

LAW OFFICES
GREENSTEIN DeLORME & LUCHS, P.C.

WILLIAM H. HARRIS, JR.
RICHARD G. WISE
ABRAHAM J. GREENSTEIN
GILBERT E. DeLORME
VINCENT MARK J. POLICY
RICHARD W. LUCHS
JUDITH R. GOLDMAN
JACQUES B. DEPUY
JEFFREY H. GELMAN
ALAN S. WEITZ
WILLIAM C. CASANO
JOHN PATRICK BROWN, JR.
LEWIS F. MORSE
ROGER D. LUCHS
JAMES D. SADOWSKI
DONALD F. HOLMES, JR.

1620 L STREET, N.W., SUITE 900
WASHINGTON, D.C. 20036-5605
TELEPHONE (202) 452-1400
FACSIMILE (202) 452-1410
www.gdlaw.com

ANITRA ANDROH-POWELL
ABRIELLE B. ANDERSON
STEPHANIE A. BALDWIN
RACHEL K. BLACKBURN*
LYLE M. BLANCHARD
GREGORY T. DuMONT
ALFRED M. GOLDBERG
JOSHUA M. GREENBERG
JARED S. GREENSTEIN
MONIC Y. HALSEY
DAVID J. WALKER
MACKENZIE H. YATES**

*ADMITTED IN FL ONLY
**ADMITTED IN VA ONLY

RECEIVED
D.C. OFFICE OF ZONING
2007 SEP 28 AM 11:13

September 28, 2007

BY MESSENGER

Ms. Jerrily R. Kress, FAIA
Director
Office of Zoning
441 Fourth Street, N.W., Suite 210
Washington, D.C. 20001

ZONING COMMISSION
District of Columbia

CASE NO. 07-11
EXHIBIT NO. 15

Re: Z.C. Case No.07-11; Supplemental Filing to the Application to Amend the Zoning Map and Zoning Regulations for the Southeast Federal Center, S.E.

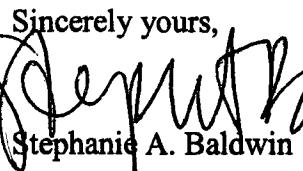
Dear Ms. Kress:

On the behalf of Forest City SEFC, LLC, enclosed please find one (1) original and twenty (20) copies of a Supplemental Filing for the Application to Amend the Zoning Map and Zoning Regulations for the Southeast Federal Center, S.E.

The enclosed exhibits will be used in the testimony of some of the witnesses prepared to testify on the behalf of the applicant. The exhibits will help present a summary of the master plan for the site and provide the Zoning Commission with some additional context to the Application.

Also enclosed please find a list of the witnesses of the applicant and a summary of the testimony of each witness.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact me.

Sincerely yours,

Stephanie A. Baldwin

ZONING COMMISSION
District of Columbia
CASE NO.07-11
EXHIBIT NO.15

GREENSTEIN DELORME & LUCHS, P.C.

Ms. Kress, FAIA

September 28, 2007

Page 2

319229v1

Enclosures

**cc: Ms. Patricia Daniels
Allison Price, Esquire
Mr. Ramsey Meiser
Jacques B. DePuy, Esquire**

Exhibits



THE YARDS AT SOUTHEAST FEDERAL CENTER

WASHINGTON, D.C.

19 JULY 2007

© 2007 I-SHA, PC

FOREST CITY | WASHINGTON

shalom baranes associates

architects

CFA PRESENTATION

2



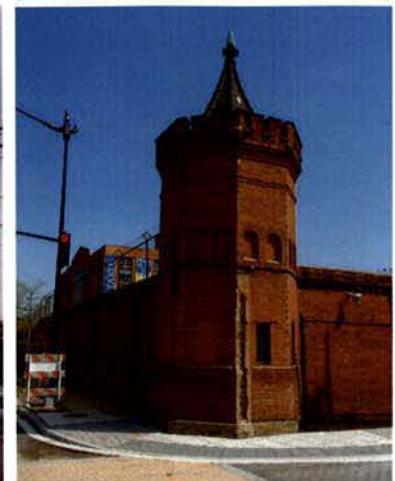
1 BUILDING 173 - LUMBER STORAGE SHED, BUILT 1918-1919



