Government of the District of Columbia
Office of Zoning

Z.C. CASE NO.: 01-28TE

As Director of the Office of Zoning, I herby certify that on JUN 0 6 2005 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. *D.C. Register*
2. Fred L. Greene
   FLGA, LLC
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3. Joseph V. Fengler, Chair
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   Washington, DC 20013
4. Commissioner Joseph Fengler
   ANC/SMD 6A02
   815 F Street, NE
   Washington, DC 20002
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6. Councilmember Sharon Ambrose
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7. Office of Planning (Ellen McCarthy)
8. Ken Laden, DOT
9. Zoning Administrator
10. Property Owners Within 200 Feet (see attached listed provided by Applicant)
11. 30 copies to MLK Library
12. Office of the Attorney General

ZONING COMMISSION
District of Columbia
CASE NO. 01-28 TE
EXHIBIT NO. 51

ATTESTED BY: Jerrily R. Kress
Jerrily R. Kress, FAIA
Director, Office of Zoning

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.51

01-28

K Street Developers, LLC
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Rockville, MD 20852-4235

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Community Holyness Church
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Mary A. Thomas
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Ernest W. Sevous
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Washington, DC 20002-3519

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01-28

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Washington, DC 20002-1511

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Rockville, MD 20852

REA Associates Limited Partnership
900 2nd Street, NE, Ste. 300
Washington, DC 20002-3560

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, July 14, 2005, 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. 01-28TE (PUD Modification and Time Extension-200 K Street, NE)

THIS CASE IS OF INTEREST TO ANC 6C

On October 25, 2001, the Office of Zoning received an application from 200 K Street Limited Partnership, which was subsequently modified January 18, 2005. The Applicant is requesting approval of a modification to a previously approved planned unit development ("PUD") and a two-year time extension. The Office of Planning provided its report on March 4, 2005, and the case was set down for hearing on March 14, 2005. The Applicant provided its prehearing statement on April 25, 2005.

The property that is the subject of this application consists of approximately 101,082 square feet of land area and is located at 200 K Street, N.E. (Square 749, Lots 2-8, 18, 23-26, 31-42, 57, 63, 66, 804, 805, 806-809, 812-815, 818, 819, 820, 822). The subject property is zoned C-M-3 and C-2-B.

Pursuant to Zoning Commission Order 638-F, the subject property was to be developed as a commercial Hotel. The Applicant now proposes to instead build an approximately 856,172 square-foot mixed-use community in two phases. Phase I will be a 239,720 square-foot residential development with retail and Phase II will be a 302,850 square-foot residential development with retail and a 313,602 square-foot office development with retail.

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 is 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. The information shall be filed no later than fourteen (14) days before the date of the hearing.

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, JOHN G. PARSONS, KEVIN L. HILDEBRAND, AND GREGORY N. JEFFRIES ---------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, OFFICE OF ZONING.