Government of the District of Columbia
Office of Zoning

Z.C. CASE NO.: 05-08

As Secretary to the Commission, I herby certify that on APR 13 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. Property Owners Within 200 Feet and Designated Representatives (see attached list provided by Applicant)

ATTESTED BY:
Jerrily R. Kress, FAIA
Director

ZONING COMMISSION
District of Columbia
CASE NO. 05-08
EXHIBIT NO. 4

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

ZONING COMMISSION
District of Columbia
CASE NO.05-08
EXHIBIT NO.4

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, June 2, 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. 05-08 (Text Amendment - Capitol Gateway Overlay District)

THIS CASE IS OF INTEREST TO ANC 6D

On March 4, 2005, 2004, the Office of Planning, on behalf of the District of Columbia, petitioned, through a set down report, for a text amendment to amend the Capitol Gateway Overlay (CG Overlay) as it would apply to Squares 702, 703, 704, 705, and 706 and Reservation 247, the "Ballpark Site". The Zoning Commission set down the case for public hearing at its meeting of March 14, 2005. The Office of Planning set down report also served as the pre-hearing statement for this case.

The property that is the subject of this application is approximately 20 acres in size, including internal roads, and is zoned CG/CR zoning, which permits medium to high density commercial, residential, or mixed use development. The subject site is within the Near Southeast area of the Anacostia Waterfront Initiative, and has been chosen as the location for a new sport stadium for use by the Washington Nationals Major League Baseball Team.

The proposed text amendment is as follows:

Title 11 DCMR (Zoning) is proposed to be amended as follows:

A. Chapter 16 CAPITOL GATEWAY OVERLAY DISTRICT Section 1600, PREAMBLE, subsection 1600.2 is amended to add the following new purpose:

"(f) Provide for development of Squares 702-706 and Reservation 247 as a ballpark for major league sport and entertainment and associated uses."

B. Chapter 16, CAPITOL GATEWAY OVERLAY DISTRICT, is amended to add the following new Section 1606: to read as follows:

"1606 BALLPARK

1606.1 A Ballpark may be constructed and operated within Squares 702, 703, 704, 705 and 706 and Reservation 247 (the "Ballpark Area").

1606.2 For the purposes of this section, the term Ballpark means a stadium or arena, including accessory buildings or structures (including, but not limited to office and transportation facilities) that has as its primary purpose the hosting of professional athletic team events.

1606.3 The Ballpark may also be used to host events customarily held in such facilities including, but not limited to performances, amateur sporting events, municipal functions, and public or private ceremonies.

1606.4 Notwithstanding § 631.1 of this Title, no portion of the FAR need be used for residential purposes within the Ballpark Area.

1606.5 The Ballpark's maximum permitted height shall be that permitted by the Act to Regulate the Height of Buildings in the District of Columbia, approved June 1, 1910 (36 Stat. 452; D.C. Official Code §§ 6-601.01 to 6-601.09), as amended.

1606.6 In addition to the streetwall setbacks of §1606.15, any portion of the Ballpark that exceeds 110 feet in height shall provide an additional one-to-one (1:1) step back from the building line along South Capitol Street.

1606.7 All parking spaces shall be provided underground. At or above grade parking spaces shall be permitted if approved by the Zoning Commission pursuant to §1606.17; subject to the applicant demonstrating:

(a) Practical difficulty with the provision of underground parking; and

(b) Compliance with the provisions of § 1606.18.

1606.8 Eleven-hundred (1,100) parking spaces shall be provided for the Ballpark use within the Ballpark Area. Any parking spaces in addition to this amount shall be permitted if approved by the Zoning Commission pursuant to §1606.17; subject to the applicant demonstrating:

(a) That the parking spaces are needed to satisfy parking demand generated by the Ballpark not met by existing or approved but not yet constructed parking facilities; and

(b) Compliance with the provisions of § 1606.18.

1606.9 In considering whether to approve additional above ground parking spaces under §1606.8, the Commission shall judge, balance, and reconcile the need for additional off-street parking against any adverse

impacts the presence of the parking structure will have on traffic, and the aesthetics and development of the surrounding neighborhood.

1606.10 Any bus parking and loading platforms and berths shall be located internal to a building, with doors and entrance ways designed to compliment the building façade, and shall permit safe and convenient vehicular and pedestrian movement.

