

March 20, 2006

VIA HAND DELIVERY

D.C. Zoning Commission
Suite 210
441 4th Street, N.W.
Washington D.C. 20001

Steven E Sher
Director of Zoning and Land Use Services
202 663 7278
steven.sher@hklaw.com

Re. Zoning Commission Case No. 04-18
Mount Vernon District Overlay
Comments on the Notice of Proposed Rulemaking

Dear Members of the Commission

The Commission has invited written comment on the proposed amendments to the Downtown Development (DD) District to include a new Mount Vernon Triangle District. On behalf of the Steuart Investment Company (Steuart), we suggest the Commission correct what appears to be an inadvertent error in proposed §1732.4(e)

The DD/MVT District would include a series of restrictions on development around the intersection of 5th and K Streets, N.W., including restrictions on uses within the Principal Intersection Areas (PIA), the Secondary Use Area and the Primary Use Area, as set forth in proposed §1732.1. Proposed §1732.4 designates uses which may be established on a permanent basis in any of those three areas. Proposed §1732.4(e) identifies other uses permitted in the PIA under certain circumstances. It is our understanding that the Office of Planning and the Zoning Commission had intended to allow for a broader range of uses in the Principal Intersection Area than had been proposed in earlier versions of the text. We believe that the following correction should be made to proposed §1732.4(e):

"Other uses permitted on a permanent basis in the ~~Principal Intersection~~ Primary Area, provided that within such uses..." (Strike-through words to be deleted, underlined word to be added)

This would allow Principal Intersection Area uses to include all permanent Primary Area uses, provided they included the percentage of restaurant or drinking place uses specified in the remainder of proposed §1732.4(e).

Steuart also reaffirms its support for the rezoning of Square 483 from C-3-C to DD/C-3-C as proposed by the Commission. Steuart incorporates the previous information discussed at the hearing by the Office of Planning and by representatives of Steuart

Holland+Knight

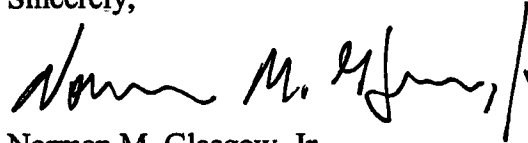
D.C. Zoning Commission

March 20, 2006

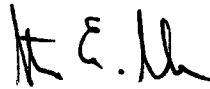
Page 2

We thank you for your attention to our comments

Sincerely,

A handwritten signature in black ink, appearing to read "Norman M. Glasgow, Jr.", with a stylized flourish at the end.

Norman M Glasgow, Jr.

A handwritten signature in black ink, appearing to read "Steven E. Sher", with a stylized flourish at the end.

Steven E. Sher

Director of Zoning and Land Use Services

cc. Stephen Cochran, Office of Planning
Guy T. Steuart, III

2705089_v1