

December 11, 2018

VIA HAND DELIVERY

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

Re: Application of Forest City SEFC, LLC (the “Applicant”) to the District of Columbia Zoning Commission for Design Review Approval of The Yards Parcel G (portion of Square 743, Lot 94, the “Property”)

Dear Chairman Hood and Commissioners:

On behalf of the Applicant, we hereby submit the enclosed application (the “**Application**”) for review pursuant to Subtitle K, Sections 202.2, 241, and 242 for development of the Property with a mixed-use building containing ground floor retail uses and multifamily residential uses above.

Along with this letter, please find the following (two (2) copies of each except where noted):

- Statement in Support of the Application;
- Form 107 – Application for Design Review (Exhibit A);
- Form 116 – Hearing Fee Calculation Form (Exhibit B);
- Letter from the Applicant Authorizing this Application (Exhibit C);
- Certificate of Notice and Notice of Intent to File a Zoning Application (Exhibit D);
- Certificate of Compliance with the Zoning Regulations (Exhibit E);
- List of Property Owners within 200 Feet of the Property (Exhibit F);
- Certified Surveyor’s Plat of the Property (Exhibit G; *with two sets of mailing labels*);
- Map Showing Property and the Current Zoning (Exhibit H);
- Summary of the Status of Development of The Yards (Exhibit I);
- Analysis of the Application’s Consistency with the Comprehensive Plan (Exhibit J);
- Architectural Plans and Drawings and Zoning Tabulations (Exhibit K; *10 copies*);
- Check made payable to the DC Treasurer in the amounts of \$39,273.00 (*1 original*).

The Applicant respectfully asks the Commission schedule this Application for public hearing at its earliest opportunity and refer this application to the Office of Planning and the National Capital Planning Commission per Subtitle Z, Section 405.2 of the Zoning Regulations.

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Thank you for your attention to this application.

Respectfully submitted,

/s/ David M. Avitabile

/s/ David A. Lewis

Enclosures

cc:

Gail Fast, 700 7th Street SW #725, Washington, DC 20024 (*1 copy via hand delivery*)
Cara Shockley, 201 I Street SW #V-637, Washington, DC 20024 (*1 copy via hand delivery*)
Ronald Collins, 301 G Street SW #609, Washington, DC 20024 (*1 copy via hand delivery*)
Andy Litsky, Vice Chair, 423 N Street SW, Washington, DC 20024 (*1 copy via hand delivery*)
Roger Moffatt, 1301 Delaware Avenue SW, Washington, DC 20024 (*1 copy via hand delivery*)
Rhonda N. Hamilton, 44 O Street SW, Washington, DC 20024 (*1 copy via hand delivery*)
Meredith Fascett, Chair, 909 4th St SE, Washington, DC 20003 (*1 copy via hand delivery*)
Forest City Washington, 301 Water Street, SE, Washington, DC 20003, Attn: John Lecker and
Peter Calkins (*2 copies via hand delivery*)

Certificate of Service

I certify that on or before December 12, 2018, I delivered a copy of the foregoing document and attachments via hand delivery or first class mail to the addresses listed below.

/s/ David A. Lewis

Jennifer Steingasser (*3 copies via hand delivery*)

Joel Lawson

Brandice Elliott

District of Columbia Office of Planning

1100 4th Street, SW, Suite 650E

Washington, DC 20004

Anna Chamberlain (*2 copies via hand delivery*)

Policy and Planning

District Department of Transportation

55 M Street, SE, 5th Floor

Washington, DC 20003

Advisory Neighborhood Commission 6D (*1 copy via hand delivery*)

1101 4th Street SW, Suite W130

Washington, DC 20024