ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

NOTICE OF PUBLIC HEARING

RECEIVED
D.C. OFFICE OF ZONING
2005 SEP -7 AM 11: 14

TIME AND PLACE: **Monday, October 24, 2005 @ 6:30 P.M.**
Office of Zoning Hearing Room
441 4th Street, N.W. - Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 05-15 (Broadway I Associates LLC – Planned Unit Development)

THIS CASE IS OF INTEREST TO ANC 6C

On May 23, 2005, the Office of Zoning received an application from Broadway I Associates LLC (the "Applicant"), requesting consolidated review and approval of a planned unit development ("PUD") in order to develop a residential project on the subject site. The Office of Planning provided its report and the case was set down for hearing on July 11, 2005. The Applicant provided its pre-hearing statement on August 8, 2005.

The PUD site is located at 318 I Street, N.E. (Square 775, Lots 1, 22, 23, 32, 826 and 827) ("PUD Site"). The total land area of the PUD Site is 28,353 square feet. The Project Site is located at the northwest corner of 4th and I Streets, NE, and is currently occupied by a building that was most recently used as a wholesale bakery establishment and related parking lot. The PUD Site is located in the C-2-B Zone District.

Consistent with the PUD guidelines for the C-2-B Zone District, the building will have a total FAR of approximately 5.65, will occupy approximately 85% of the PUD Site, and will be approximately 65 feet in height. The new 140 unit residential building will comprise approximately 160,000 square feet, including over 25,000 square feet of residential recreation space, and approximately 9,120 square feet of affordable housing units. The main lobby for the building will be accessed from the I Street, N.E. entrance to the project via a set of arcades, and below grade parking for approximately 140 automobiles that will be accessed from an existing public alley off of I Street, N.E. The Applicant will construct new brick sidewalks as well as landscape the proposed building on 4th and I Streets.

The architect for the Applicant is Esocoff & Associates Architects and the land use counsel is Pillsbury Winthrop Shaw Pittman, LLP.

This public hearing will be conducted in accordance with the provisions of § 3022 (Contested Case Hearings), District of Columbia Municipal Regulations (DCMR) Title 11, Zoning.

ZONING COMMISSION
District of Columbia
CASE NO.05-15
EXHIBIT NO.30

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.

How to participate as a party.

Any person who desires to participate as a party in this case must so request and must comply with the provisions of 11 DCMR § 3022.3.

A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Zoning Regulations.

Except for the affected ANC, any person who desires to participate as a party in this case must clearly demonstrate that the person's interests would likely be more significantly, distinctly, or uniquely affected by the proposed zoning action than other persons in the general public. Persons seeking party status **shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

(a) The person's name, address, and daytime telephone number;

(b) A request to appear and participate as a party;

(c) Whether the person will appear as a proponent or opponent of the application;

(d) Whether the person will appear through legal counsel, and if so, the name and address of legal counsel;

(e) A list of witnesses who will testify on the person's behalf;

(f) A summary of the testimony of each witness;

(g) An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts;

(h) The total amount of time being requested to present their case; and

(i) A written statement setting forth why the person should be granted party status, including reference to the following:

(1) The property owned or occupied by the person, or in which the person has an interest, that will be affected by the action requested of the Commission;

(2) The legal interest the person has in said property, such as owner, tenant, trustee, or mortgagee;

(3) The distance between the person's property and the property that is the subject of the application before the Commission;

(4) The economic, social, or other impacts likely to affect the person and/or the person's property if the action requested of the Commission is approved or denied; and

(5) An explanation of how the person's interest as identified in response to paragraph (4) would likely be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than those of other persons in the general public.

The applicant shall also provide the information indicated in (e) through (h) to the extent that the information is not contained in the Applicant's prehearing submission as required by 11 DCMR § 3013.1. The information shall be filed no later than fourteen (14) days before the date of the hearing.