1606.11 The Zoning Commission may grant relief from the requirements of § 1606.10 if necessary to the economic viability of the Ballpark and if consistent with the purposes of the CG Overlay as stated in §1600.2.

1606.12 A minimum of one pedestrian entrance gate shall be provided on each street frontage.

1606.13 The Ballpark shall devote not less than twenty percent (20%)of the building's exterior perimeter façade to neighborhood serving retail, service, entertainment, or arts uses ("preferred uses") as permitted in §1807.2 of this Title, with the addition of "museum" and "office associated with baseball use".

(a) Preferred uses shall have a street orientation;

(b) Preferred uses shall provide direct exterior access at ground level;

(c) Not less than fifty percent (50%) of area devoted to preferred uses shall be devoted to display windows having clear or low-emissivity; and

(d) The minimum floor to ceiling height of area devoted to preferred uses shall be 14 feet clear.

(e) The average depth from the exterior façade in towards the center of the building for space devoted to preferred retail shall be 50 feet.

1606.14 The Zoning Commission may grant relief from the any or all of the requirements of § 1606.13 if necessary to the economic viability of the Ballpark and if consistent with the purposes of the CG Overlay as stated in §1600.2 and the provisions of §1606.18.

1606.15 Each building or structure in the Ballpark Area shall be set back for its entire height and frontage not less than the following amounts, measured from the property line:

(a) South Capitol Street – 15 feet minimum, provided that a minimum of 60% of the street-wall shall be constructed on the setback line

1606.16 No private driveway may be constructed or used from either South Capitol Street of P Street SE to any parking or loading berth areas in or

adjacent to a building or structure constructed after {*Effective Date Of This Section*].

1606.17 The Ballpark and all other proposed buildings or structures within the Ballpark Area shall be subject to the approval of the Zoning Commission.

1606.18 An applicant requesting approval under this section must prove that the proposed siting, architectural design, site plan, landscaping, and sidewalk treatment for the building or structure will:

(a) Be of a superior quality;

(b) Help achieve the objectives of the CG Overlay District as set forth in §1600.2;

(c) Be in context with the surrounding neighborhood and street patterns;

(d) Provide for openness of views and vistas toward the Capitol Dome, and between the Ballpark, other federal monumental buildings, the waterfront, and the surrounding neighborhood;

(e) Provide for safe and convenient movement to and through the site, including to public transit and to the Anacostia River;

(f) Minimize conflict between vehicles and pedestrians;

(g) Encourage the design and development of properties in a manner that is sensitive to the establishment of South Capitol Street as a monumental civic boulevard;

(i) Encourage safe and active streetscapes through the provision of active ground level uses including retail, entertainment, cultural, and pedestrian concourse space;

(j) Minimize unarticulated blank walls adjacent to public spaces through facade articulation;

(k) Promote the use of best practice environmental design

(l) Minimize associated noise;

(m) Minimize light spill; and

(n) Utilize signage design and location to maximize effectiveness while minimizing adverse visual impact on streetscape character.

1606.19 The Commission may impose requirements pertaining to building or structure design, appearance, landscaping, signage, lighting, and other such requirements, as it deems necessary to protect neighboring property and to achieve the purposes of the Capitol Gateway Overlay District.

1606.20 The Commission may hear and decide any additional requests for relief from Zoning Regulations for the subject site. Such requests may be advertised, heard, and decided together with the application for Zoning Commission review and approval.

1606.21 At the time of filing an application with the Commission, the applicant shall pay the filing fee specified in § 3180.1(b)(16), plus such fees as apply to any additional zoning relief requested. The provisions of § 3181 relating to the administration of fees shall apply, except that the applicant may appeal any decision of the Director regarding the fee schedule to the Commission, which shall decide the appeal as a preliminary matter to hearing the application."

C. Chapter 30 ZONING COMMISSION RULES OF PRACTICE AND PROCEDURE, Section 3011 REVIEW AND PROCESSING OF APPLICATIONS AND PETITIONS, subsection 3011.1 is amended to add a clause to the end of the subsection to read as follows:

"The exception from the requirements of this subsection shall not apply to an application for Zoning Commission approval pursuant to § 1606 unless accompanied by a written report of the Office of Planning certifying that the application is compliant with the standards of that section."

