

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 April 3, 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.



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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

April 3, 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 I, which consists of a portion of Lot 807 in Square 744 (the “**Property**”). The Property is located in The Yards neighborhood of Ward 6 and consists of approximately 56,301 square feet, or approximately 1.29 acres, of land area.<sup>1</sup> Parcel I is one block east of the Nationals Ballpark along N Street, SE. The Property is currently improved with a temporary parking lot that serves the Ballpark, office, retail, and related uses in and around The Yards. Parcel I is located within the SEFC-1 zone.<sup>2</sup>

The Property is bounded by N Street, SE to the north, N Place, SE to the south, and Canal Street, SE to the east. The Property will be bounded by the proposed private 1½ Street, SE to the west. To the north, west, and south are properties that are currently occupied by temporary parking and other uses; these properties are all intended for medium-high density commercial and residential redevelopment under the Southeast Federal Center Master Plan, SEFC zoning, and the PUD approved by the Zoning Commission in Z.C. Order No. 13-05.

In this application, the Applicant proposes to construct a single mixed-use building containing multifamily residential and ground floor retail uses. The Property will be improved with approximately 334 units and a mix of ground floor retail and service uses totaling approximately 30,627 square feet of gross floor area (the “**Project**”). In total the Project will include approximately 394,079 square feet of gross floor area. In addition, the Project includes approximately 235 below-grade parking spaces, which will be accessed from N Place, SE. The Project has a maximum height of approximately 110 feet plus a habitable penthouse. The Project’s overall floor area ratio is approximately 7.0 and its lot occupancy is approximately 77% on the upper levels. As part of the Project, the Applicant also proposes to construct a new adjacent private street.

Pursuant to Subtitle Z, Section 301.8 of the District of Columbia Zoning Regulations and Administrative 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 District of Columbia 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.

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<sup>1</sup> Parcel I will be located on a single lot of record with Parcel H for zoning purposes. All zoning data in this notice, however, is based on the land area of Parcel I only.

<sup>2</sup> Pursuant to a pending amendment to the Zoning Map in Z.C. Case No. 17-12, Parcel I will be located in the SEFC-1B Zone.