2 BUILDING 160 - PATTERN & JOINER SHOP, BUILT 1917



3 BUILDING 167 - BOILERMAKER'S SHOP, BUILT 1919



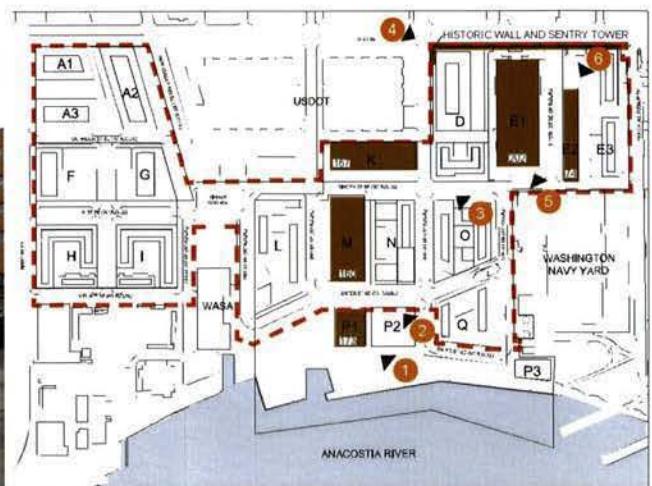
4 HISTORIC WALL AND SENTRY TOWER, BUILT 1904



5 BUILDING 202 - BROADSIDE MOUNT SHOP, BUILT 1941



6 BUILDING 74 - TRANSPORTATION REPAIR SHOP, BUILT 1938



KEY PLAN



THE YARDS AT SOUTHEAST FEDERAL CENTER

THE Yards. WASHINGTON, D.C.