Proposed amendments to the Zoning Regulations and Map of the District of Columbia are authorized pursuant to the Zoning Act of 1938, approved June 20, 1938 (52 Stat. 797; D.C. Official Code § 6-641.01 *et seq.*) (2001 Ed.)).

The public hearing on this case will be conducted in accordance with the provisions of § 3021 of the District of Columbia Municipal Regulations, Title 11, Zoning. Pursuant to § 3020, the Commission will impose time limits on testimony presented to it at the public hearing.

All individuals, organizations, or associations wishing to testify in this case should file their intention to testify in writing. Written statements, in lieu of personal appearances or oral presentations, may be submitted for inclusion in the record.

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 JEFFRIES, JOHN G. PARSONS, AND KEVIN HILDEBRAND, ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA, BY JERRILY R. KRESS, FAIA, DIRECTOR, AND BY CLIFFORD MOY, ACTING SECRETARY TO THE ZONING COMMISSION.

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVER
AVERY® 5160®

Robert Seigel Inc
PO Box 70886
Washington, DC 20024-0886

Richard A. Biggs
28600 Ridge Rd
Mount Airy, Md 21771-4439

Kenneth B. Wyban
21 N St SE
Washington, DC 20003-3545

Floyd Davis
1316 South Capitol LLC
1629 K St NW Ste 900
Washington, DC 20006-1638

George J. Quinn Sr.
5020 Nicholson Ct Ste 207a
Kensington, Md 20895-1008

Joseph Lukaesko
1318 Half St SE
Washington, DC 20003-3509

Martha English
3207 Emory Church Rd
Olney, MD 20832

Roubin Associates LLC
C/O Angel Roubin
8550 Lee Hwy
Fairfax, Va 22031-1515

Schroff Real Estate Company
1700 N Highland St.
Arlington, Va 22201-5127

Paka Inc
5020 Nicholson Ct, Suite 207a
Kensington, Md 20895-1008

Floyd Davis
N Street LLC
1629 K St NW, Suite 900
Washington, DC 20006-1638

Federal Eagle Associates DC Ltd.
5635 Old Chester Rd
Bethesda, Md 20814-1035

South Capitol Street JV
C/O Harry W. Goldberg
5530 Wisconsin Ave., Suite 1209
Chevy Chase, Md 20815-4404

1331 Half Street Corporation
3724 Cardiff Rd
Chevy Chase, Md 20815-5944

SE Land Development Association
c/o Harold Zirkin
Zirkin-Cutler Investments, Inc.
3 Bethesda Metro Center, Suite 840
Bethesda. MD 20814-5330

N Street Properties (Monument Realty)
65 N St SW
Washington, DC 20003-3549

Square 706 LLC
A DC LLC
4938 Hampden Ln # 305
Bethesda, Md 20814-2914

Nation Park Service
C/O John Parsons
1100 Ohio Dr., SW
Washington DC 20242

William Cohen, Et Al
7811 Montrose Rd, Suite 500
Potomac, Md 20854-3363

1352-1354 Corporation
Po Box 70886
Washington, DC 20024-088

George Tyler
N Street Se Joint Venture LLC
5223 River Rd
Bethesda, Md 20816-1436

Donohoe Corporation Inc and
1352-1354 Corporation
2101 Wisconsin Ave NW
Washington, DC 20007-2232

Patricia Ghiglino
6561 Shady Side Rd
Shady Side, Md 20764-9722

WSI Acquisition Company
Po Box 136
Hopewell, Pa 16650-0136

Government Services Inc
C/O Douglas Verner
3055 Prosperity Ave
Fairfax, Va 22031-2216

Welch And Maloney, LLC
C/O Kristin Nesline
406 Alabama Rd
Towson, Md 21204-4307

Owners of land within the ballpark area

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®

www.avery.com
1-800-GO-AVERY

AVERY® 5160®

Dale A. Cooter
Cooter Mangold Tompert & Karas, LLP
5301 Wisconsin Ave, NW, Ste 500
Washington, DC 20015

Robert Comstock, Trustee
Comstock and Riley
Suite 300, 5225 Wisconsin Ave.,
NW, Washington, DC 20015

