

# Stanton Park Neighborhood Association

PO Box 75085  
National Capitol Station  
Washington, DC 20013-5085

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## Holladay Corporation's MedLink Project

*Note from editor:* In May of this year the Stanton Park community learned of the Holladay Corporation's proposal to construct townhouses in the 200 block of Seventh Street, NE and a large apartment building at the intersection of Massachusetts and Constitution Avenues between Seventh and Eighth Streets, NE (includes part of the MedLink Hospital buildings and their above- and underground parking lots). This proposed development is creating great concern as well as some support by area residents. SPNA invited representatives from the Holladay Corporation, Capitol Hill Coalition for Sensible Development (CHCSD), the Capitol Hill Restoration Society, and Councilmember Sharon Ambrose's office to submit any information, notices, or statements they wished to include in this newsletter. The following articles discuss opinions by the Stanton Park Neighborhood Association (SPNA) and the Capitol Hill Coalition for Sensible Development received by September 10.

### Stanton Park Neighborhood Association by Drury Tallant, SPNA president

The Holladay Corporation's proposal for using part of the current MedLink site to develop townhouses and a large apartment project are tangible evidence of the strength of the changing real estate market on Capitol Hill, and have generated great concern on the part of some Hill residents. SPNA hosted a well-attended community meeting in July, participated in a "working session" with representatives of neighborhood groups in August, and will continue to work toward resolving neighborhood concerns.

The townhouse portion of the project at the eastern end of the 600 Block between Massachusetts and C Street has gained widespread support. One lingering concern is the status of MedLink's largely unused underground garage following the elimination of the townhouse site for employee and visitor parking. SPNA is working to assure that this underground garage is open, fully functional, and sufficient for the needs of the remaining nursing home operations. A related concern is the D.C. Department of Public Work's (DPW) recent change of the on-street parking in the 200 block of Seventh from Zone 6 parking to unrestricted three-

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## Community Calendar

### SPNA's September Town Meeting

*Wednesday, September 27 at 7:30 pm, Northeast Branch Library, 7th Street and Maryland Avenue, NE, 2nd level.*

Provide your input and join the SPNA officers and committee members to discuss SPNA's plans and goals for the 2000-2001 membership year.

**Please note:** All SPNA Town Meetings are held the last Wednesday of every month (unless otherwise notified) from 7:30-9:00 pm at the Northeast Branch Library, 7th Street and Maryland Avenue, NE, 2nd level.

### Capitol Hill Restoration Society to Host Community Meeting

*Monday, September 18 at 7:00 pm at St. James Episcopal Church on 8th Street, between C Street and Massachusetts Avenue, NE*

The Capitol Hill Restoration Society will host a community meeting with the Holladay Corporation's development team on Monday, September 18th at 7:00 pm at St. James Episcopal Church on 8th Street, between C Street and Massachusetts Avenue, NE. The latest plans for the proposed apartment building should be available for public comment at that time. For more information, contact the Restoration Society (202) 543-0425.

### Stanton Park Dog Park Association to Host Stanton Park Dog Days

*Saturday, September 16, 10 am in Stanton Park*  
Bring yourself, dogs (on leash, of course!), and other friends for games, fun, food, and prizes during the Stanton Park Dog Park Association's Celebration of Parks, People and Pets. Proceeds will go to the Stanton Park Dog Park Association to build a partnership with the National Park Service, in hopes of building a real (and safer!) area for dogs to run and play. For more information, contact Gerry Forsburg at (202) 727-5373 (work), or via e-mail at Dogduke01@hotmail.com.

### Ward-6 Democrats to Host Forum for All Board of Education Candidates for District-3 and President

*Tuesday, September 26, 2000 from 7:00-9:00 pm, at Hine Junior High School at the corner of 8th and Pennsylvania Streets, SE.*

In addition to the Forum, community tables will be set up. For more information, contact Eric Rogers in Councilmember Sharon Ambrose's office at (202) 724-8072 or via e-mail at erogers@dccouncil.washington.dc.us.

**Medlink, continued from page 1**

hour parking. SPNA objects to the elimination of Zone 6 parking in this area and will work toward reversing this action by DPW.