1 JUNE 2007

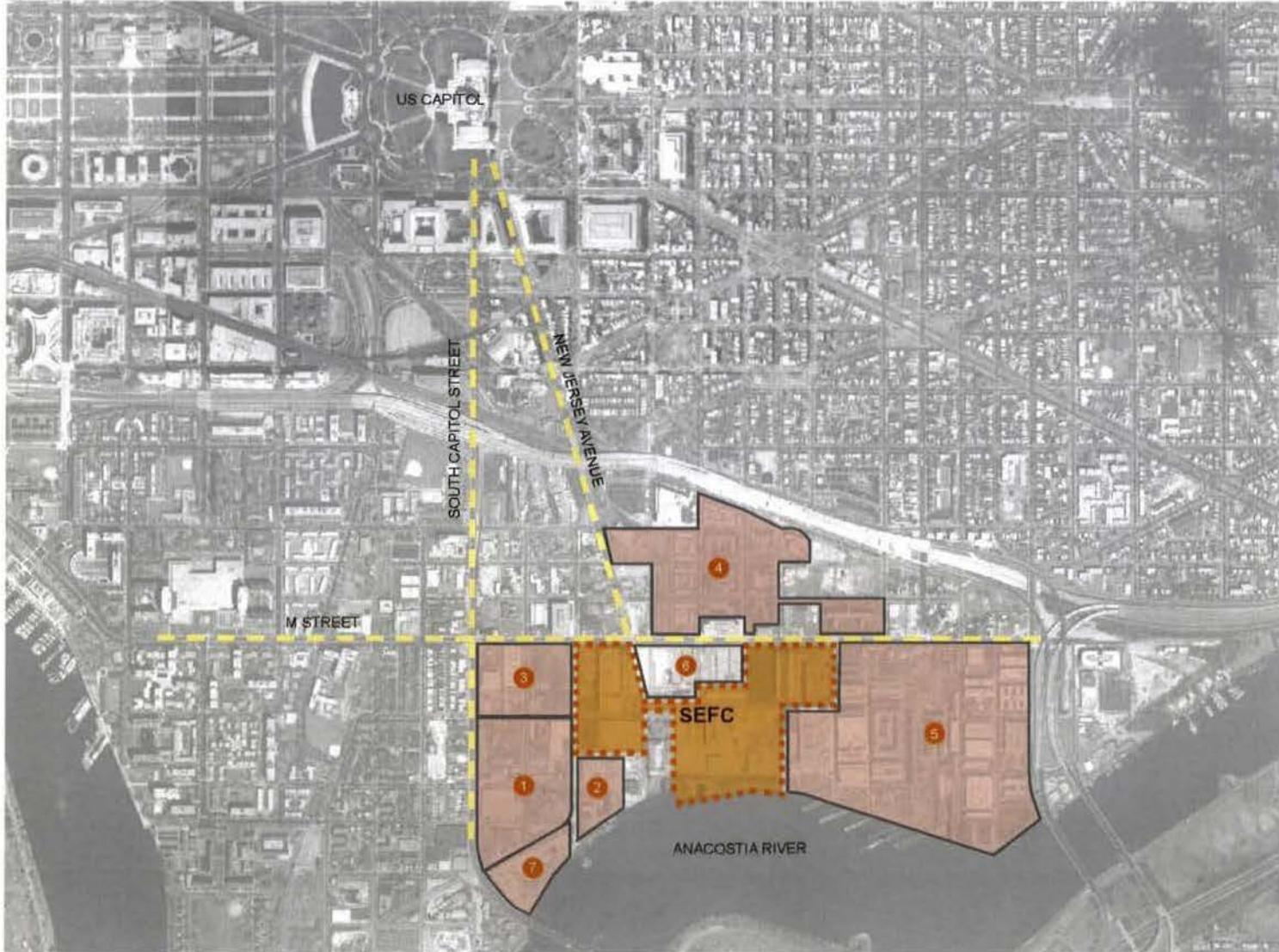
Copyright, ©2007, L.SBA, PC

FOREST CITY | WASHINGTON

shalom baranes associates architects

35% SUBMISSION - SECTION I | 1.6

NEW AT 35%



LEGEND

- 1 BALLPARK (UNDER CONSTRUCTION)
- 2 BALLPARK EAST
- 3 BALLPARK NORTH
- 4 HOPE VI
- 5 NAVY YARD
- 6 USDOT HEADQUARTERS
- 7 FLORIDA ROCK



THE YARDS AT SOUTHEAST FEDERAL CENTER

WASHINGTON, D.C.

1 JUNE 2007

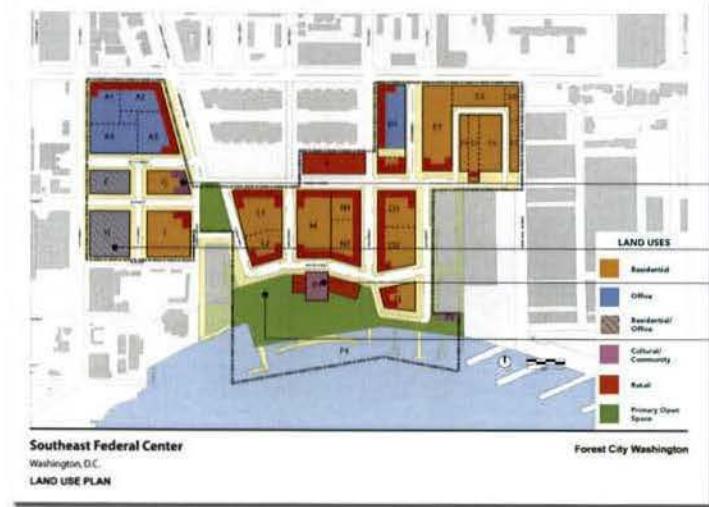
TECHNICAL ©2007 | SBA, PC

FOREST CITY | WASHINGTON

shalom baranes associates | architects

35% SUBMISSION - SECTION I | 1.2
NEW AT 35%

NCPC/CFA PRESENTATION 2004



UPDATES

- PARCELS F & G DESIGNATED FOR OFFICE USE
- PARCEL H DESIGNATED FOR RESIDENTIAL USE
- PARCEL P DESIGNATED FOR CULTURAL/RETAIL USE
- P2 BUILDING ELIMINATED
- NOTE: RETAIL FRONTAGES RECONFIGURED



