

HOLLAND & KNIGHT LLP

2099 Pennsylvania Avenue, N W
Suite 100
Washington, D C 20006-6801

202-955-3000
202-955-5564 Fax
www.hkllaw.com

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July 8, 2004

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
Internet Address
steven.sher@hkllaw.com

Re. Proposed Text Amendments to Create a Mount Vernon Triangle Subarea of the Downtown Development District and to Rezone Square 483 from C-3-C to DD/C-3-C

Dear Members of the Commission:

The Office of Planning (OP) has submitted a report, dated July 2, 2004, to the Zoning Commission recommending that the Commission schedule a public hearing on OP's proposal to create new regulations for the Mount Vernon Triangle area under the Downtown Development District and to rezone Square 483, bounded by 5th, 6th and K Streets and New York Avenue, N W, from C-3-C to DD/C-3-C. The Steuart Investment Company ("Steuart") is the owner of all of the property in that Square.

Steuart also owns the substantial majority of the adjacent property in Square N515, which lies within the Mount Vernon Triangle Subarea and is bounded by 4th and L Streets and New York Avenue, N.W. On February 2, 2004, Steuart filed an application with the Commission (assigned Case No 04-03) to rezone all of its property to DD/C-3-C, that is, Square 483 would be rezoned from C-3-C to DD/C-3-C and Square N515 would be rezoned from DD/C-2-C to DD/C-3-C

Representatives of Steuart have actively participated in the Mount Vernon Triangle Alliance and have worked with OP on the proposed regulations. Steuart is supportive of many of the provisions set forth in OP's report as well as the overall planning objectives articulated in the Action Agenda. Steuart's property in Square 483 is the most significantly affected by OP's proposed regulations, because it is the only property in the area not now included in the DD District and because it is the

ZONING COMMISSION
District of Columbia

CASE NO. 04-18
EXHIBIT NO. 5

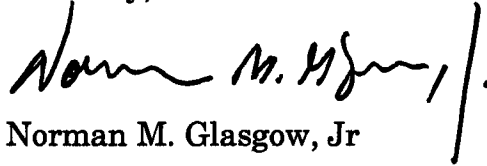
ZONING COMMISSION
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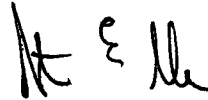
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only private property at the corner of 5th and K Streets which is not now improved with a building. Representatives of Steuart have been working with OP on a comprehensive strategy to address all of its property in the area, so that it can incorporate the kinds of design amenities that OP desires but still be able to develop its properties to a reasonable level. Steuart therefore requests that, if the Zoning Commission determines to schedule a hearing on the OP proposal, it also include within the scope of that hearing the proposed rezoning of Square N515 from DD/C-2-C to DD/C-3-C

Sincerely,



Norman M. Glasgow, Jr



Steven E Sher
Director of Zoning and Land Use Services

cc: Ellen McCarthy, Office of Planning
Stephen Cochran, Office of Planning
Guy T. Steuart, III, Steuart Investment