

OFFICE OF ZONING
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Zoning Commissioners
c/o Sharon Shilling, Secretary of Zoning Commission
One Judiciary Square
441 4th St., NW
Suite 210S
Washington, DC 20001

Re. CASE #: 09-21- Proposed Text & Map Amendments - Union Station North Zone

Dear Zoning Commissioners:

I am writing to oppose the proposed text and map amendments for the Union Station North Zone that would permit height to be measured from the top of the H St. Bridge. Council enacted these proposed changes without benefit of a public hearing in the community. In fact, most residents of Ward 6 are not aware of these proposed changes and their precedent-setting nature for the city. *The proposed amendments are a clear end run around the Height Act.*

The effect of these amendments on our neighborhood would be to create a wall of tall buildings over the tracks 56 feet taller than the SEC building, further dividing the Hill from the other side of the tracks and towering over the buildings on either side of the tracks. Beginning the height measurement from the apex of the bridge is not reasonable and it violates the Height Act. In addition, this new measuring point, to be applied after these areas are up-zoned, will result in large areas of very tall buildings that will challenge the prominence of the federal monuments and will permanently alter the iconic horizontal skyline. *Existing streets -- 1st or 2nd Streets -- provide reasonable measuring points from grade or near grade.*

I have seen the Akridge visual simulations and believe them to be distorted. The Office of Planning should provide accurate and impartial views from the edge of the Capitol Grounds across from Union Station (not from down the hill on Louisiana Ave.), from H St. looking west, from I St. looking west, from the RRE building, and from a top floor apartment at Senate Square looking west. These simulations should not be done by the developer but by the city or a private firm. And they should not misuse the important tool of visual simulation to make a case one way or the other.

Carefully targeted redevelopment, especially along H St., can create jobs and tax revenue for the city. But development in this corridor must also preserve and enhance the

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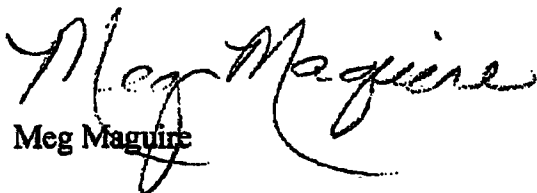
CASE NO. 09-21
EXHIBIT NO. 28

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abutting residential neighborhoods. Smart development should be sensitive development with properly scaled buildings, parking sufficient to meet minimal needs of new buildings, and compliment the structures around it.

Amending the zoning code to radically alter our landscape is neither smart nor sensitive for a city whose values and history we have inherited. We must be wise stewards of the past, even as we are visionary developers of the future.

Sincerely yours,



Meg Maguire