NCPC/CFA PRESENTATION 2004



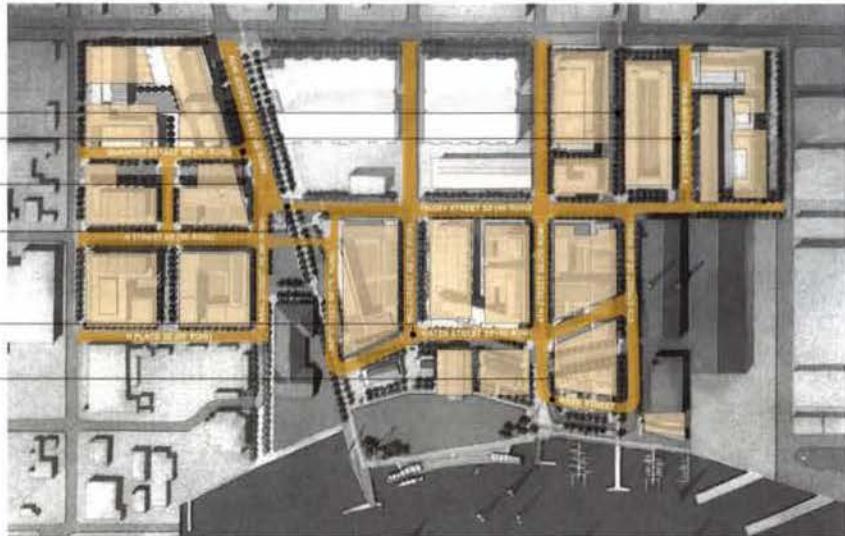
UPDATES
5TH STREET CLOSED TO
THROUGH TRAFFIC
5-12 STREET ADDED AS
VEHICULAR CONNECTION

QUANDER STREET MOVED
NORTH TO ALIGN WITH
SIDE FACE OF US DOT
BUILDING

NEW JERSEY AVENUE
TERMINATED AT TRIGLEY
SQUARE. VISUAL
CONNECTION TO THE
MANUFACTURERS
MAINTAINED. 2ND STREET
REESTABLISHED IN ITS
HISTORIC LOCATION