If an affected Advisory Neighborhood Commission (ANC) intends to participate at the hearing, the ANC shall submit the written report described in § 3012.5 no later than seven (7) days before the date of the hearing. The report shall also contain the information indicated in (e) through (h) above.

Time limits.

The following time limits for oral testimony shall be adhered to unless changed by the Commission, and no time may be ceded:

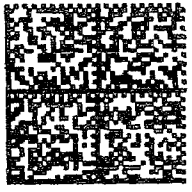
1.	Applicant and parties in support	60 minutes collectively
2.	Parties in opposition	15 minutes each (60 minutes collectively)
3.	Organizations	5 minutes each
4.	Individuals	3 minutes each

Information responsive to this notice should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C. 20001. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

CAROL J. MITTEN, ANTHONY J. HOOD, GREGORY N. JEFFRIES, JOHN G. PARSONS, AND KEVIN L. HILDEBRAND ---------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, ACTING SECRETARY TO THE ZONING COMMISSION.

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



NEOPOST $0.37
AUG 26 2005
US POSTAGE
FIRST CLASS
MAILED FROM 20001
048J0085002282

U16-8-3+05 Rt 116 C

Julio C. Castillo
960 Florida Avenue, NW
Washington, DC 20001-4046

NIXIE 208 1 09 09/03/05
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

20001+4046-60 C016 BC: 20001271441 *0931-04438-26-39
20001%2714

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

NEOPOST $0.37
AUG 26 2005
US POSTAGE
FIRST CLASS
MAILED FROM 20001
048J0085002282

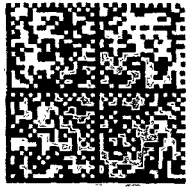
Donald P. Fix
~~2110 Vermont Avenue, NW~~
~~Washington, DC 20001-4040~~

NIXIE 208 1 08 08/31/05
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

20001+4040-10 C011
20001%2714

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



NEOPOST $0.37
AUG 26 2005
US POSTAGE
FIRST CLASS
MAILED FROM 20001
048J0085002282

RETURN TO SENDER
☐ Forwarding Order Expired
☐ Attempted Unknown
☐ Moved -- Left No Address
☐ Insufficient Address
☐ Refused
3641

2106-2108 Vermont Avenue, NW, LLC
1400 16th Street, NW
Suite B105
Washington, DC 20036-2250

NIXIE 208 1 08 08/31/05

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

20036+2250-25 C041

BC: 20001271441 *0931-04458-26-39

20001%2714

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

NEOPOST $0.37
SEP 09 2005
US POSTAGE
FIRST CLASS
MAILED FROM 20001
048J0085002282

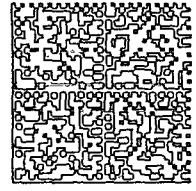
Dawn Allison Thomas
311 I St. NE
Washington, DC 20002-4341

NIXIE 208 1 08 09/14/05
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 20001271441 *1231-01249-09-40

20002%4341-11 0047
20001%2714

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



NEOPOST $0.37
SEP 09 2005
US POSTAGE
FIRST CLASS
MAILED FROM 20001
048J0085002282

Effie L. Simmons
337 K St. NE
Washington DC 20002-3521

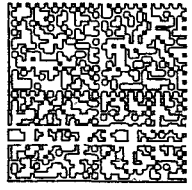
NIXIE 208 1 08 09/14/05
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 20001271441 *1231-01241-09-40

20002-3521-37 0047
20001%271.4

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



NEOPOST $0.37
SEP 09 2005
US POSTAGE
FIRST CLASS
MAIL FD FROM 20001
048J0085002273

Troy C. Hullum
409 I St. NE
Washington, DC 20002-4343

NIXIE 208 1 08 09/14/05
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 20001271441 *1231-01424-09-40

20002%4343-03 0047
20001%2714

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

NEOPOST $0.37
SEP 09 2005
US POSTAGE
FIRST CLASS
MAILED FROM 20001
048J0085002282

Oceanmark Bank FSB C/O
c/o Stephanie P. Austin
514 14th St. NE
Washington, DC 20002-5412

