

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application for Design Review for Forest City SEFC, LLC (the “**Applicant**”) was mailed 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 December 19, 2017, 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

December 19, 2017

Forest City SEFC LLC, on behalf of the property owner, the General Services Administration, (“Applicant”) gives notice of its intent to file an application (the “Application”) for design review for parking lot use within the SEFC zones for the parcels known as a portion of Lot 94 in Square 733 (“Parcel F”), Lot 807 in Square 744 (“Parcel H/I”) and Lot 1 in Square 827 (“Parcel Q” and together with Parcel F and Parcel H/I, the “Property”). The Property is located in The Yards neighborhood of Ward 6 and consists of approximately 217,257 square feet, or approximately 5 acres, of land area. Parcel F and Parcel H/I are located immediately across 1st Street, SE from the Nationals Ballpark and Parcel Q is located just a few blocks away from the Ballpark. The Property is currently improved with temporary parking lots that serve the Ballpark, office, retail, and related uses in and around The Yards. Parcel F and Parcel H/I is located within the SEFC-1 zone¹ and Parcel Q within the SEFC-3 zone.

Pursuant to Z.C. Order No. 13-03, the Zoning Commission granted approval for temporary parking lot use on Parcels H/I and Q for a period of five years. The five-year approval period under Z.C. Order No. 13-03 expires July 5, 2018. Pursuant to Z.C. Order No. 13-16, the Zoning Commission granted approval for temporary parking lot use on Parcel F for a period of five years. The five-year approval period under Z.C. Order No. 13-16 expires February 3, 2019. The Applicant seeks Zoning Commission review to extend the previously-approved parking lot use for a period of five years from the expiration of the currently-effective orders.

The parking lots on the Property currently contain 794 total spaces (Parcel F: 201 spaces; Parcels H/I: 394 spaces; and Parcel Q: 199 spaces). Access to the parking lot on Parcel F is from N Street SE, access to the parking lots on Parcel H/I is from N Street, SE and N Place, SE, and access to the parking lot on Parcel Q is from 4th Street, SE near its intersection with Water Street, SE. The existing parking lots on the Property serve the Ballpark and other uses in the surrounding area.

Pursuant to Subtitle Z, Section 301.8, the Applicant and its development team will present the Project to Advisory Neighborhood Commission 6D in the near future, and the Applicant is available to discuss the proposed development with all interested groups and individuals.

The Application will be filed with the District of Columbia Zoning Commission pursuant to Subtitle K, Chapter 2 and Subtitle Z, Section 301 of the District of Columbia Zoning Regulations and Administrative Regulations, not less than forty-five (45) days from the date of this Notice, which is given pursuant to Subtitle Z, Section 301.6 of the Zoning Regulations. 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 Pursuant to a pending amendment to the Zoning Map in Z.C. Case No. 17-12, Parcel F will be located in the SEFC-1A Zone and Parcel H/I will be located in the SEFC-1B Zone.