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D.C. OFFICE OF ZONING
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By Hand Delivery

Mr. Alberto P. Bastida
Secretary for Zoning Commission
D.C. Office of Zoning
441 4th Street, N.W., Room 210
Washington, DC 20001

Re: Zoning Commission Case No. 03-06 (Southeast Federal Center)

Dear Mr. Bastida:

On behalf of the Petitioner, the United States General Services Administration, we hereby submit brief comments on the proposed rulemaking. The Commission specifically requested comments on proposed new Section 1803.3, which would permit a mixed use building in the proposed SEFC/CR Zone District to occupy 100% of its lot. Absent this provision, a building in the proposed SEFC/CR Zone District that is devoted to commercial and residential use would be subject to 11 DCMR Section 634, which limits lot occupancy for such buildings to 75%, calculated at the lowest level where the residential use begins.

The Petitioner, with the support of the Office of Planning, requested new Section 1803.3 to provide flexibility in the design of mixed use buildings in the Southeast Federal Center Overlay. Further, this Section will provide an incentive for mixed-use development within the Overlay consistent with the goal of the Overlay to create a vibrant mixed-use community. For these reasons, the Petitioner strongly recommends the retention of proposed Section 1803.3.

We look forward to the Commission's action on this petition in January.

Very truly yours,

Allison C. Prince

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ZONING COMMISSION
District of Columbia
Case 03-06
Exhibit 59

ZONING COMMISSION
District of Columbia
CASE NO.03-06
EXHIBIT NO.59