The apartment building component of Holladay's proposal has drawn considerably more attention and generated alarm by some area residents. SPNA supports this portion of the project and is working within the review process to encourage a design which will have minimal adverse effects on the neighborhood and significant positive benefits. It is important to understand that the apartment building proposal may not require any zoning adjustments. That is, the project appears to be a "matter of right" proposal. The only significant review that this project will likely undergo is before the District's Historic Preservation Review Board. That review will assess the proposal's compatibility with the Capitol Hill Historic District from a design standpoint. The building's height and scale, as well as the overall design, will be important elements of that design review. However, other issues such as parking, number of apartments, and traffic circulation are not directly relevant to the Board's decision. SPNA is working with the Holladay Corporation, the Capitol Hill Restoration Society, Councilwoman Sharon Ambrose, and with groups most affected by the project, including St. James Episcopal Church and the newly formed Capitol Hill Coalition for Sensible Development to assure that all design and zoning-related issues are properly addressed. Considerable public comment has been made available to the Holladay Corporation to assist them in developing the project in a manner, which will receive wide community support. SPNA awaits the next design proposal and will review it at that time.

*Note:* A limited number of copies of SPNA's letter sent to the Historic Preservation Review Board on July 13, 2000 will be available at the checkout desk at the Northeast Branch Library by September 16.

**Capitol Hill Coalition for Sensible Development  
by Keith Bridger and Nancy Simpson**

Capitol Hill Coalition for Sensible Development (CHCSD) is an ad-hoc association of Capitol Hill Historic District residents. Our serious concerns about the Holladay Corporation's proposed apartment building (at the intersection of Massachusetts and Constitution Avenues between Seventh and Eighth Streets, NE) are shared by roughly 550 neighbors, who in eight days signed our petition to limit its size, height, and density; incorporate the 1928 building; and increase off-street parking. We welcome sensible residential development and applaud the townhouse proposal. However, the monumental apartment project would negatively impact both the neighborhood's historic char-

acter and our quality of life, and set bad precedent for the Historic District.

Holladay's proposals until August have shown a new seven- to eight-story, 235- to 240-unit apartment building that would eclipse the largest current apartment building (77 units, 6 stories) in the residential Historic District. The proposed apartment building would be the highest and most imposing structure in the neighborhood, dwarfing its context of historic St. James Episcopal Church (on Eighth Street, NE), modest Victorian-era row houses, and the few three- to five-story/less than 50-unit residential buildings nearby. *D.C. Historic Preservation Guidelines* state that new construction should respect the location, design, and materials of the nearby historic buildings, and if proposed as an addition it should be compatible with the original building (the 1928 hospital building), its site, and neighborhood. Neither the non-historic 1975-hospital building nor R5D zoning justifies another tall, incompatible building. Moreover, the proposal would aggravate an already overcrowded parking situation and existing traffic congestion. At midnight on August 13th, CHCSD volunteers found only 17 net available legal parking spaces in the 58-block area around MedLink. Holladay's current proposal of one space per unit will be inadequate considering multi-car households and visitors. CHCSD therefore seeks the following:

1. Scale back the building's overall size and reduce its height to that of the 1928 hospital building (53 feet, four stories)
2. Make the building compatible with the Capitol Hill Historic District
3. Incorporate the 1928 building
4. Reduce the number of units to 75-100, which remains appreciably larger than the largest multi-unit residential building in the immediate vicinity
5. Provide 50% more underground parking spaces than the total number of apartment units
6. Include parking space fees in the rent, without exception
7. Size the building to avoid undue encroachment over the historic St. James Church
8. Make city approvals contingent on MedLink fulfilling its off-street parking requirement by the D.C. Board of Zoning and Adjustment (BZA) order on October 21, 1999.

CHCSD believes any proposal should be judged on its merits rather than past history or hyped fear of the unknown. CHCSD realizes the MedLink site has been controversial and corporations need to make a profit, but this does not license anyone to maximize profits at the expense of the neighborhood's historic district and residents' quality of life.

## 2000–2001 SPNA Officers and Steering Committee Members

<i>Officers:</i>	<i>Name</i>	<i>Address</i>	<i>Home Phone</i>	<i>E-mail address</i>
Chair:	Drury Tallant	228 G Street, NE	(202) 543-8773	dtallant@aol.com
Vice-Chair:	Jeanne Harrison	431 6th Street, NE	(202) 547-7132	jharrison@washintoncourthotel.com
Treasurer:	Ken LePoer	600 Constitution, NE	(202) 547-3938	LePoerKB@erols.com
Secretary:	Joseph Montgomery	222 10th Street, NE	(202) 544-7750	montgomery.joseph@epa.gov

### Standing Committees:

Beautification:	Greg Lawrence	618 E Street, NE	(202) 547-2996	glawrence@mwe.com
	Katie Ryan	618 E Street, NE	(202) 547-2996	krya@loc.gov
Dinner:	Linda Eichmiller	303 N Street, SW	(202) 898-0916	l.eichmiller@asiwpca.org
Land Use:	Marta Wagner	717 A Street, NE	(202) 543-3439	wagnerm@alpa.org
	Monte Edwards	330 E Street, NE	(202) 543-3504	n/a
Membership:	Ken LePoer	600 Constitution, NE	(202) 547-3938	LePoerKB@erols.com
Newsletter:	Kim Meek	618 Lexington Pl, NE	(202) 543-8544	kim_meek@ace.nche.edu
Scholarship:	Jeff Johnson	524 D Street, NE	(202) 546-0908	jjw96@acs.org
Webmaster:	Diane Stolz	644 D Street, NE	(202) 543-1822	Diane.Stolz@gsa.gov

(Please note: SPNA is working towards creating a website. Look in future newsletters for additional information.)

