building will be stripped of the inappropriate additions around the roofline. Holladay promises a facade much more compatible for a historic neighborhood. Building C will become condos and apartments.

- Building D will entail new construction of a 4-story building atop the current underground parking garage. Current plans call for Building D to be designed to resemble a set of rowhouses.

- Holladay says that the planned development will have a total of about 335 units, including the luxury townhomes being constructed on 7th Street across from the hospital. A parking lot currently exists in this location. The developer will maintain its plans to have one off-street parking place per unit.

Parking and density continue to be major concerns for many in the audience. The increase in the number of available units to 335 did little to quell these concerns. However, the developers continue to maintain their commitment to have one parking space per unit, more than the required minimum parking allowance of one space for every three units as required by the city. They also noted that the current proposal allows them approximately 329,000 square feet of F.A.R., but they are using 27,000 square feet less than allowed. They emphasized that the property will have many more condominiums, rather than apartments due to community concern about “ownership.”

Holladay stressed that this new design is an iterative process; they are looking for community input throughout the design process with each of the elements. Members of the audience noted that if Holladay wants community input on the entire project before the April 26 Historic Preservation Review Board (HPRB) meeting, more materials should have been available at the meeting.

### **UPCOMING EVENTS:**

#### **DC Voting Rights Holds Tax Day Event**

DC Vote, a new citizen’s group dedicated to winning Congressional voting rights for residents of the District, invites all Washington, D.C. residents to a Tax Day event on Monday, April 16 from 5:30 to 7:30 pm at Upper Senate Park (between Constitution, New Jersey Avenue, and D Street) on Capitol Hill. The event will include speakers and music as well as a special performance by DC’s own Chuck Brown. This event is part of an on-going educational effort to help the District win greater representation. For more information, contact Tori Holt at 547-4198.

#### **Regular Readers Rock!**

The Regular Readers Club is Northeast Library’s reading incentive program for 1st-8th graders. The program runs

until June 1 and is timed to keep children reading during spring break (April 13–20.) Children can enroll throughout April and will receive a Regular Readers card (similar to a frequent flyer card, but easier to use!) once they've signed up with Rachel Meit, Children's Librarian, or Ev Barnes, Library Associate. Members of the Regular Reader Club will check out, read, and write two-sentence reports on books on their reading level. Regular Readers Club members will receive a free book for every 5 books they complete between their enrollment date and June 1.

### Capitol Hill Chorale Presents "REQUIEM MASSE"

The Capitol Hill Chorale, under the artistic direction of Frederick Binkholder, will present the American premiere of Tristan Foison's *Requiem Masse*, on May 18 and 20, 2001. The program, titled "Remembrance," also will include works by Duruflé, Josquin, Kodály, and Tavener.

The highlight of the evening will be the *Requiem Masse*, dedicated to the memory of noted choral conductor Robert Shaw, who died in 1999. While the *Requiem Masse* has been performed over 20 times in Europe, this will mark its debut in the U.S. "Obviously, I am very excited about this," said Foison. "This is the only tribute I know of to Robert Shaw, and to have the *Masse* performed in America is a wonderful thing. To have the first performance in our nation's capitol is also very special."

Concerts will be held at Capitol Hill Presbyterian Church, 4th Street and Independence Avenue, SE, at 7:30 p.m. Tickets are \$15 and \$10 and are available by calling the Capitol Hill Arts Workshop at 547-6839. The Capitol Hill Chorale is a program of the Capitol Hill Arts Workshop, which is funded in part by the D.C. Commission on the Arts and Humanities and the National Endowment for the Arts.

### FONEL Used Book Sale Scheduled for May 19

The Friends of the Northeast Library's (FONEL) Used Book Sale will be Saturday, May 19 from 10 am to 3 pm. (The rain date is Saturday, June 2.) For additional details, contact the Friends at or call the Library at 698-3298.

### Capitol Hill Classic

The annual Capitol Hill Classic 10K, 3K, and Kids Fun Runs to benefit the Capitol Hill Cluster Schools will be held on Sunday, May 20, starting at Stanton Park. Details are available at <http://www.runningnetwork.com/WashingtonRun/entries/caphill01.html>

## OTHER NOTICES:

### Satellite Dish Alert

In the historic district (which includes the Stanton Park neighborhood south of F Street) satellite dishes, including the popular mini-dishes, must be installed on building roofs where they are not visible from the street. If they are put on the front or side of a building, the city will require their removal. For other historic preservation-related questions, contact Luke Young of the Historic Preservation Division at 442-8845.

### Brian MacMillan is the SPNA Neighbor of the Year

Brian MacMillan, who lives at 8th Street and Massachusetts Avenue, was selected as the SPNA Neighbor of the Year. Brian is someone who always takes time to lend a hand to his neighbors. Our thanks to Brian for being a good neighbor and helping to keep our community a great place to live.

### Big Turn-out for SPNA Annual Dinner

The Recreation Room at Christ Church Capitol Hill was filled to capacity for the SPNA Annual Dinner on March 24. The dinner, which supports the SPNA Scholarship Fund, raised nearly \$3,000 thanks to the generous donations of area merchants and individuals for the raffle and auction. These donors support our community, and the future of the D.C. high school students who will receive the scholarship money. Please return the favor by supporting them with your business. Our sincere thanks goes to following businesses and individuals:

Aatish on the Hill, Amy Henson Master Gardener, Angelo & Maxies, Antiques on the Hill, Armand's Chicago Pizzeria, Art & Soul, Banana Café, Barry Plumbing, Bistro Italiano, Blackies Restaurant, Blue Iris Farm Florist of Eastern Market, Café Berlin, Canales' Tortilla Café at Eastern Market, Capitol City Brewing Co, Capitol Hill Garage, Capitol Hill Poultry at Eastern Market, Capitol Hill Service Center, Carl Mintz, Dancing Heart Center for Yoga, Diane Stoltz and Warren Friedman, Doolittles, Dottie's Boutique at Eastern Market, Fragers Hardware, Frame of Mine, Good Health Natural Foods, Haydens Liquors, Hotel George, John Fulcher, Trans Potomac Heating/AC, Joseph Lockley Massage Therapist, Kitchenland, La Colline, Market Poultry, Mass Video, Mr. Henrys, Paramount Cleaners, Sandy Tallant, Schneiders Liquors, Shakespeare Theatre, The Monocle, The Trover Shop, The Washington Court Hotel, Union Meat at Eastern Market, and Woven History.