

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
**Zoning Commission**



**Z.C. CASE NO.: 06-27**

As Secretary to the Commission, I hereby certify that on AUG - 7 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>	7. Office of Planning (Ellen McCarthy)
2. Phil Feola, Esq. Pillsbury Winthrop Shaw Pittman LLP 2300 N Street, N.W. Washington, D.C. 20037-1128	8. Ken Laden, DDOT
3. Vince Micone, Chair ANC 2A St. Mary's Court 725 24th Street, NW Washington, DC 20037	9. Bill Crews, Zoning Administrator
4. Commissioner Vincent Micone ANC/SMD 2A06 1099 22nd Street, NW #1005 Washington, DC 20037	10. Jill Stern, Esq. General Counsel - DCRA 941 North Capitol Street, N.E. Suite 9400 Washington, D.C. 20002
5. Gottlieb Simon ANC 1350 Pennsylvania Avenue, N.W. Washington, D.C. 20004	11. Office of the Attorney General (Alan Bergstein)
6. Councilmember Jack Evans	12. MLK Library (30 copies)
	13. Property Owners Within 200 Feet (see attached list provided by applicant)

ZONING COMMISSION  
District of Columbia

CASE NO. 06-27  
EXHIBIT NO. 16

**ATTESTED BY:**

  
Sharon S. Schellin

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

*# UQ-21*

US Government Property  
 National Park Service  
 Mr. John Parsons, Director  
 Cooperative Activities  
 1100 Ohio Drive, SW  
 Washington, DC 20024

George Washington University  
 c/o Rice Hall  
 2121 I Street, NW  
 7<sup>th</sup> Floor  
 Washington, DC 20052-0001

Board of Directors / President  
 Condominium Association  
 2141 I Street, NW  
 Washington, DC 20037-2323

ANC 2A  
 St. Mary's Court  
 725 – 24th Street, NW  
 Washington, DC 20037

David Lehrman, 2A01  
 2020 F Street, NW, #431  
 Washington, DC 20006

Anne Savage, 2A03  
 953 25<sup>th</sup> Street, NW  
 Washington, DC 20037

James Morris, 2A04  
 2475 Virginia Avenue, NW  
 Washington, DC 20037

Dorothy Miller, 2A05  
 2440 Virginia Avenue, NW, Apt. D206  
 Washington, DC 20037

Vincent Micone, 2A06  
 1099 22<sup>nd</sup> Street, NW #1005  
 Washington, DC 20037

George Washington  
 c/o Universal Health SVC Inc  
 367 S. Gulph Road  
 King of Prussia, PA 19406-3121

International Finance Corporation  
 2121 Pennsylvania Avenue, NW  
 Washington, DC 20433-0005

George Washington University  
 2025 F Street, NW; #205  
 Washington, DC 20052-0001

Foggy Bottom Association  
 c/o West End Library  
 24<sup>th</sup> & L Street, NW  
 Washington, DC 20037

Russell Conlan, Treasurer  
 Foggy Bottom Association  
 2415 I Street, NW  
 Washington, DC 20037

Joy Howell, President  
 Foggy Bottom Association  
 1050 Connecticut Avenue, NW  
 Suite #1250  
 Washington DC 20036

Eleanor M. Becker  
 Foggy Bottom Association  
 2528 Eye Street, NW  
 Washington, DC 20037

Joseph Chaplick  
 Foggy Bottom Association  
 2000 F Street, NW #419  
 Washington, DC 20006

Elizabeth Elliott  
 Foggy Bottom Association  
 532 20<sup>th</sup> Street, NW, #510  
 Washington, DC 20006

Edward Gable  
 Foggy Bottom Association  
 935 26<sup>th</sup> Street, WN  
 Washington, DC 20037

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Dawn Gustafson  
Foggy Bottom Association  
730 24<sup>th</sup> Street, NW  
Washington, DC 20037

Michael Malloy  
Foggy Bottom Association  
1121 24<sup>th</sup> Street, NW, #109  
Washington, DC 20037

Ron Cocom  
Foggy Bottom Association  
2500 Virginia Ave., NW  
Washington, DC 20037

Jaqueline Lemire  
Foggy Bottom Association  
2555 Pennsylvania Ave., NW, #409  
Washington, DC 20037

Jill Nevis  
2700 Virginia Ave., NW #111  
Washington, DC 20037

Barbara Spillinger, Vice President  
Foggy Bottom Association  
2500 Virginia Avenue, NW, Apt. 607S  
Washington, DC 20037

Michael Thomas  
ANC 2A02  
2501 M Street, NW, Apt. 611  
Washington, DC 20037

Bob Vogt  
Foggy Bottom Association  
2417 I Street, N.W.  
Washington, DC 20037

Mr. Jack Batham  
West End Citizens Association  
2000 F Street, NW, #506  
Washington, DC 20006

Barbara Kahlow  
West End Citizens Association  
800 25<sup>th</sup> Street, NW #704  
Washington, DC 20037

Grace Charbonneau  
West End Citizens Association  
725 24<sup>th</sup> Street, NW #309  
Washington, DC 20006

Sara Maddux  
West End Citizens Association  
522 21<sup>st</sup> Street, NW  
Washington, DC 20006

Elizabeth Mills  
West End Citizens Association  
522 21<sup>st</sup> Street, NW #411B  
Washington, DC 20006

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

**TIME AND PLACE:** **Monday, November 20, 2006, 6:30 P.M.**  
**Office of Zoning Hearing Room**  
**441 4<sup>th</sup> Street, N.W., Suite 220-South**  
**Washington, D.C. 20001**

**FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:**

**CASE NO. 06-27 (Boston Properties, Inc., *et al.* - Consolidated PUD and Related Map  
Amendment for Square 54)**

**THIS CASE IS OF INTEREST TO ANC 2A**

On May 30, 2006, the Office of Zoning received an application from Boston Properties, Inc., KSI Services, Inc. and The George Washington University (collectively the "Applicant") requesting a consolidated review and approval of a planned unit development ("PUD") application and zoning map amendment. The Office of Planning provided its report on June 30, 2006, and the case was set down for hearing on July 10, 2006. The Applicant provided its prehearing statement on July 14, 2006.

The property that is the subject of this application consists of approximately 2.66 acres of land area and is located in the Foggy Bottom-West End neighborhood of Ward 2. The property encompasses the entire city block known as Square 54 which is bounded by Washington Circle and Pennsylvania Avenue, N.W. on the north; I Street, N.W. on the south; 22<sup>nd</sup> and 23<sup>rd</sup> Streets, N.W. on the east and west respectively. The subject property is zoned R-5-D and is currently vacant.

The Zoning Map Amendment requests a PUD-related rezoning of the property to the medium-high density commercial C-3-C Zone District. The Applicant proposes to build a mixed-use project that will provide housing, employment and neighborhood-serving retail opportunities on the site. The proposal includes approximately 870,000 square feet of gross floor area with the resulting Floor Area Ratio (FAR) of approximately 7.5. Specifically, the Project proposes approximately 333 dwelling units, 454,000 square feet of office space and 84,000 square feet of retail space at, and below, grade including a grocery store.

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. 06-27**

**PAGE 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 4<sup>th</sup> 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 MICHAEL G. TURNBULL ----- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY SHARON S. SCHELLIN, SECRETARY TO THE ZONING COMMISSION.**