

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



Z C CASE NO 06-08B

DEC 7 2009

As Secretary to the Commission, I hereby certify that on _____ 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> | 5 | Gottlieb Simon
ANC
1350 Pennsylvania Avenue N W
Washington, D C 20004 |
| 2 | Paul A Tummonds Esq
Pillsbury Winthrop Shaw Pittman LLP
2300 N Street N W
Washington, D C 20037-1128 | 6 | Councilmember Harry Thomas Jr |
| 3 | Angel Alston, Chair
ANC 5A
1322 Irving Street NE
Washington, DC 20017 | 7 | DDOT (Karina Ricks) |
| 4 | Commissioner Robert King
5A12
3102 Apple Road NE
Washington, DC 20018 | 8 | General Counsel - DCRA
941 North Capitol Street, N E
Suite 9400
Washington, D C 20002 |
| | | 9 | Office of the Attorney General (Alan Bergstein) |

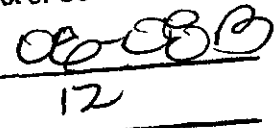
ATTESTED BY


Sharon S Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION
District of Columbia

CASE NO

EXHIBIT NO



441 4th Street, N W Suite 200/210 S Washington, D C 20001

Telephone (202) 727-6311

Facsimile (202) 727-6072

E Mail dcoz@dc.gov

Web Site www.dcoz.dc.gov

ZONING COMMISSION
District of Columbia
CASE NO. 06-08B
EXHIBIT NO. 12
CASE NO. 06-08B
EXHIBIT NO. 12

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

TIME AND PLACE

**Monday, February 1, 2010, 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 06-08B (Fort Lincoln/Gateway Village, LLC – PUD Modification @ Square 4325)

THIS CASE IS OF INTEREST TO ANC 5A

On October 15, 2009, the Office of Zoning received an application from Fort Lincoln/Gateway Village, LLC (the “Applicant”) The Applicant is requesting approval of a modification of an approved consolidated planned unit development The Applicant requested that the Zoning Commission approve the modification as a consent calendar item On November 9, 2009, the Zoning Commission decided to hold a public hearing on the proposed PUD modification application The Applicant provided its prehearing statement on November 16, 2009

The property that is the subject of this application consists of approximately 23 acres of land area and is bound by Fort Lincoln Drive, N E to the west and south, Fort Lincoln Drive North, N E to the east, and Commodore Joshua Barney Drive, N E to the north The subject property is zoned R-5-D

The Applicant proposes to amend the Zoning Commission’s approval of the Village at Washington Gateway townhouse and townhouse condominium project approved in Zoning Commission Order Nos 06-08 and 06-08A The proposed modified project will include 334 residential units, rather than the originally approved 357 units The modification application requests the ability to return to the original PUD’s design scheme of having consistent townhouse widths in each string of townhouses The Applicant is also requesting the flexibility to develop the project in three phases

The proposed modifications to the approved PUD project **do not** impact the approved PUD s amenities package (including the amount of workforce affordable housing), building heights (as approved in Zoning Commission Order No 06-08A), Low-Impact Development (LID) components, Community Green and Mews Green, or the tot lot

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,
 - (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 maximum time limits for oral testimony shall be adhered to and no time may be ceded:

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

Pursuant to § 3020.3, the Commission may increase or decrease the time allowed above, in which case, the presiding officer shall ensure reasonable balance in the allocation of time between proponents and opponents.

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.**

ANTHONY J. HOOD, WILLIAM W. KEATING, III, KONRAD W. SCHLATER, PETER G. MAY, AND MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JAMISON L. WEINBAUM, DIRECTOR, AND BY SHARON SCHELLIN, SECRETARY TO THE ZONING COMMISSION.