Stan Fineman
Wilkes & Artis
1150 18th Street, NW
Washington, DC 20036

Vincent Warring IV
545 S ST
Capitol Heights, MD 20743-6713

David Fuss
Wilkes & Artis
1150 18th Street, NW
Washington, DC 20036

Roy Goldberg, Esq
Sheppard Mulllin Richter & Hampton
1300 I Street, NW, Suite 1100-East
Washington, D.C. 20005

"Representatives" of owners of land w/in the Ballpark site (ie not owners)

impression antibourrage et à sechage rapide
Utilisez le gabarit 5160®

www.avery.com
1-800-GO-AVERY

AVERY® 5160®

DOMINGA C SMITH
1207 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

DORIS V CRAWLEY
6 N ST SW
WASHINGTON, DC 20024-4114

E M WARRING
4545 S ST
CAPITOL HEIGHTS, MD
20743-6713

E T SNEED
4 O ST SW
WASHINGTON, DC 20024-4106

EDWARD DAWSON
1419 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4101

EDWARD LATNEY
1427 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4101

EDWARD Y CHIN
8627 TRAIL VIEW DR
ELLICOTT CITY, MD 21043-6082

EGLON O DALEY
C/O UNIT A
4 N ST SW
WASHINGTON, DC 20024-4114

EGLON O DALEY
1230 HALF ST SW
WASHINGTON, DC 20024-4110

EILEEN D LENART
C/O WM CALOMIRIS INVESTR
GENERAL DELIVERY
BELLEVILLE, IL 62220-9999

ELOISE GRAY
15020 REGINA AVE
BRANDYWINE, MD 20613-4031

EMMA WARD
1214 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

ERIKA A WESTRY
22 N ST SW
WASHINGTON, DC 20024-4127

EUGENE W BURTON
26 N ST SW
WASHINGTON, DC 20024-4127

EULA ANDERSON
1204 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

EVE H WERBICKI
1350 HALF ST SW
WASHINGTON, DC 20024-4112

EVELYN M JAMES
C/O Countrywide Home Loan Inc
PO BOX 10211
VAN NUYS, CA 91410-0211

FD GRAYTON INC
1327 MASSACHUSETTS AVE SE
WASHINGTON, DC 20003-1540

FEDERAL DEPOSIT
INSURANCE CORPORATION
3300 N TORREY PINES CT
LA JOLLA, CA 92037-1021

FIRST & M STREET LLC
C/O FLOYD E DAVIS CO
1629 K ST NW STE 900
WASHINGTON, DC 20006-1638

Five Sac Self-Storage Corp
ARCAP Servicing, Inc:Tax Dept
5605 N Macarthur Blvd Ste 950
IRVING, TX 75038-2678

FLORIDA ROCK PROPERTIES
155 E 21ST ST
JACKSONVILLE, FL 32206-2104

FLORIDA ROCK PROPERTIES
155 E 21ST ST
JACKSONVILLE, FL 32206-2104

FORAIDON GHAZIZADAH
1214 HALF ST SW
WASHINGTON, DC 20024-4110

FOREST KELLY
1242 HALF ST SW
WASHINGTON, DC 20024-4110

FRS LP
C/O KEVIN P FAY AGENT
25 W MIDDLE LN
ROCKVILLE, MD 20850-2214

GAIL O HAYES
1210 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

GEORGE J QUINN
5020 NICHOLSON CT STE 207A
KENSINGTON, MD 20895-1008

GERARD T DUNPHY
1 E ST SE
WASHINGTON, DC 20003-2604

GHUTAI KELLOGG
1202 HALF ST SW
WASHINGTON, DC 20024-4110

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

BERNADETTE PRESTON
42 T ST NW
WASHINGTON, DC 20001-1009

BERNARD J YOUNG TRUSTEES
7735 OLD GEORGETOWN RD
SUITE 1100
BETHESDA, MD 20814-6183

BERTHA GREEN
C/O NBH Housing Svc Of America
1970 BROADWAY STE 470
OAKLAND, CA 20024

BETTY CLARK
1226 HALF ST SW
WASHINGTON, DC 20024-4110

BEVERLY HADLEY
1251 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

BEVERLY T JENKINS
6320 WINDPATTERNS TRL
FAIRFAX STATION, VA
22039-1207

BLANCHE ULANOW
11420 STRAND DR
ROCKVILLE, MD 20852-2939

Brenda Coleman-Marbury
1253 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

