

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Design Review was mailed on behalf of Forest City SEFC, LLC (the “**Applicant**”) to Advisory Neighborhood Commission 6D (the “**ANC**”) and to the owners of all property within 200 feet of the perimeter of the subject property on October 16, 2018, as required by the Zoning Regulations of the District of Columbia. 11-Z DCMR §§ 301.6, 301.7, and 301.10(e).

In connection with the project that is the subject of this application for design review, the Applicant has met with the ANC, as well as staff from the District of Columbia Office of Planning, and the District of Columbia Department of Transportation.



David A. Lewis

NOTICE OF INTENT TO FILE A ZONING APPLICATION

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR DESIGN REVIEW UNDER THE SEFC ZONE

October 16, 2018

Forest City SEFC LLC, on behalf of the property owner, the General Services Administration, (“**Applicant**”) gives notice of its intent to file an application for design review within the SEFC zones for the parcel known as Parcel G, which consists of the southeast portion of Lot 94 in Square 743 (the “**Property**”). The Property is located in The Yards neighborhood of Ward 6 and consists of approximately 39,028 square feet, or approximately 0.9 acres, of land area.¹ Parcel G is located along New Jersey Avenue, SE just south of the federal Department of Transportation headquarters building. The Property is currently improved with a temporary building containing a trapeze school. Parcel G is located within the SEFC-1A zone.

The Property is bounded by New Jersey Avenue SE to the east and by N Street SE to the south. The Property will also be bounded by the proposed private 1½ Street SE to the west and the proposed private Quander Street SE to the north. To the northeast, across New Jersey Avenue, is the federal Department of Transportation headquarters. Property to the west and south is property that is currently occupied by temporary parking lot uses; these properties are all intended for medium-high density commercial and residential redevelopment under the Southeast Federal Center Master Plan and SEFC zoning.

In this application, the Applicant proposes to construct an 11-story commercial office building with approximately 15,400 square feet of ground floor retail, service and/or eating and drinking establishment uses (the “**Project**”). In addition, the Project will include approximately 173 below-grade parking spaces. The Project will have a maximum height of approximately 130 feet plus a habitable penthouse. The Project will have a total gross floor area of 302,095 square feet, for an effective overall floor area ratio on Parcel G of approximately 7.74.² With respect to Parcel G only, the Project’s lot occupancy will be approximately 100% percent at floors 1 and 2, approximately 66% at floors 2 through 9, and approximately 54% at floors 10 and 11. As part of the Project, the Applicant also proposes to construct new adjacent private streets.

Pursuant to Subtitle Z, Section 301.8 of the District of Columbia Zoning Regulations (“**ZR16**”), the Applicant and its development team will present the Project to Advisory Neighborhood Commission 6D in the near future, and a representative of the Applicant is available to discuss the proposed development with all interested groups and individuals. The design review application for the Project will be filed with the Zoning Commission pursuant to Subtitle K, Chapter 2 and Subtitle Z, Section 301 of ZR16 not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 301.6 and 307.1 of ZR16. Land use counsel for the Applicant is Goulston & Storrs. If you require additional information regarding the proposed design review application, please contact David Lewis at (202) 721-1127.

¹ For zoning purposes, Parcel G is, together with Parcel F, located on a single record lot which has a total area of approximately 96,778 square feet.

² The Project will utilize approximately 28,899 square feet of GFA generated by the land area of Parcel F.