NIXIE 209 1 08 09/14/05
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 20001271441 *1231-01736-09-40

20002-5412
20001%2714

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

NEOPOST $0.37
SEP 09 2005
US POSTAGE
FIRST CLASS
MAILED FROM 20001
048J0085002273

Walter J. Kim
3201 ~~Prince Henry Ct.~~
~~Olney~~, MD ~~20832-2377~~

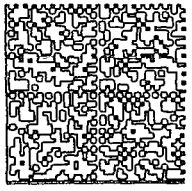
Return to Sender
Not at this Address
No Vote!

NIXIE 208 1 08 09/14/05
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 20001271441 *1231-01412-09-40

20832+2377-01 R003
20001%2714

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



NEOPOST $0.37
SEP 09 2005
US POSTAGE
FIRST CLASS
MAILED FROM 20001
048J0085002273

Darby L. Pollock
1112 D St. NE
Washington, DC 20002-6306

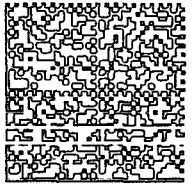
POLL112 200023311 1504 23 09/12/05
FORWARD TIME EXP RTN TO SEND
POLLOCK
405 K ST NE
WASHINGTON DC 20002-3523

RETURN TO SENDER

20002-6306

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



NEOPOST $0.37
SEP 09 2005
US POSTAGE
FIRST CLASS
MAIL FD FROM 20001
048J0085002273

Jason C. Williams
411 I St. NE
Washington, DC 20002-4343

NIXIE 208 1 08 09/16/05
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 20001271441 *1231-01436-09-40

20002%4343-11 0047
20001%2714

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

NEOPOST $0.37
SEP 09 2005
US POSTAGE
FIRST CLASS
MAILED FROM 20001
048J0085002273

District TLC Trust
1996 Breen/REO Dept
101 Farnsworth Ave.
Bordentown, NJ 08505-1307

A
C
S
☐ INSUFFICIENT ADDRESS
☐ ATTEMPTED NOT KNOWN
☐ NO SUCH NUMBER/ STREET
☐ NOT DELIVERABLE AS ADDRESSED - UNABLE TO FORWARD
☐ OTHER

RTS
RETURN TO SENDER

08505+1307

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

NEOPOST $0.37
AUG 26 2005
US POSTAGE
FIRST CLASS
MAILED FROM 20001
048J0085002282

Almaz G. Yohanes
2008 9th Street, NW
Washington, DC 20001-2006

NIXIE 208 1 08 08/30/05
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

20001+4006-08 C021
20001%2714

BC: 20001271441 *0931-04247-26-39

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

NEOPOST $0.37
AUG 26 2005
US POSTAGE
FIRST CLASS
MAILED FROM 20001
048J0085002282

Jeffrey M. Bristow
948 Florida Avenue, NE
Washington, DC 20002-3722

NSM
7227

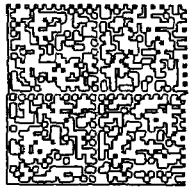
NIXIE 208 1 08 08/28/05
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD

20002-3722-48 0027
20001%2714

BC: 20001271441 *0931-04423-26-39

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE



NEOPOST $0.37
AUG 26 2005
US POSTAGE
FIRST CLASS
MAILED FROM 20001
048J0085002282

20001+2714-41 C003

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4TH STREET, N.W. SUITE 210
WASHINGTON, D.C. 20001

OFFICIAL BUSINESS
PENALTY FOR MISUSE

NEOPOST $0.37
AUG 26 2005
US POSTAGE
FIRST CLASS
MAILED FROM 20001
048J0085002282

115

J and R Associates Staff LLC
911 W Street, NW
Washington, DC 2001-4031

NIXIE 208 1 08 08/29/05
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

20001440 31-11 C018 BC: 20001271441 *0931-04422-26-39
20001%2714