

Government of the District of Columbia
OFFICE OF ZONING

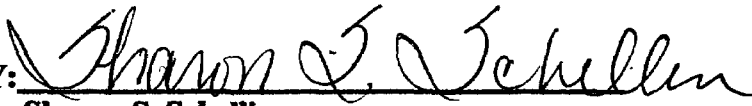


Z.C. CASE NO.: 05-23

As Secretary to the Commission, I hereby certify that on APR 20 2006 copies of this Z.C. Notice of Public Hearing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

- | | |
|--|---|
| 1. <i>D.C. Register</i> | 6. Councilmember Vincent B. Orange, Jr. |
| 2. Paul Tummonds Jr., Esq.
Pillsbury Winthrop Shaw Pittman
LLP
2300 N Street, N.W.
Washington, D.C. 20037-1128 | 7. Office of Planning (Ellen
McCarthy) |
| 3. James D. Berry, Jr., Chair
ANC 5C
140 Bates Street, NW
Washington, DC 20001 | 8. Ken Laden, DDOT |
| 4. Commissioner Bertha Johnson
ANC/SMD 5C05
306 Seaton Place, NE
Washington, DC 20002 | 9. Zoning Administrator (Bill Crews) |
| 5. Gottlieb Simon
ANC
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004 | 10. David Rubenstein, Esq.
General Counsel
941 North Capitol Street, N.E.
Suite 9400
Washington, D.C. 20002 |
| | 11. MLK Library (30 copies) |
| | 12. Owners Within 200 Feet (see
attached list provided by Applicant) |
| | 13. Office of the Attorney General
(Alan Bergstein) |

ATTESTED BY:


