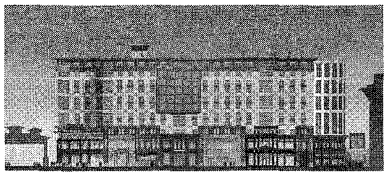
FLGA, LLC

REAL ESTATE DEVELOPMENT GROUP



Gallery Place

Co-Developer: Gallery Place

August 6, 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 AUG 12 PM 1:49

VIA MESSSENGER

Zoning Commission of the District of Columbia
c/o Office of Zoning
Suite 210 South
441 4th Street, NW
Washington, DC 20004

Re: Submission of Supplemental Filing-Modification to an Approved PUD at 200 K Street, NE, Square 749 and Zoning Commission Case No. 01-28TE/93-3C

Dear Members of the Zoning Commission:

On behalf of the 200 K Street Limited Partnership, I am transmitting with this letter 20 copies of a Supplemental Filing in the PUD modification for Case No. 01-28-TE/93-3C. The property is located at 200 K Street, NE within Square 749.

Consistent with the provisions of Section 3013 of the Zoning Regulations, the following is enclosed:

1. An aerial vicinity map;
2. Additional information as Specified by Commission
3. A list of witnesses who will testify on behalf of the applicant;
4. An outline summary of witnesses testimony;

3524 K STREET, NW • GEORGETOWN • WASHINGTON, DC • 20007
PHONE: 202-965-1411 • FAX: 202-965-5745
E-MAIL: FLAG4@MSN.COM
WEB ADDRESS: FLGALLC.COM

ZONING COMMISSION
District of Columbia
Case 01-28TE/93-3C
Exhibit 9

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.9

5. An estimate of the time required to present the applicant's case.

We are prepared to participate in the scheduled public hearing as soon as possible. It is my understanding that a hearing is possible sometimes during October 2002. If there is a need for additional information, please feel free to give me a call on 202-965-1411.

Kind regards,

Fred L. Greene

Enclosure

Enclosure No. 1 to Supplemental Filing for PUD Modification
Zoning Commission Case No. 01-28TE/93-C

Copy of Aerial Photograph


SITE

Enclosure No. 2 to Supplemental Filing for PUD Modification
Zoning Commission Case No. 01-28TE/93-C

Additional Information as Specified by Commission

Zoning Commission Case No. 01-28TE/93-3C
Supplemental Filing for PUD Modification
August 8, 2002

ADDITIONAL INFORMATION REQUESTED BY COMMISSION AT SET-DOWN

At the time the PUD modification request was set down for public hearing, the Commission requested clarification in the number of units. The architectural plans for the residential development showed 143 units (Tab 8 of the Request of June 27, 2002 Request for PUD Modification). Tab 5 of the Modification Request contained a report from the Architect, dated February 14, 2002 that showed 167 units. The original PUD required a minimum of 200 units.

The architectural plans as shown under Tab 8 of the Request represent the correct number of units at 143. However, due to the changing nature of the housing market as it relates to unit size, our request is to maintain the upper limit of 200 units as approved in the original PUD. Our market expert, Mr. David Mayhood, will discuss the reason for this request in greater detail at the hearing.

Enclosure No. 3 to Supplemental Filing for PUD Modification
Zoning Commission Case No. 01-28TE/93-3C

A List of Witnesses Who Will Testify on Behalf of Applicant

The following persons will present testimony on behalf of the applicant:

1. Fred L. Greene, President/CEO, FLGA, LLC.
2. Ronald Cohen, Applicant and on behalf of the 200 K Street Limited Partnership
3. Carlos Vazquez, Senior Vice President, Lessard Architectural Group, Inc.
4. David Mayhood, President, The Mayhood Company, Inc.

Enclosure No. 4 to Supplemental Filing for PUD Modification
Zoning Commission Case No. 01-28TE/93-C

An Outline Summary of Witnesses Testimony

SUMMARY OF TESTIMONY OF FRED GREENE

Mr. Greene will coordinate the Applicant's team presentation. Additionally, he will present background information on the PUD as a way of putting the request for modification into proper perspective. He will explain the purpose of the request for the PUD modification.

Mr. Greene will present the planning rationale to demonstrate that the request is consistent with the Comprehensive Plan and other goals and objectives of the District of Columbia. He will comment on the Office of Planning report of May 3, 2002, and identify any areas of discrepancies, if any.

Mr. Greene's goal is to ensure that the team's presentation is succinct and to the point, and completed within the time allotted. He will be available to answer any questions in regards to the project as a whole.

Zoning Commission Case No. 01-28TE/93-3C
Supplemental Filing for PUD Modification
August 8, 2002

SUMMARY OF TESTIMONY OF CARLOS VAZQUEZ

Mr. Vazqez is the project architect. His testimony will present the residential project is sufficient detail to understand its height, bulk and massing. Additionally, he will describe the differences between that allowed by the original PUD for the residential portion and that being proposed. Mr. Vazquez may require his staff to assist with his presentation.

Mr. Vazquez will provide a short review of the proposed residential project in relationship to planned development activity in the immediate and general vicinity of the area.

Zoning Commission Case No. 01-28TE/93-3C
Supplemental Filing for PUD Modification
August 8, 2002

SUMMARY OF TESTIMONY OF DAVID MAYHOOD

Mr. Mayhood will testify as an expert on the market for the housing product proposed for Square 749. The loft-style residential concept proposed to satisfy the residential component of the PUD is unique and relatively new to the DC housing market. Mr. Mayhood has been intimately involved in the Square 749 residential design since inception. He will comment on the experience of other loft-style developments within the DC area.

Mr. Mayhood will also provide testimony as to the changing housing market as it relates to unit size.

ESTIMATED TIME

We estimate approximately 35 minutes to deliver the PUD modification request. The order of presentations will be as follows:

Introduction and Purpose of Request	Fred Greene	5 minutes
Project Location and Design	Carlos Vazquez	10 minutes
Market Feasibility	David Mayhood	10 minutes
Project Schedule/Financing	Ronald Cohen	10 Minutes

The presentation may be scaled down depending on the desire of the Commission.

Enclosure No. 5 to Supplemental Filing for PUD Modification
Zoning Commission Case No. 01-28TE/93-3C

Estimate of Time Required to Present Applicant's Case