Karchem Properties

Karchem Properties Inc. | 901 F Street NW | Suite 500 | Washington DC | 20004-1421 | 202 639 8600 | fax 202 639 8606

July 1, 2003

DC Zoning Commission
441 – 4th Street, NW
Room 220 South
Washington, DC 20001

Re: ZONING COMMISSION CASE NO. 02-44 (TA)
OPEN ARCADE REGULATIONS

Dear Members of the Commission:

I am writing to you as the development consultant to the National Property Board SFV, an agency of the Government of Sweden, concerning the proposed regulations that were published in the June 6 edition of the DC Register regarding amendments to the Open Arcade Regulations. For the reasons as further explained below, we request that you not adopt proposed Section 2515.3 as it appears in the DC Register.

The National Property Board recently conducted a national design competition in Sweden to select a new design for a building to be constructed on the waterfront in Georgetown, which will become the new home of the Embassy of Sweden. The development site is immediately east of Washington Harbor, and is zoned W-2. The winning design is a four-story building, which will house the Embassy, with one and one-half floors of exhibition space. The top two floors will be devoted to residential use.

The building as designed includes extensive open arcade areas at the first and second floor levels. (See attached drawings). The building was designed under the current Zoning Regulations, and has been endorsed by the Advisory Neighborhood Commission and approved in concept by the Commission of Fine Arts. The project is currently in the design development phase.

Elimination of the open arcade credit in the W Zone will have a significant impact on the project. It is my understanding that the original intent of the change in regulations was to encourage the enclosure of existing arcades in the commercial zones in downtown Washington, in order to promote an active retail presence in the city. This project is not in the downtown area, is not in a commercial zone, and does not include the use of retail space. On behalf of the Government of Sweden, we respectfully request that you not adopt Section 2515.3 as proposed. Thank you.

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D.C. OFFICE OF ZONING
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ZONING COMMISSION
District of Columbia
Case 02-44
Exhibit 29

ZONING COMMISSION
District of Columbia
CASE NO.02-44
EXHIBIT NO.29

Karchem Properties

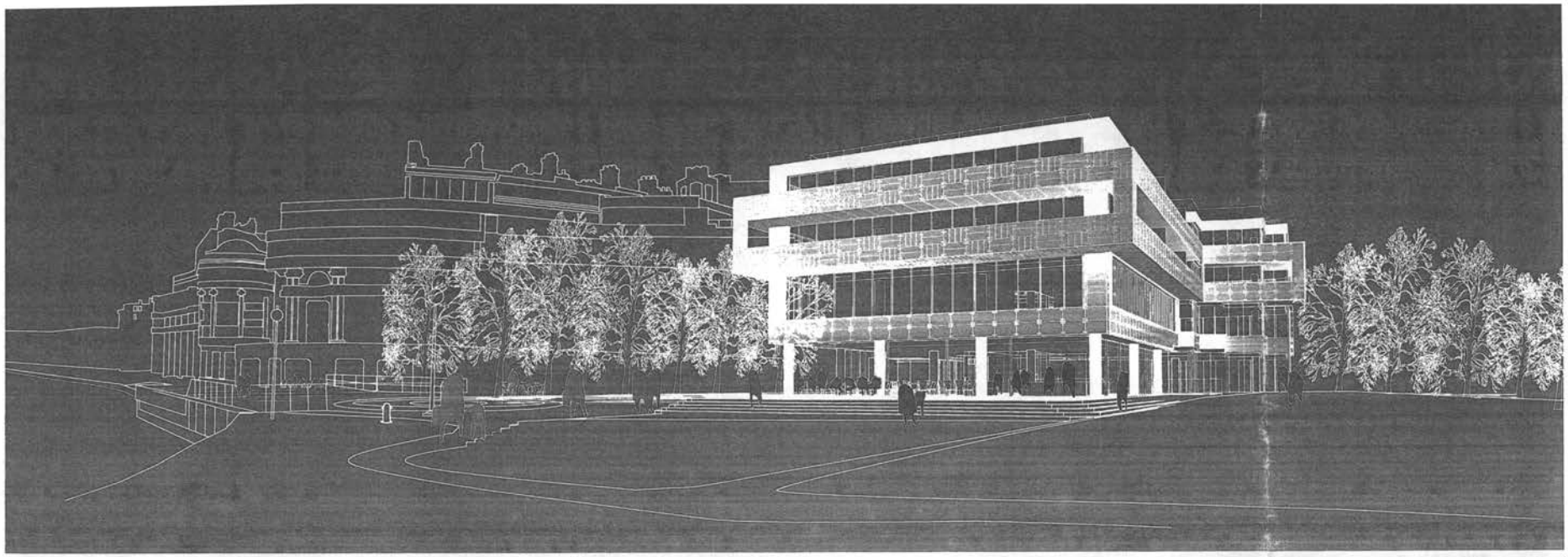
Sincerely,

KARCHEM PROPERTIES INC.