BRIAN E HAMILTON
1218 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

BROWN SANDRA
3162 17TH ST NW
WASHINGTON, DC 20010-2748

BRYANT W JOHNSON
1342 HALF ST SW
WASHINGTON, DC 20024

CANDICE C BRYANT
1409 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4101

CARL M BASNETT
1416 HALF ST SW
WASHINGTON, DC 20024-4104

CARL O WINBERG#206
1611 S PACIFIC COAST HWY
REDONDO BEACH, CA
90277-5606

CAROL WEAVER
6A N ST SW
WASHINGTON, DC 20024-4114

CAROLYN DRAKE
5 P ST SW
WASHINGTON, DC 20024-3515

CHARLES B THORNTON
PO BOX 91624
WASHINGTON, DC 20090-1624

CHARLES E JOHNSON
1237 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

CHUN K LEE
6509 WASHINGTON BLVD
ARLINGTON, VA 22205-1955

CLARKE HOOK CORPORATION
14506 LEE RD
CHANTILLY, VA 22021

CLORINDA I GREEN
1239 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

CORA H WILLIAMS
C/O UNIT PH6
1300 CRYSTAL DR
ARLINGTON, VA 22202-3234

D G WALDE
C/O WALDE MANGEMENT
PO BOX 719
GLEN ECHO, MD 20812-0719

DANIEL MESIFENI
1309 S CAPITOL ST SW
WASHINGTON, DC 20003-3526

DAVENE MATHIS
21 O ST SW
WASHINGTON, DC 20024-4105

DAVID A LEINER
1245 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

DAVID E RIVERS
C/O SW
220 3RD AVE APT 2B
CHARLESTON, SC 29403-3552

DC MATERIALS INC
C/O FLORIDA ROCK PROP INC
155 E 21ST ST
JACKSONVILLE, FL 32206-2104

DEBORA D CARUTH
1408 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4102

DENNIS L ARNOLD
1405 S CAPITOL ST SW
WASHINGTON, DC 20003-3528

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

1236-1238 HALF STREET LP
1666 K ST NW STE 430
WASHINGTON, DC 20006-1223

1325 South Capitol ST SW Assoc
C/O POTOMAC DEV CORP
900 2ND ST NE STE 300
WASHINGTON, DC 20002-3560

1347 South Capitol Street SW LLC
C/O POTOMAC DEV CORP
900 2ND ST NE STE 300
WASHINGTON, DC 20002-3560

1625 South Capitol St NW LLC
900 2ND ST NE # 00300
WASHINGTON, DC 20002-3557

2017 M LLC
1111 10TH ST SE
WASHINGTON, DC 20003-3602

39 QUE LLC
39 QUE ST SW
WASHINGTON, DC 20024-3414

61 ENTERPRISES INC
1 E ST SE
WASHINGTON, DC 20003-2604

A WEAVER
PO BOX 70281
WASHINGTON, DC 20024-0281

A V JACKSON
1212 HALF ST SW
WASHINGTON, DC 20024-4110

ABRAHAM GOLDBERG
C/O CHARLES GOLDBERG
9708 MEYER POINT DR
POTOMAC, MD 20854-5418

AEON A CLARKE
19 O ST SW
WASHINGTON, DC 20024-4105

AHSAKI DALEY
1230 HALF ST SW
WASHINGTON, DC 20024-4110

ALFRED SIMPSON
1415 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4101

ALICE M BULLOCK
1208 HALF ST SW
WASHINGTON, DC 20024-4110

ALLISON B KAYE
1404 HALF ST SW
WASHINGTON, DC 20024-4104

ALVERT Q BANKS
1604 OLD DRUMMER BOY LN
FORT WASHINGTON, MD
20744-4247

ALYWIN D CURRIE
1403 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4101

ANISE Z BECKER
2706 SILKWOOD CT
OAKTON, VA 22124-1453

ANN G ALLEN
20 N ST SW
WASHINGTON, DC 20024-4127

ANNIE H HENDERSON
1230 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

ANTHONY K SLOAN
1407 S CAPITOL ST SW
WASHINGTON, DC 20003-3528

ANTOINETTE D JOHNSON
1254 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

ARJUMAND ANSARI
1348 HALF ST SW
WASHINGTON, DC 20024-4112

ARTHUR C ALLENDER
1210 HALF ST SW
WASHINGTON, DC 20024-4110

ARTRABELLA SCOTT
C/O WM CALOMIRIS INVESTR
1422 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4102