WATER STREET REALIGNED
TO ALLOW FOR FRAMED
VIEW OF HISTORIC
BUILDINGS

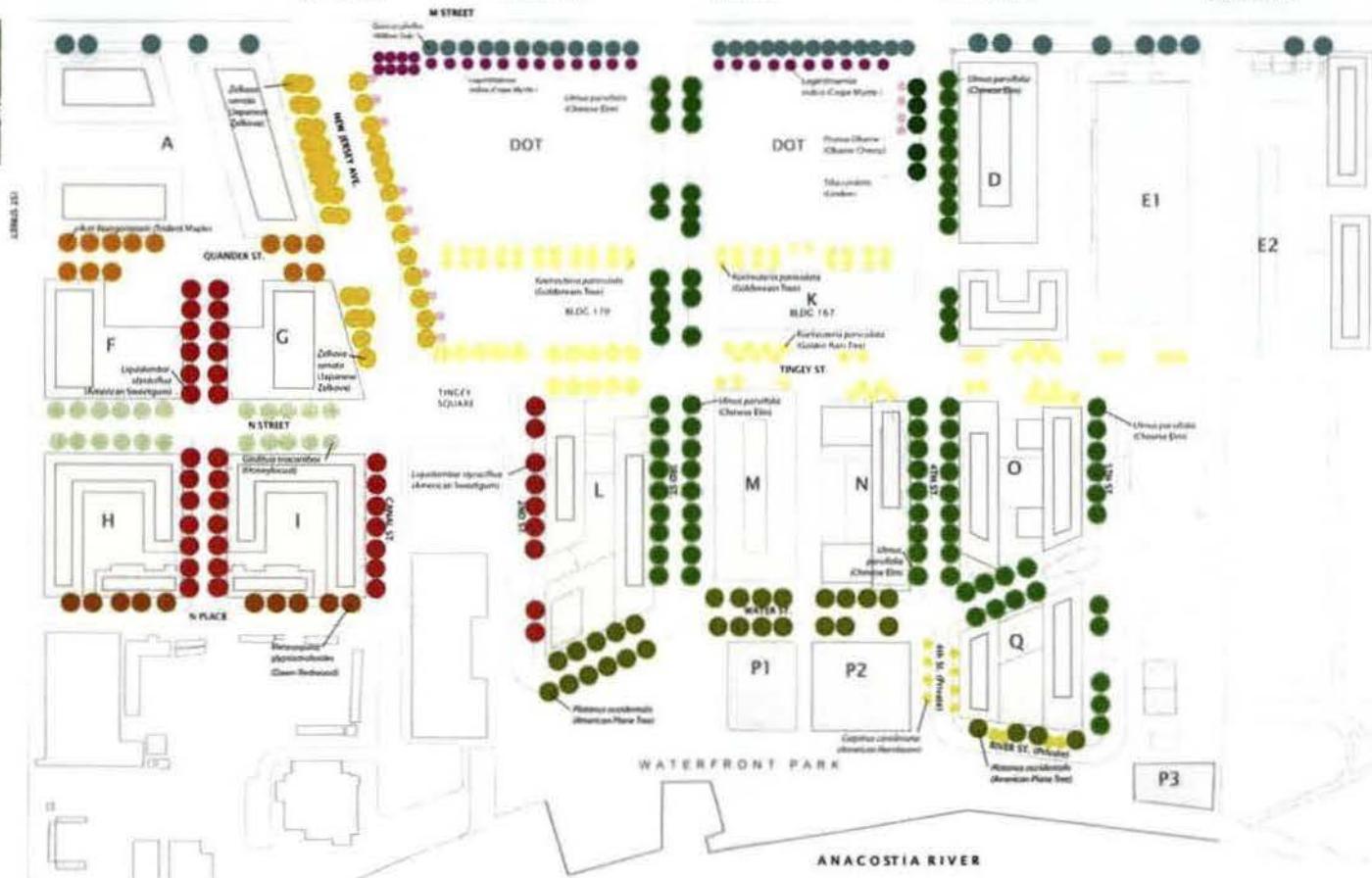
RIVER STREET SHIFTED
NORTH TO INCREASE OPEN
SPACE



TREE PLANTING PLAN



Location of trees and plantings subject to change resulting from layout of ground level uses of buildings, entrances, utilities, and other site plan conditions.



THE
YARDS

STREET DESIGN AND INFRASTRUCTURE

WASHINGTON, D.C.