Daniel B. Karchem

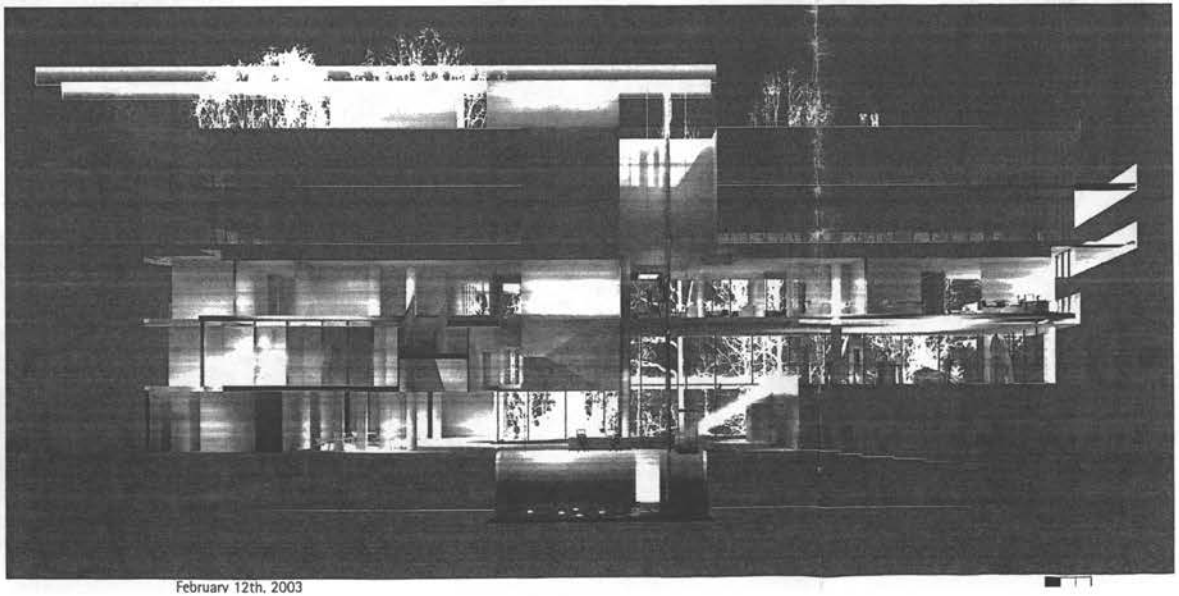
cc Jan Eliasson, Ambassador of Sweden
Jan Thews, Director of Property Services Abroad, National Property Board
Peter Ohrstedt, Department Head, National Property Board
Gunilla Persson, Project Director, National Property Board
Michael Blomqvist, Property Manager, National Property Board

