



# ARCHDIOCESE OF WASHINGTON

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July 21, 2010

District of Columbia Zoning Commission  
One Judiciary Square  
441 4th Street NW, Suite 210S  
Washington, DC 20001

Re: Zoning Commission Case No. 08-34  
Return to L'Enfant  
Planned Unit Development and Zoning Map Amendment

2010 JUL 22 PM 3:26  
DC OFFICE OF ZONING

Dear Mr. Chairman and Members of the Commission:

On behalf of the Archdiocese of Washington and Holy Rosary Church, this letter is in follow-up to our letter of February 4, 2009. In that letter, we set forth a number of concerns about the PUD application of Center Place Holdings LLC/Louis Dreyfus Property Group ("Center Place") which seeks a rezoning and PUD approval for the Center Leg Freeway Air Rights site located immediately adjacent to the Holy Rosary Church at the intersection of 3rd and F Streets, N.W. Our letter requested that the Commission postpone setdown consideration of the application until those concerns were fully addressed.

Since that time, we have engaged in productive discussions with Center Place and have come to a detailed agreement of terms memorialized in a Memorandum of Understanding. The Archdiocese and Holy Rosary are now in support of a setdown of the above-referenced PUD which will be revised, prior to the Zoning Commission's public hearing of the case, to include the following new elements:

1. Inclusion of the Holy Rosary property within the PUD boundaries, including the former F Street right-of-way.
2. A proffer to grant an easement over the former F Street right-of-way for public vehicular and pedestrian access contingent upon Zoning Commission and DDOT approval of a "green design" for easement area, including a narrow, two-lane cartway, wide sidewalks and abundant landscaping.

ZONING COMMISSION  
District of Columbia

CASE NO. 08-34  
EXHIBIT NO. 18

July 21, 2010

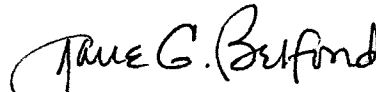
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3. Approval of first-stage schematic plans for a new rectory, church annex, storage, parking garage and associated green space for Holy Rosary and PUD conditions which ensure the final design and construction of these improvement at the Center Place's expense with completion and delivery of the improvements to Holy Rosary subject to Holy Rosary's review and approval. The PUD conditions will also specify that receipt of the improvements by Holy Rosary is a prerequisite to the granting of the aforementioned easement by Holy Rosary.
4. Zoning Commission approval of a transportation management plan which includes both exclusive use and shared parking facilities for Holy Rosary.

In conclusion, the Archdiocese and Holy Rosary hereby withdraw the objections stated in our letter dated February 4, 2009 and respectfully urge the Zoning Commission to approve the setdown of Z.C. Case No. 08-34. We look forward to working with Center Place and the Office of Planning to further refine the PUD for consideration at the public hearing.

Thank you in advance for your consideration of this request.

Respectfully submitted,



Jane G. Belford, Esq.  
Chancellor

cc: Mr. Robert H. Braunohler