ARNOLD & PORTER LLP

Nathan W. Gross
Zoning and Land Use Specialist
Nathan_Gross@aporter.com
Not Engaged in the Practice of Law

202.942.5956
202.942.5999 Fax

555 Twelfth Street, NW
Washington, DC 20004-1206

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March 17, 2005

Carol Mitten, Chair
D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Pre-Hearing Submission, Zoning Commission Case No. 03-30
Square 643 Associates LLC, Consolidated Planned Unit Development

Dear Ms. Mitten:

On March 15, 2005, the Applicant in the above-referenced case advised the Zoning Commission that the Applicant's original Application will serve as the Pre-Hearing Submission. A copy of that letter is attached. In addition, the Applicant is herewith providing the following:

1. A list of witnesses who will testify at the public hearing, a summary of their testimony, and the estimated time required for the Applicant's presentation.

2. A set of mailing labels with the names and addresses of all property owners within 200 feet of the subject property.

3. Pursuant to § 3013.3, the owner of the property is Square 643 Associates, LLC, 1133 Connecticut Avenue, N.W., Suite 800, Washington, D.C. 20036.

4. Certification pursuant to § 3013.7: We hereby certify that all of the requirements of § 3013 have been complied with in this submission.

ZONING COMMISSION
District of Columbia
CASE NO. 03-30
EXHIBIT NO. 37

5. A check payable to D.C. Treasurer in the amount of 7,715 for public hearing fees for the requested map amendment and PUD.

Please contact the undersigned if any additional materials are needed.

ZONING COMMISSION
District of Columbia
CASE NO.03-30
EXHIBIT NO.37

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March 15, 2005

Carol Mitten, Chair
D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Re: Pre-Hearing Submission, Zoning Commission Case No. 03-30
Square 643 Associates LLC, Consolidated Planned Unit Development

Dear Ms. Mitten:

Regarding the Applicant's Pre-Hearing Submission in the above-cited case, the Applicant hereby informs the Zoning Commission that our original Application will serve as the Pre-Hearing Submission. Within a few days we will submit a check for the hearing fees, a list of property owners and addresses within 200 feet of the property, on mailing labels and any other required items.

Sincerely,
ARNOLD & PORTER LLP

Cynthia A. Giordano

Nathan W. Gross, AICP

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Sincerely,
ARNOLD & PORTER LLP

Cynthia A. Giordano

Nathan W. Gross, AICP

Attachments

LIST OF WITNESSES AND ESTIMATED TIME REQUIRED TO PRESENT CASE

Witnesses:

Square 643 Associates, LLC

Stephen Tanner, Principal

Shalom Baranes Associates, Architect:

Robert Sponseller, AIA

Arnold & Porter, Land Use Counsel:

Nathan W. Gross, AICP, City Planner

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Estimated Time Required to Present Case: 1.0 hour

SUMMARY OF TESTIMONY

Summary of Testimony of Square 643 Associates, LLC:

Stephen Tanner, Principal:

I. Summary of Development Experience in Similar Projects

II. Project Background and Goals

III. Development Planning, Financing, Timetable

IV. Community Involvement in PUD Planning

Robert Sponseller, AIA, Shalom Baranes Associates, Architects:

I. Identification of the Firm and Its Practice

II. Presentation of Site Plan, Landscape Plan and Architectural Plans

Summary of Testimony of Nathan W. Gross, AICP
City Planner, Arnold & Porter:

I. Identification of Firm and Its Practice

II. Assessment of Key Planning Issues and Benefits of Proposed Project

III. Consistency of Project with Comprehensive Plan and PUD Evaluation Standards

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Capital Park IV Condominium Association
c/o Ruth Otts, President
614 3rd Street, S.W.
Washington, D.C. 20024

Millenium Arts Center, Inc.
William J. Wooby, President
65 Eye Street, S.W.
Washington, D.C. 20024

District of Columbia
Department of Property Management
441 4th Street, N.W., Suite 721
Washington, D.C. 20001

D.C. Department of Recreation and Parks
3149 16th Street, N.W.
Washington, D.C. 20011

D.C. Department of Health/Southwest Clinic
350 Delaware Avenue, S.W.
Washington, D.C. 20024