US Government Property
Mr Peter May Director
National Park Service
1100 Ohio Drive SW
Washington DC 20242 0001

Karen Robinson
3285 Hardin Place, NE
Washington, DC 20018-4316

District of Columbia Property
1350 Pennsylvania Avenue NW
Room # 307
Washington DC 20004 3003

Monique A Hunter
3283 Fort Lincoln Drive, NE
Washington, DC 20018-4316

Ft Lincoln Sr Village No III Associates
c/o Ft Lincoln Realty Co
3298 Fort Lincoln Drive NE
Washington DC 20018-4341

Sarita S Williams
3281 Hardin Place, NE
Washington, DC 20018-4316

Dakota Crossing Homeowners Association
Suite 325
10600 Arrowhead Drive
Fairfax VA 22030 7306

Anthony L Nolen, Jr
3279 Hardin Place, NE
Washington, DC 20018-4316

Branita G Henson
3297 Hardin Place, NE
Washington, DC 20018-4316

Sean D Saunders
3277 Hardin Place, NE
Washington, DC 20018-4316

Kristin D Gilliam
3295 Hardin Place, NE
Washington, DC 20018-4316

Floretta D McKenzie
3275 Hardin Place NE
Washington, DC 20018-4316

Jennifer R Hardy
3293 Hardin Place, NE
Washington, DC 20018-4316

Jermell A Cook
3273 Hardin Place, NE
Washington, DC 20018-4316

Renee T Coleman
3291 Hardin Place, NE
Washington, DC 20018-4316

Ruth J Bush
3271 Fort Lincoln Drive, NE
Washington, DC 20018-4316

Abigail Locke
3289 Hardin Place, NE
Washington, DC 20018-4316

Aim Cesaire Adiel Ou
3269 Hardin Place, NE
Washington, DC 20018-4316

Wilson De La Rosa
3287 Hardin Place, NE
Washington, DC 20018-4316

Michael P Durso
3267 Hardin Place, NE
Washington, DC 20018 4316

Sean Reid
3265 Fort Lincoln Drive NE
Washington, DC 20018-4316

Sylvia Greau-Lagley
3245 Hardin Place, NE
Washington, DC 20018-4316

Patricia L Dabney
3263 Hardin Place, NE
Washington, DC 20018-4316

Fort Lincoln Pulte LLC
Jerry M & Shirley M Carter
3243 Fort Lincoln Drive NE
Washington DC 20018 4316

Darryl M Oliver Sr
3261 Hardin Place, NE
Washington, DC 20018-4316

Sonya D Ragland
3241 Hardin Place, NE
Washington, DC 20018-4316

John P Szczepanowski
3259 Hardin Place, NE
Washington, DC 20018-4316

Jeanette M Witter
3239 Hardin Place, NE
Washington, DC 20018-4316

Sarah E Diagne
3257 Fort Lincoln Drive, NE
Washington, DC 20018-4339

James G Samuels
3237 Fort Lincoln Drive, NE
Washington, DC 20018-4316

Johnette P Wilson
3255 Hardin Place, NE
Washington, DC 20018-4316

Nicole Young
326 35th Street, NE
Washington, DC 20019 1414

April I Johnson
3253 Hardin Place, NE
Washington, DC 20018-4316

Brenda J Vactor
3233 Fort Lincoln Drive, NE
Washington, DC 20018-4316

Natalie Ford
3251 Fort Lincoln Drive, NE
Washington, DC 20018-4316

Dale J Hamilton
3231 Fort Lincoln Drive, NE
Washington, DC 20018-4316

Nicholas Davis
3249 Hardin Place, NE
Washington, DC 20018-4316

Christopher Roberson
3298 Fort Lincoln Drive, NE
Washington, DC 20018-4341

Manuel Cruz
3247 Hardin Place, NE
Washington, DC 20018-4316

Melinda R Riddick
3227 Fort Lincoln Drive, NE
Washington, DC 20018 4316

President
Condominium Association
2801 31st Place NE
Washington DC 20018 1603

President
Condominium Association
3400 Summit Court NE
Washington DC 20018 1620

President
Condominium Association
3000 Pineview Court NE
Washington DC 20018 1617

Fort Lincoln New Town / Premium
Distributors LLC
3500 Fort Lincoln Drive NE
Washington DC 20018-4309

Fort Lincoln Rental Ltd
3298 Fort Lincoln Drive, NE
Washington, DC 20018-4341

Robert King
Commissioner ANC 5A12
3102 Apple Road NE
Washington DC 20018