



November 18, 2013

Zoning Commission
for the District of Columbia
441 4th Street, N.W.
Washington, D.C. 20001

Re: Comments to Subtitle I (Downtown Zone)
ZC Case No. 08-06A (Title 11, Zoning Regulations - Comprehensive Text Revisions)

Dear Members of the Commission:

Property Group Partners is the owner of property located within the air rights above the Center Leg Freeway between Massachusetts Avenue and E Street, N.W. This large site is being developed as a Planned Unit Development (PUD) as a mixed-use project, which creates three new city blocks. While the project has been approved as a PUD in Zoning Commission Case No. 08-34, we are interested in and are following the discussions relating to the Zoning Regulation Rewrite.

In reviewing the Downtown Zone Map in Subtitle I, we have become aware that the project site is identified within the D-4-B-1 zone. While this zone district promotes high density commercial and mixed-use development, it does not equate to the zone district that was approved in conjunction with the PUD. The D-4-B-1 zone reflects the zone district that was identified for the project site based on the zoning approved in the PUD approved in 1990 (Zoning Commission Order No. 664).

The Future Land Use Map of the Comprehensive Plan identifies the project site within the High Density Commercial land use category. As part of the recent PUD, the Zoning Commission approved a rezoning of the property to C-4, which is consistent with the designation in the Comprehensive Plan and is appropriate for the project site.

Accordingly, it seems that it would be more appropriate to include this site within the D 6-B-1 site, as opposed to the D-4-B-1. We would ask that you consider this change.

Sincerely,



Robert H. Braunschler
Regional Vice President

cc: Jennifer Steingasser, Office of Planning
Stephen Cochran, Office of Planning