

Dear PSC,

I own the Duniway Park Building, or former YMCA Building, adjacent Duniway Park. The Building consists of roughly 69,000sf of high cube space above a 99 stall partially below grade parking garage located on a 1.71 acre site. The building is structurally robust and was designed to be able to accommodate additional floor(s). The preliminary zoning concept draft provides a conceptual framework for several commercial mixed-use zones. I submit CM3 is the most appropriate of the conceptual zones for our property, especially given its strategic location close to transit and PSU, and ability to accommodate cars and bikes onsite.

Thank you for considering this request.

Jim

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