



June 13, 2022

Via Email - ZCSubmissions@dc.gov
Zoning Commission of the District of Columbia
441 4th Street, NW Ste. #200
Washington, DC 20001

Re: Zoning Commission Case Number 22-01

Dear Chairman Hood and Members of the Zoning Commission:

On behalf of the Foulger Pratt Development, LLC (Foulger Pratt), I submit this letter of support for the proposed changes to the text amendments in Zoning Commission Case No. 22-01. Foulger Pratt is currently working on multiple projects in which it will take outdated nonresidential buildings and invest in converting the buildings to residential use in the downtown area. As originally proposed, the text amendment provided flexibility for conversion projects in some non-residential zones, but it did not propose similar flexibility for conversion for projects in the Downtown (D) zones. Recently, the Office of Planning has proposed additional modifications to the text amendment to allow similar flexibility for residential conversions within the D zones.

Foulger Pratt supports these proposed changes as they will positively impact the ability for residential conversions to occur and positively impact the District's housing supply within the Downtown area. We urge the Zoning Commission to adopt the text amendment as amended.

We appreciate your consideration of Foulger Pratt's support for ZC Case No. 22-01.

Respectfully,



Michael D. Abrams

Managing Director and Authorized Party