ATONIA P THOMPSON
1258 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

B MATHEWS
2033 PARK RD NW
WASHINGTON, DC 20010-1022

BARRY COHEN
6000 EXECUTIVE BLVD
ROCKVILLE, MD 20852-3803

BEATRICE J CATCH
1407 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4101

BERHANE TESFAMARIAM
1250 HALF ST SW
WASHINGTON, DC 20024-4110

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

GREGORY D BROCHU
1332 HALF ST SW
WASHINGTON, DC 20024

GREGORY S JONES
1212 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

H PARK
7170 PENNYS TOWN CT
ANNANDALE, VA 22003-3165

H A MAPP
1249 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

HALF STREET LP
8700 FALLS RD
POTOMAC, MD 20854-1726

HARRY SILVERMAN
1204 HALF ST SW
WASHINGTON, DC 20024-4110

HAZEL D DOLLISON
1425 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4101

HESS OIL & CHEMICAL CORPORATION
1 HESS PLZ # 510MI
WOODBRIDGE, NJ 07095-1229

HOANG M LE
PO BOX 2574
WASHINGTON, DC 20013-2574

HOWARD BELL
7 P ST SW
WASHINGTON, DC 20024-3515

HYUN JIN KIM
1217 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

IVAN L GAMEZ
1330 HALF ST SW
WASHINGTON, DC 20024

JAMES RUPPERT TRUSTEES
9002 HEATHERFIELD CT
FORT WASHINGTON, MD
20744-1314

James T Warring & Sons, Inc
4545 S ST
CAPITOL HEIGHTS, MD
20743-6713

JEAN F H STEVENS
5127 N CAPITOL ST NE
WASHINGTON, DC 20011-6711

JENNIE CHAPLIN
1346 HALF ST SW
WASHINGTON, DC 20024

JENNIFER CAMPBELL
1223 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

JENNIFER D WIMBISH
1209 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

JEROME LACY
1206 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

JOHN D VAN WAGONER
8554 GEORGETOWN PIKE
MC LEAN, VA 22102-1206

JOHN E MAY
1423 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4101

JOHN W CALLAHAN
7660 BOND ST
SAINT LEONARD, MD
20685-2950

JOSEPH HAWKINS
1248 HALF ST SW
WASHINGTON, DC 20024-4110

JOSEPH J SANDEL II
1414 HALF ST SW
WASHINGTON, DC 20024-4104

KAREN M DANDRIDGE
24 N ST SW
WASHINGTON, DC 20024-4127

KARL M FRASER
2704 KNOX TER SE
WASHINGTON, DC 20020-2099

KENNETH A LACRUISE
18 N ST SW # 18
WASHINGTON, DC 20024-4127

KENNETH H KING
1413 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4101

KENNETH L COOK
6 O ST SW
WASHINGTON, DC 20024-4106

KENNETH M TAYLOR
1402 HALF ST SW
WASHINGTON, DC 20024-4104

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Impression antibourrage et a sechage ra[illegible]
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVER
AVERY® 5160®