### At-Large-Members:

Jay Adelstein	315 7th Street, NE	(202) 544-2838	jay.d.adelstein@usdoj.gov
Dee Atwell	511 8th Street, NE	(202) 546-8777	Dee.Atwell@mail.doc.gov
Cory Fleming	725 4th Street, NE	(202) 548-8466	cfleming@ui.urban.gov
Tom Hamilton	415 6th Street, NE	(202) 544-4475	tjh7850@aol.com
Bill Silagi	635 Acker, NE	(202) 543-6775	wsilagi@hotmail.com

### Fascinating Newsletter Information— A Must-Read Section!

#### Get Summers Off! No Kidding!

*Interested in Editing and/or Layout for the SPNA Newsletter? Current Newsletter Editor Needs Your Help!*

Volunteering to help with the SPNA newsletter is a great opportunity to gain experience and/or lend your expertise for editors and desktop publishers. Honey, this newsletter editor needs some help!

The newsletter is one page (front and back), except for the September issue, which is two-pages front and back. And darlings, the September issue won't come for another year!

Each issue usually has approximately 1,200–1,400 words. Editing takes about two- to three hours per month [SPNA will take care of gathering the articles].

Layout takes about two hours per month. Currently, layout is completed in Quark 4.11 for the Macintosh. However, layout using Quark for the PC, or Microsoft Word are also options—we're flexible. Templates provided! Do editing, layout, or both! How can you resist? For more information, please make my day and contact Kim Meek at (202) 543-8544, or via e-mail at kim\_meek@ace.nche.edu.

#### How to Include Events in SPNA's Community Calendar

To include your community event (non-commercial events only) in the SPNA newsletter, please forward all event information (including name of event, one or two sentence description of event, date, time, address, and contact information) to Kim Meek at (202) 543-8544, via fax at (202) 833-4760, or via e-mail at kim\_meek@ace.nche.edu. *Deadline for October issue is Monday, October 2.*



## Join the Stanton Park Neighborhood Association to Help Keep Your Neighborhood a Great Place to Live!

SPNA has fought for many years to keep the Stanton Park neighborhood a great place to live. We also keep you informed of happenings in your neighborhood by publishing a free monthly newsletter. Now we ask for your help. Most of our funding to do all these things comes from membership dues. We need more members and financial support!

**Won't you join now and help?**

**The dues are only \$10 per year for singles and \$18 for households.**

**SPNA's accomplishments include:**

- Fought to prevent destruction of historic homes and buildings in the neighborhood.
- Acted as your voice for enforcement of laws related to cleanliness and loitering in Stanton Park.
- Spearheaded the purchase and installation of the children's playground in Stanton Park.
- Provided college scholarships to outstanding local students.
- Represented the neighborhood at planning meetings on numerous zoning, parking, and other land use planning issues.
- Provided financial support to various local charities.
- Held monthly community meetings with invited speakers on numerous important local and city issues.

**Won't you join us and lend your financial support to all these worthy efforts? Fill out and mail in the membership registration form below, together with a check payable to SPNA, to: SPNA, PO Box 75085, National Capitol Station, Washington, DC 20013-5085**

<b>SPNA's membership year runs from September 1, 2000–August 31, 2001</b>	<b>Stanton Park Neighborhood Association Membership Registration Form (please print)</b>	Please complete form and return to: SPNA, PO Box 75085, National Capitol Station, Washington, DC 20013-5085
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Name(s) \_\_\_\_\_

Address \_\_\_\_\_

Telephone (evening) \_\_\_\_\_ (day) \_\_\_\_\_

Fax \_\_\_\_\_ E-mail \_\_\_\_\_

- Type of membership (check one)**       Single membership (\$10 check enclosed)  
*(Make checks payable to SPNA)*       Household membership (\$18 check enclosed)
- Tax-deductible contribution to SPNA Scholarship Fund enclosed.
- Yes, I would like to receive the SPNA Newsletter via e-mail.

Signature \_\_\_\_\_