

Preserve yourself
at the February
SPNA Meeting



Volume 29, Number 4
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stanton park neighborhood association news

CALENDAR

FEB 25 **Mayor's Blue Ribbon Task Force on Libraries, Ward 6 Listening Session**
Saturday, 12:30 PM

Northeast Branch Library, at 7th Street and Maryland Avenue NE.

FEB 27 **Stanton Park Neighborhood Association Meeting**
Monday, 7:30 PM

Northeast Branch Library, at 7th Street and Maryland Avenue NE.

MAR 7 **MPDC Citizens Advisory Council (CAC) Meeting**
Tuesday, 7:00 PM

1st District Police Station
415 4th Street SW

A citizen/resident/business-based group that works directly with the 1st District Commander. All are welcome.

MAR 8 **ANC 6C Meeting**
Wednesday, 7:00 PM

Mt. Airy Baptist Church
1200 North Capitol Street NE

MAR 9 **ANC 6A Meeting**
Thursday, 7:00 PM
Miner Elementary School, at 16th and F Streets NE

Want to know more about SPNA?

Want to know what happened at the last meeting? Find out more about how you can get involved?

All this and more available on the SPNA Web site:

www.stantonpark.org

Preservation in the Historic District

Guest speakers for the February SPNA meeting will be Anne Brochette and Patsy Fletcher of the DC Office of Historic Preservation, who

will discuss the advantages and responsibilities of being a designated historic district. Please join us February 27, 7:30 pm at the NE Library.

SPNA Steering Committee Recommends Support for Historic Structures Survey

The SPNA Steering Committee has agreed to place a recommendation before the general membership for contributing \$2000 toward an historic structures survey of the undesignated residential properties within SPNA's area (a two-block area north of F Street from 2nd to 10th Streets). The survey would be conducted in conjunction with the Capitol Hill Restoration Society. CHRS will provide the majority of the funds required for the survey as well as technical advice and support. After the survey work is completed sometime in 2007, the neighborhood will judge the relative merits and burdens of expanding the Capitol Hill Historic District and determine whether to pursue nomination of all or part of the area.

In years past, SPNA raised funds specifically to deal with land use issues. This money is kept in a separate land use account that cannot be used for general operating expenses or the scholarship program. For example, it has been used to fight the demolition of buildings in SPNA's boundaries within the historic district. However, the use of these funds requires a vote by a quorum of the SPNA membership.

A vote on authorizing a \$2,000 contribution from this fund will be taken at the SPNA general membership meeting on February 27. **SPNA needs all members** who have paid their dues for the 2005-06 membership year to attend this meeting in order to conduct a valid vote on this issue. **Please be there to vote!**

Neighborhood Prepares for MedLINK Zoning Hearing

In preparation for the March 23 Zoning Commission hearing on reducing MedLINK's zoning level, which is currently inconsistent with the surrounding neighborhood and should be brought into compliance with the Comprehensive Plan, community leaders have been meeting with city planners and

MedLINK officials to define options for the site. On January 27, ANC Commissioner Bill Sisolak attended a meeting with MedLINK officials and DC Office of Planning (OP) staff where MedLINK presented a plan to build the southern portion of the previously approved "Holladay design" in the event of a downzon- ▶

Tell Us About a Great Neighbor

SPNA is accepting nominations for the annual Neighbor of the Year award! This is your chance to make sure a Stanton Park neighbor who has made a notable contribution to the community gets the recognition he or she deserves. Send your nomination explaining why this person should be selected to SPNA at the address listed below, or via e-mail to: wsilag@hotmail.com. **Deadline for nominations is April 1.** Don't let your great neighbor go unnoticed!

MedLINK (cont'd)

ing. The footprint would be about 30% smaller than the project currently proposed by architect Robert Sponseller, would use existing buildings and would have approximately 100 units with parking, according to MedLINK, for 60% to 85% of the units. Because of market forces and financing requirements, it is doubtful that the project could go forward with less than one parking space for each unit. The "Sponseller design" for the same section rises a floor higher and has substantially more units with a parking space to unit ratio of 1.1 to 1.

MedLINK also confirmed that the north portion of the block would operate as an acute care hospital for ten to fifteen years, removing any speculation about possible residential use. In 1992 the Capitol Hill Hospital deed incorporated several restrictions regarding future use of the site, including prohibitions against use as a correctional facility, shelter, substance abuse clinic, or youth halfway house. However, acute care is a permitted use.

On January 30 representatives of SPNA, St. James Church, the Capitol Hill Coalition for Sensible Development, Union Square Townhomes, and ANC 6A met with OP and discussed how the two designs compare in terms of height, density, zoning levels, retention of existing buildings and parking requirements. Although the parking capacity of the Holladay design might be lower, the general impression was that the smaller number of units would result in less traffic congestion and less pressure on on-street parking.

Neighbors can express their preferences regarding the proposed downzoning by testifying at the March 23 hearing and by writing letters. Letters can be addressed to:

Attn: Mr. Stephen Mordfin
Development Review Specialist
DC Office of Planning
801 North Capitol Street NE, Suite 4000
Washington, DC 20002



Save the Date!

SPNA Annual Dinner and Scholarship Fundraiser
Saturday • April 29, 2006

Join us for a fun event that benefits a great cause!

Every year, the Stanton Park Neighborhood Association holds a special event to raise money for its scholarship program, featuring food, entertainment, gifts donated by local merchants, and lots of good company. The Heritage Foundation, which has been a major contributor to the scholarship fund for a number of years, has graciously agreed to donate the use of the roof-top deck of its building near 2nd Street and Massachusetts Avenue NE as the site of this year's event. Catering will be provided by Bistro Italiano. More details in next month's newsletter—but in the meantime, plan to attend the evening of **Saturday, April 29** and keep your fingers crossed for good weather!

Development at Capitol Place

Louis Dreyfus Property Group has proposed a planned unit development (PUD) for the northwestern-most square within SPNA's boundaries. The proposed project would contain 65,000 sq. ft. of retail and office space and 370,000 square feet of residential space (305 dwelling units) in a ten story building. If approved, the project would require the demolition of 14 potentially-eligible historic structures that represent virtually the last vestiges of Swampoodle, the neighborhood that preceded the Capitol Hill neighborhood we know today. The PUD requests a re-zoning to increase the matter of right height for those lots not recently upzoned as a result of the H Street Overlay, and a 50% increase in height under the PUD guidelines.

Potential issues with the project include the 100-foot building height (ten floors) along Second Street with a streetwall higher than the SEC; inadequate transition to the two-story R-4, rowhouse neighborhood on this square; inappropriate design statement for a transitional building; and the requested zoning and PUD bonuses for a project with significant adverse impacts. Residents on the affected square and in the immediate area are becoming increasingly concerned about the scale of this and other proposed projects on SPNA's western and northern boundaries. For more information contact DTallant@aol.com.

Canavan Discussed New Homeowners Center at January SPNA Meeting

At the January SPNA meeting, Director Dr. Patrick Canavan and staff from the DC Department of Consumer and Regulatory Affairs (DCRA) answered questions from SPNA members. They also shared information about the new DCRA Homeowners Center at 941 North Capitol St NE, Suite 2102. The center is open weekdays, 8:30 AM – 4:30 PM; walk-ins are welcome. It is recommended that an appointment be scheduled for better service by calling 442-4400 and asking for the Homeowners Center, or dial direct at 442-9470. For most projects, the process should be completed in two visits. In addition, a "Permit Wizard" will soon be available on-line to help guide homeowners through a series of questions about their project.