KIERRE JACKSON
1328 HALF ST SW
WASHINGTON, DC 20024

L T GRAY
1216 HALF ST SW
WASHINGTON, DC 20024-4110

LATANIA M AKERS
1422 HALF ST SW
WASHINGTON, DC 20024-4104

LEONARD H POWELL
4801 RUSSELL AVE
HYATTSVILLE, MD 20782-3314

LESLIE A JONES
1317 S CAPITOL ST SW
WASHINGTON, DC 20003-3526

LIEN THI MAI
1226 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

LOIS I RICKS
1508 VARNUM ST NW
WASHINGTON, DC 20011-7010

LORD K OSSEI
23 O ST SW
WASHINGTON, DC 20024-4105

LUISEL SANTI-RUIZ
1336 HALF STREET SW
WASHINGTON, DC 20024

MANNA INC
828 EVARTS ST NE
WASHINGTON, DC 20018-1722

MARGARITA O TORRES
1417 S CAPITOL ST SW
WASHINGTON, DC 20003-3528

MARION E PISNER
10718 DOUGLAS AVE
SILVER SPRING, MD 20902-4756

MARK CLARK
8 N ST SW
WASHINGTON, DC 20024-4114

MARTHA A DYSON
1408 HALF ST SW
WASHINGTON, DC 20024-4104

MARY C WILLIAMS
1257 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

MAXINE A DAVIS
1409 S CAPITOL ST SW
WASHINGTON, DC 20003-3528

MELVIN L KING
1234 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

MIAN I KHANQAHI
17 O ST SW
WASHINGTON, DC 20024-4105

MICHAEL CAROLINA
1417 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4101

MILDRED E BROWN
1244 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

MONICA S ATKINSON
1211 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

N B ALHADITH
1247 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

NANCY BAER
1213 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

NANCY C HARVIN
1236 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

NAOMI S NORDE
1256 HALF ST SW
WASHINGTON, DC 20024-4110

NORMA C COSBY
1248 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

NORMAN J COWEN TRUSTEE
C/O Willoughby Real Estate
809 MASSACHUSETTS AVE NE
WASHINGTON, DC 20002-6015

Olson Limited Partnership III
C/O Randolph Olson Interest LL
5034 OVERLOOK RD NW
WASHINGTON, DC 20016-1912

OLUBUNMI AKINSETE
1252 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

PATRICIA L SMITH
1413 S CAPITOL ST SW
WASHINGTON, DC 20003-3528

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Impression antibourrage et a secnage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVER
AVERY® 5160®

PATRICIA W GORE
4409 CIMARRON LN
FT WASHINGTON, MD 20744-1263

PAUL D WARRING
PATRICK J WARRING
4545 S ST
CAPITOL HGTS, MD 20743-6713

PIA A HILL
1338 HALF STREET SW
WASHINGTON, DC 20024

Potomac Development Corporation
900 2ND ST NE STE 300
WASHINGTON, DC 20002-3560

Public Storage Institute Fund
C/O DEPT. PT-DC- 26830
PO BOX 25025
GLENDALE, CA 91221-5025

