K Street Developers, LLC

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May 26, 2005

Ms Carol Mitten
Chairperson
DC Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

RE: ZC Case No. 01-28; 200 K Street NE PUD Modification and Time Extension

Dear Ms. Mitten:

The purpose of this correspondence is to request that the Commission postpone the July 14th hearing date for the above-referenced project for the following reasons and purposes:

1. We volunteered a large affordable housing component (15%), which because of it size requires careful consideration with regards to its integration into the overall project. We have engaged the services of a market consultant, and we are in the process of identifying the most efficient unit layout, size and integration of the affordable units within the overall project. The consultant's report and the unit layout for the affordable units will not be completed prior to July 14th. It is our understanding that you would require that this information be submitted 20 days prior to the hearing date or by June 24th.

2. Additionally, because of the long-standing history of this project with the community, it is only appropriate that we determine, in advance, the location, cost, and how the affordable units integrate into the project as a whole. It is extremely likely that this question will surface at the ANC and community levels, and we need to be prepared with a well thought-out response. Furthermore, the hearing process will proceed much smoothly with a technical response to the affordable housing layout.

ZONING COMMISSION
District of Columbia
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EXHIBIT NO. 50

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3. Finally, in accordance with Section 3013.10, a report by a transportation consultant or expert shall be provided at least 20 days prior to the public hearing. Our transportation consultant and traffic engineer will not complete the transportation impact study and coordinate its findings with the DC Department of Transportation by June 24th to satisfy the 20-day prior-to-hearing date requirement.

All three of the above-mentioned issues are critical to a timely and efficient hearing on the 200 K Project. We, therefore, ask that you grant us an extension until after September of this year.

Should you have any questions, or if there is a need for additional information, please feel free to contact me.

Sincerely,

K Street Developers, LLC
By: K Street Manager, Inc.

By: Ronald J. Cohen, President

RJC:lme