James J. Magner
609 2nd Street, N.E.
Washington D.C. 20002

October 25, 1995

Director, Office of Zoning
441 4th Street, N.W. Suite 210,
Washington D.C. 20001

re: Case # 95-4

Dear Sir:

I wish to testify November 9, 1995, in favor of C-2-A zoning for Square 753.

The recent memorandum to the D.C. Zoning Commission from the Office of Planning discusses both C-1 and C-2-A for Square 753 and concludes: "On balance, OP believes C-2-A is more clearly consistent with the Comprehensive Plan and more practical in its effect on existing buildings."

At the September 25, 1995 hearing, representatives of the Stanton Park Neighborhood Association expressed a general preference for C-1 over C-2-A; to ". . . preserve the character of the neighborhood."

However, as the OP points out, "the C-2-A zone district has a residential incentive which is lacking in C-1, and C-2-A permits a wider range of business uses, but is still a neighborhood commercial zone."

The most effective way to preserve the character of the neighborhood is with C-2-A. It will provide some flexibility to adapt to the new activity patterns created by the conversion of Union Station, construction of the federal judiciary building and the planned construction of Station Place, and provide an integral buffer to the residential areas.

Thank You,

James J. Magner

ZONING COMMISSION
CASE No. 95-4
EXHIBIT No. 60

10/27/95

ZONING COMMISSION
District of Columbia
CASE NO.95-4
EXHIBIT NO.60