

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

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

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ZONING COMMISSION
District of Columbia
CASE NO.06-27
EXHIBIT NO.16

#06-2' 1

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

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

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

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

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

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

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

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

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

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

Anne Savage, 2A03
953 25th Street, NW
Washington, DC 20037

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

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

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

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

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

Vincent Micone, 2A06
1099 22nd Street, NW #1005
Washington, DC 20037

Edward Gable
Foggy Bottom Association
935 26th Street, WN
Washington, DC 20037

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Dawn Gustafson
Foggy Bottom Association
730 24th Street, NW
Washington, DC 20037

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

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

Sara Maddux
West End Citizens Association
522 21st Street, NW
Washington, DC 20006

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

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

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 25th Street, NW #704
Washington, DC 20037

**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 4th 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; 22nd and 23rd 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;

- (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, 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.