

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Crystal Myers, AICP, Project Manager
JL Joel Lawson, Associate Director of Development Review

DATE: November 7, 2025

SUBJECT: ZC Case 24-11: Supplemental Report for Consolidated Planned Unit Development and Related Map Amendment from MU-5B to PDR-1 Square 4268 (Lots 6, 12, 14, 801, 804 & 819) and Parcels 01530113, 01530152, and 01530153

At the October 20, 2025, public hearing the Zoning Commission requested for the Office of Planning to provide an understanding of the legislative history that led to the application of the PDR land use designation to the subject property during the Comprehensive Plan Amendment Act of 2021.

Legislative History Summary

The legislative history shows that the PDR stripe was added to the subject property in the [Mayor's comprehensive plan draft](#) (at page 268). As explained in the Applicant's November 3, 2025 Post-Hearing Statement ([Exhibit 139](#)), in reviewing the draft Comprehensive Plan the Council was concerned about ensuring the District had enough PDR land. Although the Council made dozens of changes to the FLUM in the Mayor's comprehensive plan draft (See [Act No. 24-0110](#) at pages 2-7), it approved the PDR stripe on the property.