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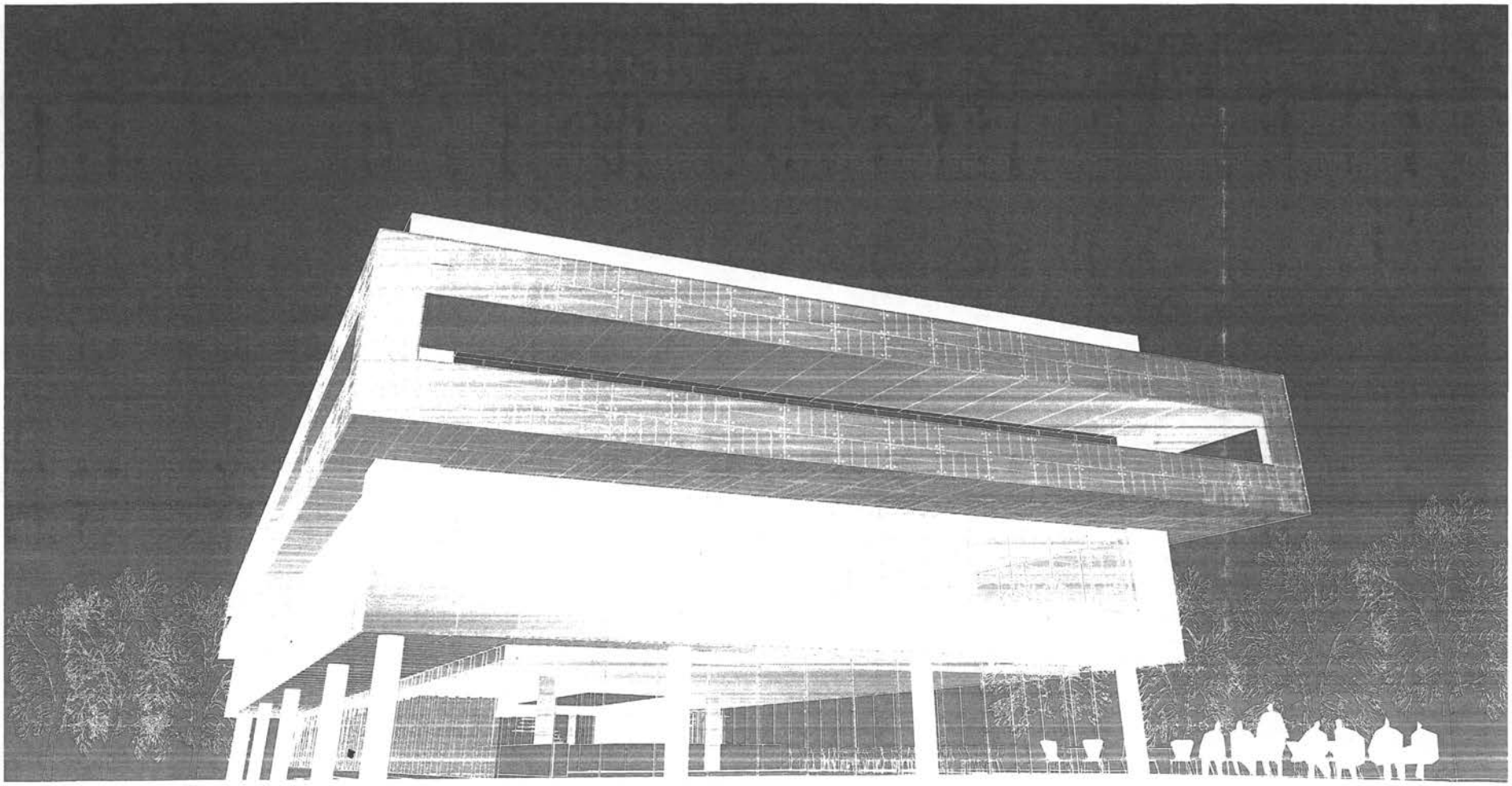