QUI ER GUO
1256 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

R S LIQUORS INC
LAM SHING WAI
1301 S CAPITOL ST SW
WASHINGTON, DC 20003-3526

REGINALD L MAY
1244 HALF ST SW
WASHINGTON, DC 20024-4110

RHONDA D BUFORD
PO BOX 37520
LOUISVILLE, KY 40233-7520

RICHARD NAVICKAS
12379 SILVER ROCK CIR
LUSBY, MD 20657-3780

RICHARD S COHEN
C/O WILLIAM & C COHEN
7811 MONTROSE RD STE 500
POTOMAC, MD 20854-3300

ROBBIE J WINDLE
1 P ST SW
WASHINGTON, DC 20024-3515

ROBERT WILEY
1403 S CAPITOL ST SW
WASHINGTON, DC 20003-3528

ROBERTO C BENITEZ
1344 HALF ST SW
WASHINGTON, DC 20024-4112

ROBIN R PETERS
12219 ARROW PARK DR
FT WASHINGTON, MD
20744-6210

ROLAND H BARRETT
1430 HALF ST SW
WASHINGTON, DC 20024-4104

RONALD C HORST
1426 HALF ST SW
WASHINGTON, DC 20024-4104

ROY G GREER
1405 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4101

RUTH A HAMILTON
1218 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

RUTH W HAMILTON
1218 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

S D MURPHY
2330 Good Hope Rd SE APT 904
WASHINGTON, DC 20020-4167

SACHA T BENNETT
1235 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4107

SANDRA G SLOSS
1411 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4101

SANDRA M TAPSCOTT
25 O ST SW
WASHINGTON, DC 20024-4105

SANDRA T WISEMAN
6350 S OSBORNE RD
UPPER MARLBORO, MD
20772-3918

SANDRA W WOODHAM
1218 HALF ST SW
WASHINGTON, DC 20024-4110

SARABJEET SINGH
45 Q ST SW
WASHINGTON, DC 20024-3414

SAUNDRA GUYTON
9300 IVANHOE RD
FORT WASHINGTON, MD
20744-6845

SEEMA KUMAR
1241 N VERNON ST
ARLINGTON, VA 22201-4831

SHING CHI LAM
2808 LEE LANDING CT
FALLS CHURCH, VA 22043-3647

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

SHONTA DIGGS
16 N ST SW # 16
WASHINGTON, DC 20024-4127

SOLOMON ISAAC
1400 HALF ST SW
WASHINGTON, DC 20024-4104

SOUTHEAST PARTNERSHIP
8700 FALLS RD
POTOMAC, MD 20854-1726

STANCIL DELORES
7012 8TH ST NW
WASHINGTON, DC 20012-2404

STEUART INVESTENT COMPANY
5454 WISCONSIN AVE STE 1600
CHEVY CHASE, MD 20815-6906

STEVE ARDEKANI
11128 LAKE BREEZE DR
NORTH POTOMAC, MD 20878-4290

STEVEN G BETHEA
14 N ST SW # 14
WASHINGTON, DC 20024-4127

SUI M CHAN
1208 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

SUSAN M BELL
C/O POTOMAC DEV CORP
900 2ND ST NE STE 300
WASHINGTON, DC 20002-3560

TERRY K MILLER
1418 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4102

THEODORE PEDAS TRUSTEES & JAMES PEDAS TR
C/O CIRCLE MGT CO
PO BOX 9996
WASHINGTON, DC 20016-8996

THERESA SAAL
1224 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

THO V PHAM
1313 S CAPITOL ST SW
WASHINGTON, DC 20003-3526

TONY M BEST
1106 7TH ST NE
WASHINGTON, DC 20002-3615

TRINA L LOGAN
1236 HALF ST SW
WASHINGTON, DC 20024-4110

UNITED STATES OF AMERICA
5802 GEORGIA AVE NW # N06
WASHINGTON, DC 20011-2931

UNITED STATES OF AMERICA
5802 GEORGIA AVE NW # N06
WASHINGTON, DC 20011-2931

UNITED STATES OF AMERICA
5802 GEORGIA AVE NW # N06
WASHINGTON, DC 20011-2931

V DOMINICK
1410 HALF ST SW
WASHINGTON, DC 20024-4104

VALERIE P BOYKIN
12503 PARKTON ST
FORT WASHINGTON, MD 20744-6139

VANESSA U RUFFIN
1224 HALF ST SW
WASHINGTON, DC 20024-4110

VU T HUYHH
1232 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4108

WAHLA LLC
1244 S CAPITOL ST SE
WASHINGTON, DC 20003-3523

WALTER MCKOY
2704 KNOX TER SE
WASHINGTON, DC 20020-2099

WMATA
C/O OFFICE REAL ESTATE
600 5TH ST NW
WASHINGTON, DC 20001-2610

WELCH FAMILY LP 16
1220 L ST NW STE 100
WASHINGTON, DC 20005-4018

Welch Revocable Family Trust
2611 SPENCER RD
CHEVY CHASE, MD 20815-3824

WELLINGTON WILDER
1419 S CAPITOL ST SW
WASHINGTON, DC 20003-3528

WILLIAM COHEN
C/O Willco Construct Co Inc
7811 MONTROSE RD # S500
POTOMAC, MD 20854-3363

WILLIAM L GRAY
1416 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4102

AVERY® 5160®
www.avery.com
1-800-GO-AVERY
Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®

Impression antibourrage et à séchage rapide
Utilisez le gabarit 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®

WILLIAM P MELBY
3223 VISTA ST NE
WASHINGTON, DC 20018-4015

WILLIAM T RILEY
1428 HALF ST SW
WASHINGTON, DC 20024-4104

WILLIE S BREWER
1421 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4101

Y M SUKONTARAK
1252 HALF ST SW
WASHINGTON, DC 20024-4110

YOLANDA F WADE
1420 CARROLLSBURG PL SW
WASHINGTON, DC 20024-4102

Owners of property w/in
a very liberal 200' of the
ball park site

Jam and Smudge Free Printing
Use Avery® TEMPLATE 5160®
www.avery.com
1-800-GO-AVERY
AVERY® 5160®