STATEMENT OF ROBERT BRAUNOHLER

JBG COMPANIES

Good evening members of the Zoning Commission. My name is Bob Braunohler of JBG. I am pleased to be here tonight in support of the Office of Planning's proposal to rezone the Buzzard Point area. Mr. Steuart has addressed the history of BPPA and other planning efforts in the area. As development advisor to the BPPA, we have long believed that there was a need for zoning in the area consistent with the Comprehensive Plan.

A variety of actions are needed to spur development in the area and zoning is only one tool. It is also clear that any zoning must be coordinated with the plans for the Southeast Federal Center and related South Capital developments to encourage similar types of development in the entire area. In addition, the zoning needs to be flexible to permit development over a long period of time.

BPPA is supportive of the Office of Planning proposal because it achieves the majority of the goals of the BPPA and provides suitable zoning for the area. We should note that one of the tenets of the BPPA Plan was the protection of exiting industrial uses in the area. The OP proposal recognizes the importance of the existing industrial uses and provides, in Section 1605.1, for their expansion as needed (up to the new permitted FAR and height). Because of the extensive facilities in the area, particularly in terms of PEPCO, we believe that additional clarification is necessary. We

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propose to modify the text of Section 1605.1 to ensure that the existing uses can remains a conforming uses and expand consistent with the regulations.

That language is as follows:

BPPA Proposed Revision to Section 1605.1

1605.1 A commercial or industrial use that is first permitted in the CM or M zone ~~and~~ that is in existence ~~with a valid Certificate of Occupancy~~ as of date, shall be deemed a conforming use and shall be entitled to expand as a matter **of right within the BP Overlay District** up to the commercial floor area ratio and height limits of the underlying zone district~~; Provided,~~ **, Provided that the owner thereof has a valid certificate of occupancy as of the date of application for expansion or the owner has a Certificate of Public Convenience and Necessity; and Provided further** that the performance standards of ~~s~~**Sections** 804 and 805 of the CM district or ~~s~~**Sections** 825 and 826 of the M district applicable to the use shall apply to any expansion.

Thank you for your time, and I would be happy to answer any questions.