

# Visual Impact Study

NWc from 57ft AGL (295ft AMSL)  
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## The Ladybird Development on Surrounding Communities

ZONING COMMISSION  
District of Columbia  
CASE NO.19-10  
EXHIBIT NO.217

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# Goals:

- Evaluate the height, massing and scale of the current Ladybird Design and landscaping on the nearest neighbors.
- Evaluate the accuracy of the Valor renderings submitted to the community.
- Provide expert testimony and evidence that addresses the obvious inaccuracies in several of the Valor depictions.

# Inaccurate Renderings



Accurate scale clues, such as mature trees, are critical for planners, architects and zoning authorities to objectively evaluate the height and mass of a proposed building. This graphic shows the building surrounded by 40 to 50' tall mature virtual trees as well as including neighborhood trees in the foreground, **which do not exist**.

# Visual Impact Study

This artificial tree is at least 85' tall.



The actual tree is shown in Valor's own rendering. This tree is currently approximately 60' tall.

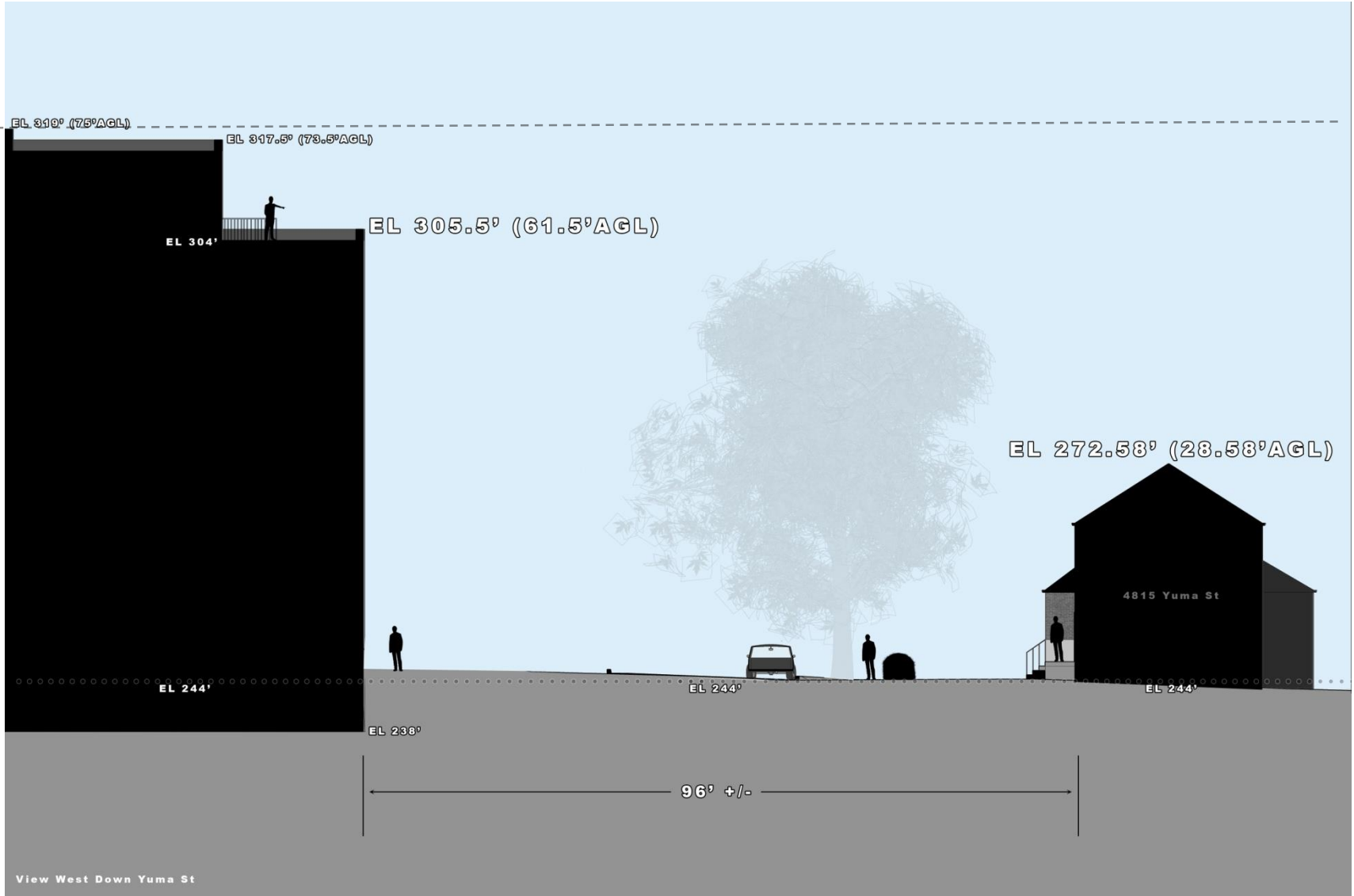


When simulating the visual impacts of a proposed development, it is imperative to match the scale of the building to the scale of the environment. Valor shows 85' tree which lessens the visual impact of the mid rise structure. The tree is actually 60'.

# Change in Scale

Trees roots along Yuma and 48<sup>th</sup> streets will likely be lost due to excavation. Tree crowns, which extend into the site, will likely be lost due to construction equipment.





This west-facing cross section down Yuma Street shows the abrupt, awkward scale change between the Ladybird's mass and the nearest neighbor. The roof (without AC units) is more than twice as tall as the peak of the residential house.



Aerial view looking SW shows the drastic scale contrast between the Valor proposal and the surrounding neighborhood. (Source: Google Earth)



View looking down from the proposed Ladybird penthouse to the Yuma Street community from the proposed 53.5' tall rooftop patio. Note that the proposed building rises up an additional 27.5' for a total of 81' above the Yuma Street sidewalk.



# Visual Impact Study

Developer portrays exaggerated **120'** tall trees  
--twice as tall as botanically possible

Photo & simulation from similar perspective.  
The actual tree was measured at **60'** tall, not 120'.



The surrounding community expects the developer to portray accurate depictions of the proposed building and landscaping. Instead the virtual trees placed in Valor's renderings are artificially enlarged by 20 to 100%. This scale distortion unfairly makes the building's mass look smaller in comparison

# Conclusions:

- Valor's unrealistic depiction of the height, location and maturity of the vegetation surrounding the proposed site distorts the true mass and scale of the proposed building.
- The cross section through the nearest neighbor's residences and the proposed roof of the Ladybird shows an abrupt and awkward scale change incompatible with the neighborhood and ANC guidelines.
- The shadows cast by the proposed building roof alters the ability for deciduous street trees to grow or reach their mature height along both surrounding residential streets. Regardless of the lost light most of the vegetation along 48<sup>th</sup> street will be lost due to construction.

--Curt Westergard,  
Registered Landscape Architect