*Government of the District of Columbia*
**Office of Zoning**

**Z.C. CASE NO.: 02-24**

As Secretary to the Zoning Commission, I herby certify that on JUL 31 2002 copies of this Notice of Public Hearing were mailed first class, postage prepaid or sent by inter-office government mail to the following:

1. D.C. Register (Alberto P. Bastida)
2. The Washington Times (Sharon Sanchez)
3. Richard B. Nettler, Esq.
   Robins, Kaplan, Miller & Ciresi, LLP
   Suite 1200
   1801 K Street, N.W.
   Washington, D.C. 20006-1301
4. All property owners within 200 feet (per addresses provided by applicant – see attached)
5. All lessees of the subject property, if necessary
6. Vince Micone, Chair
   ANC 2B
   St. Thomas Parish
   9 Dupont Circle, N.W.
   Washington, D.C. 20037
7. Office of Advisory Neighborhood Commissions (Gottlieb Simon)
8. Councilmember Jack Evans (Ward 2)
9. Office of Planning (Ellen McCarthy)
10. Department of Transportation (Ken Laden)
11. Zoning Administrator
12. 30 copies to MLK Library (Sheryl Thorpe)
13. Office of Corporation Counsel (Alan Bergstein)
14. Office of Zoning Bulletin Board

**ATTESTED BY:** Alberto P. Bastida

**Alberto P. Bastida, AICP**
**Secretary to the Zoning Commission**

ZONING COMMISSION
District of Columbia
Case 02-24
Exhibit 20

**441 4th St., N.W., Suite 210-S, Washington, D.C. 20001**
**Telephone: (202) 727-6311 E-Mail Address: zoning_info@dcoz.dcgov.org Web Site: www.docz.dcgov.org**

ZONING COMMISSION
District of Columbia
CASE NO.02-24
EXHIBIT NO.20

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

**TIME AND PLACE:** **Monday, October 7, 2002 @ 6:30 P.M.**
**Office of Zoning Hearing Room**
**441 4th Street, N.W. - Suite 220**
**Washington, D.C. 20001**

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

**Case No. 02-24/98-14C (PUD Modification @ 1000-1010 16th Street, N.W. (Solar Building) – Square 184, Lot 74)**

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

On May 30, 2002, the Office of Zoning received a request from JBG/6006 Limited Partnership (JBG), requesting permission to further modify a previously approved Planned Unit Development (PUD), Order No. 906, at 1000-1010 16th Street, N.W. (Square 184, Lot 74).

The subject property consists of 20,111 square feet, and is improved with two buildings (1) the Solar Building, which is an 8-story commercial office building located at 1000 16th Street, N.W.; and (2) the "Taca Building", a smaller 6-story building located at 1010 16th Street, N.W. There is presently no parking or loading at the property.

The proposed modification is requested to permit JBG (1) to relocate the parking garage entrance, (2) to relocate the front entrance, and (3) for refinements to Order No. 906 that are related to the proposed modifications.

On November 24, 2000, Zoning Commission Application 98-14C was approved, establishing a PUD and related map amendment for property located at 1000-1010 16th Street, N.W. (Square 184, Lot 74). Order No. 906 authorized, among other things, the development of a commercial office development consisting of approximately 200,247 square feet of gross floor area and a height not to exceed 125.5 feet (eight floor slab that is limited to the height of the Solar Building – 90 feet – with an additional three floors limited to a total height of 125.5 feet) in the C-4 portion of the property. The Taca Building will be demolished to allow for the expansion of the Solar Building footprint.

This public hearing will be conducted in accordance with the provisions of § 3022 (Contested Case Hearings), District of Columbia Municipal Regulations (DCMR) Title 11, Zoning.

Interested persons or representatives of organizations will be heard at the public hearing. **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 Rules. Except for the applicant and the ANC, to participate as a party in a proceeding before the Commission, **any affected person shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, the following information**:

(a) The person's name and address;

(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 the legal counsel;

(e) A list of witnesses who will testify on the person's behalf; and

(f) 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 the 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 environmental, 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 interests 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 Commission shall determine who will be recognized as a party. In so determining, the Commission shall consider whether the provisions of § 3022.3 have been complied with and whether the specific information presented qualifies the person as a party.

Any person wishing to be considered a party should clearly state the request, and should also provide a daytime telephone number should it be necessary for the Office of Zoning to obtain additional information or clarification prior to the hearing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

The Zoning Commission hereby gives notice of the following procedures applicable to this case. Any person requesting to appear as a party to this application shall submit the following additional information:

1. A summary of the testimony of each witness.

2. 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 of qualifications of the proposed experts.

