

October 12, 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 I (Square 744, Lot 807, 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);
- 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 \$27,849.00 (*1 original*).

The Applicant respectfully asks the Commission to schedule this Application for public hearing at its earliest opportunity.

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: Sarah Forde (*1 complete copy and 2 additional copies of Exhibit K, via hand delivery*)

Certificate of Service

I certify that on or before October 15, 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