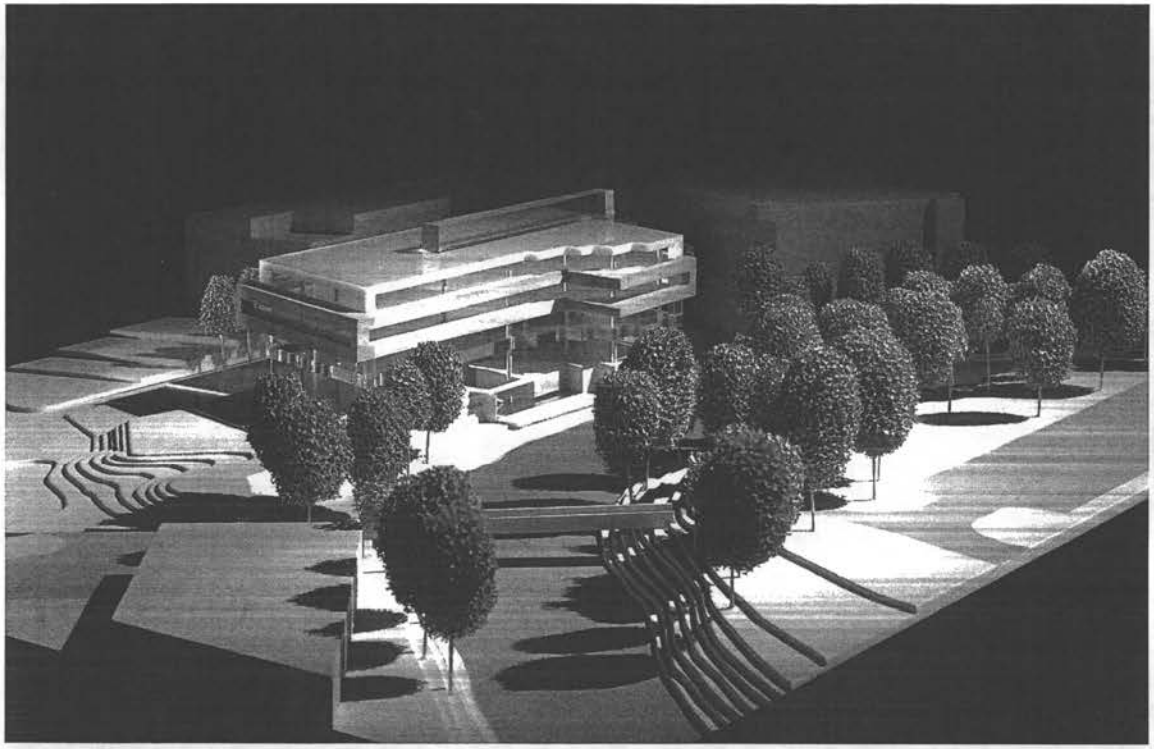


House of Sweden

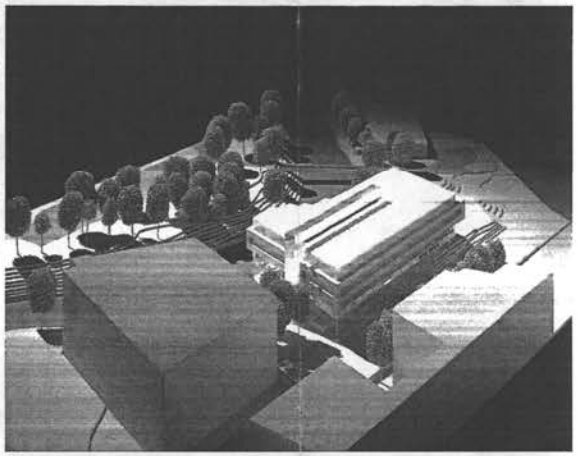


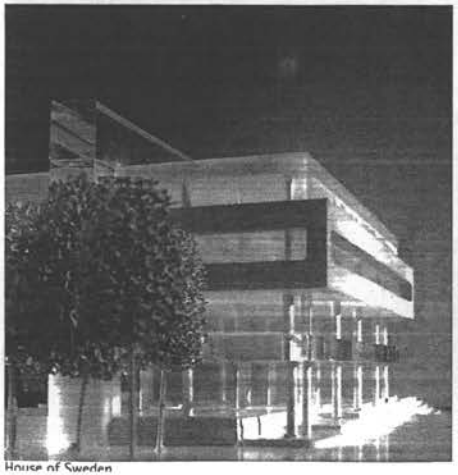
February 12th, 2003

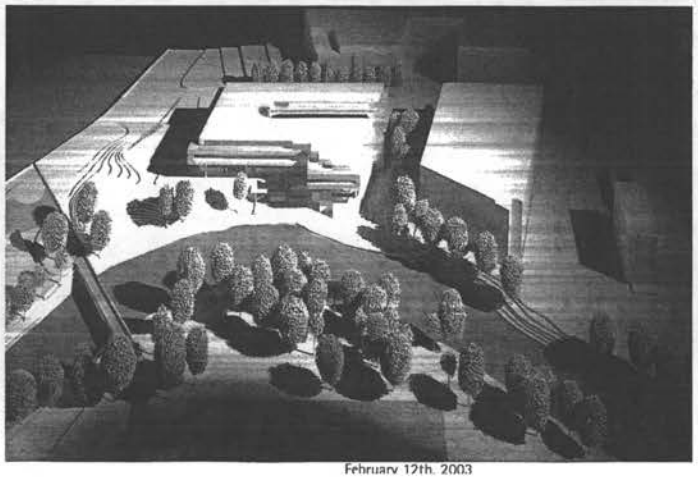


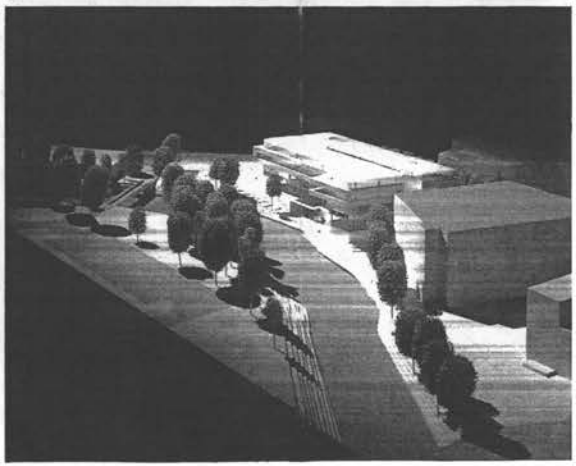












House of Sweden

February 12th, 2003