



**stanton park neighborhood
association**

P.O. Box 15043, Southeast Station
Washington, D.C. 20003

TO: DISTRICT OF COLUMBIA, OFFICE OF ZONING COMMISSION

RE: Map Amendment at Union Station, Case No. 95-4

COMMENTS OF STANTON PARK NEIGHBORHOOD ASSOCIATION

The Stanton Park Neighborhood Association (SPNA) is a nonprofit, non-partisan community organization that works for the improvement of the Stanton Park neighborhood on Capitol Hill. Our boundaries are Second Street, N.E., G Street, N.E., Ninth Street, N.E., and East Capitol Street. One of the zoning changes proposed in this proceeding would affect lots along the east side of Second Street, N.E. SPNA includes the lots between F Street and G Street. Because of their immediate proximity to our neighborhood, we will also express our views about lots along Second Street between G and H Streets.

SPNA supports the proposal to change the zoning on the east side of Second Street, N.E. between F and G Streets, from R-4 to C-1, which will permit use for offices, but not C-2-A (general commercial and retail). We support retaining C-1 zoning for the lots between G and H Streets. We oppose the proposal to rezone any of the lots between F and H Streets as C-2-A.

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We support the rezoning because of the plans for a five-office complex (known as Station Place) on the west side of Second Street, along the tracks leading to Union Station. In view of the probable development of this office complex, a buffer zone is needed on the east side of Second Street, and continued use of the existing townhouses between F and G Streets as residences may no longer be the best use of those properties. We believe that offices would be a better buffer between the expected office complex and the residences on the west side of Third Street, between F and H Streets than general commercial and retail establishments. Moreover, additional offices would be consistent with existing use as offices on the east side of Second Street between Massachusetts Avenue and F Street, and between G and H Streets.

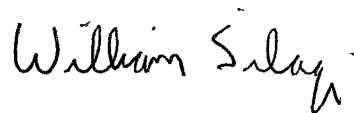
At present, there is a facility of the Metropolitan Police Department, with shops and a parking lot, and a parking lot of the Logan School, along the east side of Second Street, between F and G Streets. If these properties were to become available for private development, we believe that construction of office buildings, such as those between G and H Streets, would be more compatible with the residential character of the neighborhood to the east. When and if Station Place is developed as an office complex, with eating establishments, and other general retail businesses on the

ground floors, the lots across Second Street would be desirable locations for offices, especially in view of the proximity to the Capitol, Union Station Metro, and taxi and bus service at Union Station.

There should be sufficient space available in the new office complex, along its ground floor, for general commercial and retail establishments to meet the needs of the occupants of Station Place, as well as those in offices across the street. The absence of competing commercial establishments across Second Street would improve the likelihood of establishing and maintaining service establishments in Station Place, which would be convenient to the occupants of Station Place offices, as well as those across Second Street.

Accordingly, the SPNA recommends that the lots along the east side of Second Street, N.E, between F and G Streets be zoned C-1, and that the existing C-1 zoning be retained for lots between G and H Streets.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "William Silagi". The signature is written in a cursive, flowing style.

William Silagi

SPNA Land Use Committee