



Smithsonian Institution

Edward J. Rynne, Jr.
Associate Director for Real Estate

June 3, 2009

Delivered by Hand

Director, Office of Zoning
Zoning Commission for the District of Columbia
441 Fourth Street, N.W.
Washington, D.C. 20001

Re: Z.C. Case No. 09-07

Dear Sir:

This letter pertains to the above-captioned case scheduled for public hearing on June 18, 2009 at the District of Columbia Office of Zoning relative to an application from Scott and Kristen Franklin requesting review and approval of a proposed zoning map amendment from unzoned to R-5-D for Lot 803 in Square 2210, known as 2269 Cathedral Avenue, N.W.

The Smithsonian Institution is an adjacent property owner to the subject parcel through its ownership and ongoing operation of the National Zoo. At the present time, the area of activity by the Zoo most proximate to the subject property is the National Zoo aviary center. Under the National Zoo Master Plan, this area is anticipated to be further enlarged by creating a more expansive, serene environment, including native woodland area, for the habitat of birds.

The Smithsonian Institution believes that an R-5-D zoning level, permitting high density development as a matter of right, would be contrary to the National Zoo's present and future uses, as briefly outlined above. In addition to a high level of density permitted under R-5-D zoning, requisite parking areas, vehicular and other noise generated from such high density, and an allowable height of 90 feet would be detrimental and contrary to the continued and future use of an aviary center for the National Zoo in this immediate area. The Smithsonian Institution also notes that a zoning designation of R-4 would be more compatible and in keeping with other R-4 residential zoning areas similarly adjacent to the National Zoo.

Therefore, the Smithsonian Institution hereby endorses the recommendation of the Office of Planning, as contained in the Notice of Public Hearing (scheduled for June 18, 2009), to consider R-4 zoning for the property but opposes rezoning to R-5-D.

ZONING COMMISSION
District of Columbia

CASE NO. 09-07
EXHIBIT NO. 19

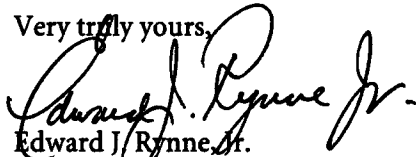
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We respectfully request that this letter be read into the record at the hearing on this matter scheduled for June 18, 2009 and that this letter also be included in and made a part of the written record of this case.

Very truly yours,



Edward J. Rynne, Jr.
202-633-6537

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