3. The total amount of time that will be required to present the case.

The information cited above shall also be submitted by the applicant. To the extent that the information is not contained in the applicant's prehearing submission required by 11 DCMR § 3013.1, the information shall be filed no later than 14 days before the date of the hearing.

**If an affected Advisory Neighborhood Commission (ANC), pursuant to DCMR § 3012.5, intends to participate at the hearing, the ANC shall also submit the information cited above. However, the written report of the ANC shall be filed no later than seven (7) days before the date of the hearing.**

The Zoning Commission gives further notice that it intends to establish time limits for oral presentations of both parties and persons. Accordingly, the following time limits shall apply:

1. Applicant..... 60 minutes
2. Other Parties.....15 minutes
3. Organizations..... 5 minutes
4. Individuals..... 3 minutes

The Commission intends to adhere to the time limits as strictly as possible, in order to hear the case in a reasonable period of time. The Commission reserves the right to change the time limits for presentations if necessary and notes that no time shall be ceded. 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.

Information should be forwarded to the Director, Office of Zoning, Suite 210, 441 4th Street, N.W., Washington, D.C., 20001. Please include the number of this particular case and your daytime telephone number. **FOR FURTHER INFORMATION, YOU MAY CONTACT THE OFFICE OF ZONING AT (202) 727-6311.**

**CAROL J. MITTEN, ANTHONY J. HOOD, JOHN G. PARSONS, PETER G. MAY, AND JAMES H. HANNAHAM ---------- ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY ALBERTO P. BASTIDA, AICP, SECRETARY TO THE ZONING COMMISSION.**

DISTRICT ASSOCIATES 918 LLC
#50 N WATER ST
NORWALK, CT 06854

CAFRITZ CONSTRUCTION COMPANY
C/O CHARLES E. SMITH REALTY
1666 K ST NW #600
WASHINGTON, DC 20006

ITW MORTGAGE INVESTMENT III INC
16479 DALLAS PARKWAY #600
ADDISON, TEXAS 75001

POTOMAC ELECTRIC POWER COMPANY
701 9TH ST NW
WASHINGTON, DC 20068-0001

1020 16TH STREET ASSOCIATES
C/O LAFAYETTE
1020 16TH ST NW
WASHINGTON, DC 20036

ZML-1620 LP
C/O PROPERTY TAX DEPT
POB A3879
CHICAGO, IL 60690

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NATIONAL FEDERATION OF FEDERAL EMPLOYEES
C/O BEVERLY KLEIN
1016 16TH ST NW 2ND FL
WASHINGTON, DC 20036

TES REALTY COMPANY
C/O TOMBROCK CORP
0111 CHERRY ST
NEW CANAAN, CT 06840

DAVIS BUILDING LLC
1629 K ST NW, STE 900
WASHINGTON, DC 20006-1638

SPAC LLC
1604 K ST NW
WASHINGTON, DC 20006

RICHARD GUSHMAN II TRUSTEES OF JAMES
CAM ET AL
C/O T A ASSOCIATES REALTY
0028 STATE ST
BOSTON, MA 02109

DISTRICT ASSOCIATES 918 LLC
C/O WOODMARK SERVICE
1925 K ST NW, #210
WASHINGTON, DC 20006

ITM MORTGAGE INVESTMENT III INC
16479 DALLAS PARKWAY #600
ADDISON, TEXAS 75001

DISTRICT ASSOCIATES 918 LLC
C/O WOODMARK SERVICE
1925 K ST NW, #210
WASHINGTON, DC 20006

1627 K ASSOCIATES LP
C/O CAMBRIDGE ASSETS
0560 HERNDON PKWY #210
HERNDON, VA 20170

DISTRICT ASSOCIATES 918 LLC
C/O WOODMARK SERVICE
1925 K ST NW, #210
WASHINGTON, DC 20006

PRESIDENTIAL OWNERS INC
C/O WILLIAM C. SMITH CO INC.
1220 L ST NW #300
WASHINGTON, DC 20005

LEAF LLC
1612 K ST NW
WASHINGTON, DC 20006

PFA 1602 LP
C/O JBG COMPANIES
5301 WISCONSIN AV NW #300
WASHINGTON, DC 20015

AMERICAN LEGION INC
1608 K ST NW
WASHINGTON, DC 20006

JBG/6006 LIMITED PARTNERSHIP
5301 WISCONSIN AV NW #300
WASHINGTON, DC 20015