Sharon S. Schellin

**Acting Secretary to the Zoning Commission
Office of Zoning**

**ZONING COMMISSION
District of Columbia**

CASE NO. 05-23

EXHIBIT NO. 15

R Street Storage Associates
4600 E West Hwy Ste 200
Bethesda, MD 20814-6901

CSX Realty Development Corp
301 W Bay St #800
Jacksonville, FL 32202-5184

XM 1500 Eckington LLC
1500 Eckington Pl, NE
Washington, DC 20002-2164

Faye L. Fields
129 Quincy Pl, NE
Washington, DC 20002-2146

Annie L. Noble
131 Quincy Pl, NE
Washington, DC 20002-2146

Thomas M. Rosenblatt
6013 Neilwood Dr.
Rockville, MD 20852-3703

Josiah Ukaegbu
6425 6th St., NW
Washington, DC 20012-2613

Leroy Perkins
137 Quincy Pl, NE
Washington, DC 20002-2146

Rosetta V. Stewart
139 Quincy Pl, NE
Washington, DC 20002-2146

Geneva E. Jackson
141 Quincy Pl, NE
Washington, DC 20002-2146

Frederica Archibald
143 Quincy Pl, NE
Washington, DC 20002-2146

IRA L. Tinsley ET AL
145 Quincy Pl, NE
Washington, DC 20002-2146

Keisha C. Rice
147 Quincy Pl, NE
Washington, DC 20002-2146

BDC Q Street LLC
5301 Wisconsin Ave, NW Ste 600
Washington, DC 20002-2146

William P. McCall
141 R St. NE
Washington, DC 2002-2119

Lang C Reese Trustee
5116 12th Street, NE
Washington, DC 20011

Fred Barbee, Et Al
145 R St. NE
Washington, DC 20002-2119

Sara Hill
148 Quincy Pl, NE
Washington, DC 20002-2145

Alicia M. Gordon
146 Quincy Pl, NE
Washington, DC 20002-2145

Elizabeth Crockett
144 Quincy Pl, NE
Washington, DC 20002-2145



Marcie Gist
1337 Marcella Dr
Union, NJ 07083-6245

Sandra P. Sturdivant
140 Quincy Pl, NE
Washington, DC 20002-2145

Lorna Smith
1307 Delafield Pl, NW
Washington, DC 20011-4452

Lorraine Parkerson
1632 Eckington Pl, NE
Washington, DC 20002-2148

Wayne Johnson
1630 Eckington Pl, NE
Washington, DC 20002-2148

Wyetha Staggers
1628 Eckington Pl, NE
Washington, DC 20002-2148

Jamal Sahri
149 R St., NE
Washington, DC 20002-2150

Donna Reynolds
149 R St., NE, Apt. 2
Washington, DC 20002-2150

Angela N. Farquharson
149 R St., NE, Apt. 3
Washington, DC 20002-2150

Christopher L. Church
149 R St., NE, Apt. 4
Washington, DC 20002-2150

Winford Dearing
149 R St., NE, Apt. 5
Washington, DC 20002-2150

Metro R Street LLC
7122 Arrowood Rd.
Bethesda, MD 20817-2809

Chamene D Howard
147 R St., NE, Apt. 7
Washington, DC 20002-2150

Robert E. Richardson
147 R St., NE, Apt. 8
Washington, DC 20002-2149

Shawn M. Fremstad
147 R St., NE, Apt. 9
Washington, DC 20002-2149

Matthew M. Castrina
147 R St., NE, Apt. 10
Washington, DC 20002-2149

Terri Comer
147 R St., NE, Apt. 11
Washington, DC 20002-2149

Joseph M. Perez
147 R St., NE, Apt. 12
Washington, DC 20002-2149

Real Estate & Improvement Company of Bal
500 Water Street
Jacksonville, FL 32202-4423

BGG Investments LLC
121 T St, NW
Washington, DC 20001-1638

William H. Hunter III
229 R. St., NE
Washington, DC 20002-2135

Mae E. Paul
10118 Phoebe Lane
Adelphi, MD 20783-1240

Jean Debrosse
7416 Melba Ave
West Hills, CA 91307-1457

Scott D. Pointer
237 R St., NE
Washington, DC 20002-2135

Kady Development LLC
PO Box 790
Lanham, MD 20703-0790

Darren L. Reid
209 R. Street NE
Washington, DC 20002-2135

Won H. Chol
219B R St. NE #B
Washington, DC 20002-2135

R Street Storage Associates LLC
4600 E West Hwy., Ste. 200
Bethesda, MD 20814-6901

State Farm Mutual Automobile Insurance
One State Plaza
Bloomington, IL 61710-0001

1625 Eckington Place LP
1619 Eckington PL, NE
Washington, DC 20002-2129

Paul Investment Company LP
1615 Eckington PL, NE
Washington, DC 20002-2129

Thomas R. Stone III
213 R Street NE, Unit A
Washington, DC 20002-2135

CSX Realty Development Corporation
500 Water Street
Jacksonville, FL 32202-4423

Federal Express Corporation
3630 Hacks Cross, Rd
Memphis, TN 38194-0001

Eckington Civic Association
C/o Eartha Isaac
P.O. Box 75880
Washington, D.C. 20013

ANC 5C
P.O. Box 77761
Washington, DC 20013

Eartha Isaac
152 R Street, NE
Washington, D.C. 20002-2012

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Thursday, July 13, 2006, 6:30 P.M.**
 Office of Zoning Hearing Room
 441 4th Street, N.W., Suite 220-South
 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

**CASE NO. 05-23 (CSX Realty Development Corp. and FF Realty, LLC - Consolidated
Planned Unit Development and Related Map Amendment)**

THIS CASE IS OF INTEREST TO ANC 5C

On July 28, 2005, the Office of Zoning received an application from CSX Realty Development Corp. and FF Realty, LLC, requesting approval of a consolidated planned unit development and related map amendment. The Office of Planning provided its report on December 30, 2005, and the case was set down for hearing on January 9, 2006. The Applicant provided its prehearing statement on April 3, 2006.

The property that is the subject of this application consists of approximately 187,958 square feet of land area and is located in the Eckington neighborhood of Ward 5 (Square 3576, Lot 815). The subject property is currently located in the M Zone District, and is bound by Eckington Place, N.E. and Harry Thomas Way, N.E.

The Applicant proposes to develop a mixed-use, predominantly residential, project. In total, the project will include approximately 625-675 new residential units and approximately 15,000 square feet of ground floor retail space. The Applicant requests a rezoning of the property from the M Zone District to the C-3-C Zone District. The project will have a floor area ratio of 4.02 and a lot occupancy of 47.43%

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, 11 DCMR § 3022.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also 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;

**Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 05-23
PAGE NO. 3**

- (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.

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, JOHN G. PARSONS, MICHAEL G. TURNBULL, AND GREGORY N. JEFFRIES ————— ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, ACTING SECRETARY TO THE ZONING COMMISSION.

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**Z.C. PUBLIC HEARING NOTICE
Z.C. CASE NO. 05-23
PAGE NO. 3**

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FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR,
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COMMISSION.**