1 JUNE 2007

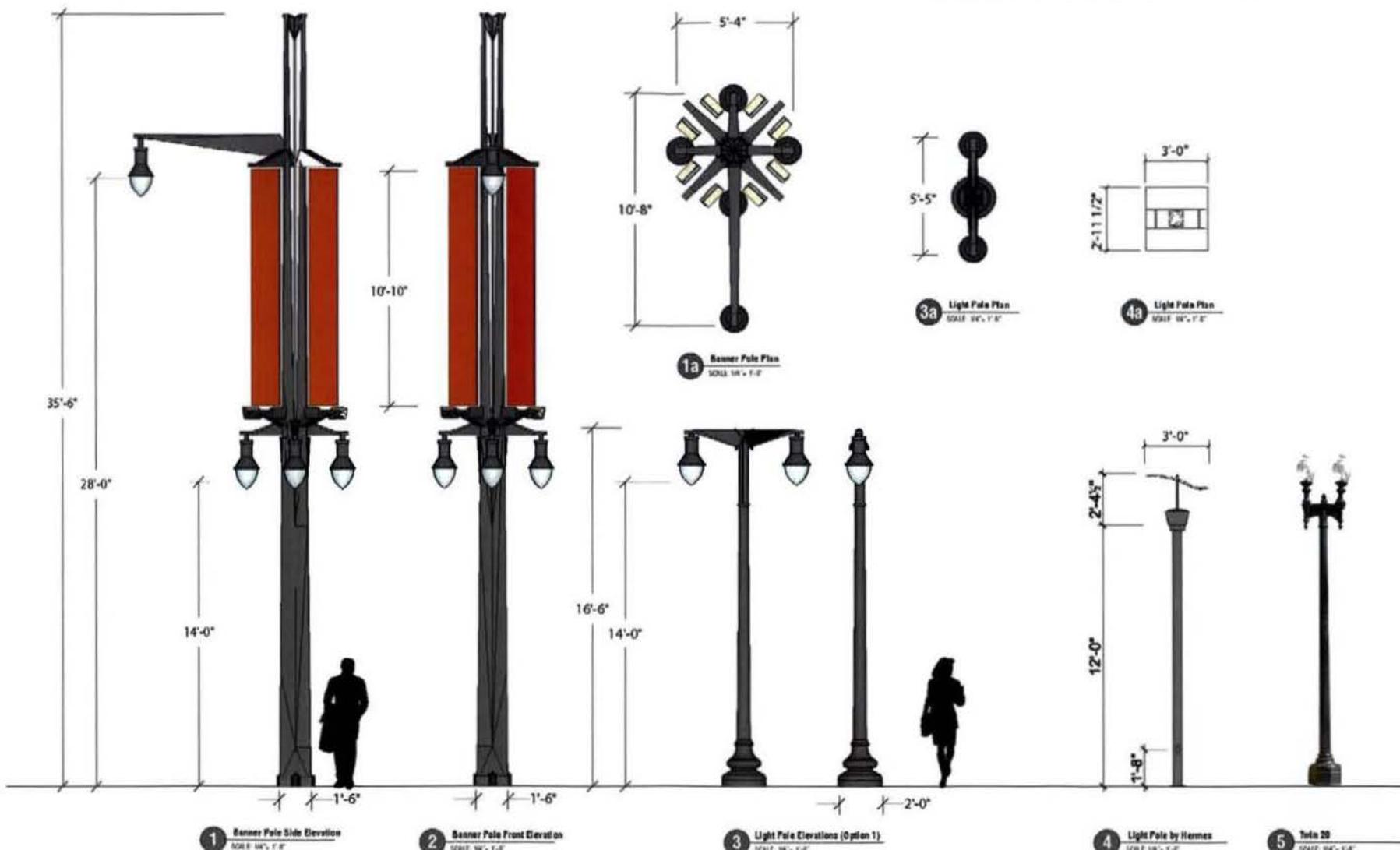
REF ID: 02007 | REV 3.0 | 2007-06-01

FOREST CITY | WASHINGTON

3.5% SUBMISSION - SECTION II 2.12

NEW AT 35%

PROPOSED LIGHTING TYPES



STREET DESIGN AND INFRASTRUCTURE

WASHINGTON, D.C.

1 JUNE 2007

Copyright © 2007 | commarts

FOREST CITY | WASHINGTON

@ commarts

35% SUBMISSION - SECTION II 2.18

NEW AT 35%

PROPOSED STREET FURNITURE TYPES



Madison
18 OD 32H
24 OD 48H



Maverick
30 OD 42H
30 OD 36H
36 OD 31H



Manufacturer: Creative Pipe - Cameo - 32 gallon
CAT-SS-360-F-SS-S



20.5" dia. x 47" tall



Orb 30 OD 27 1/2H 36 OD 33H



Icon
24 OD 22 H
30 OD 36H



York
30 OD 29H
36 OD 34H
36 OD 42H

Manufacturer: International Art Properties



Communitario Bench
Manufacturer: Escofet - See CA sketch for sizes



Communitario Bench with raised bars
Manufacturer: Escofet - See CA sketch for sizes



36" wide x 32.5" tall



Manufacturer: Creative Pipe - Horseshoe Rack
HS-2-E-SS



STREET DESIGN AND INFRASTRUCTURE
THE YARDS WASHINGTON, D.C. 1 JUNE 2007

copyright ©2007 commarts

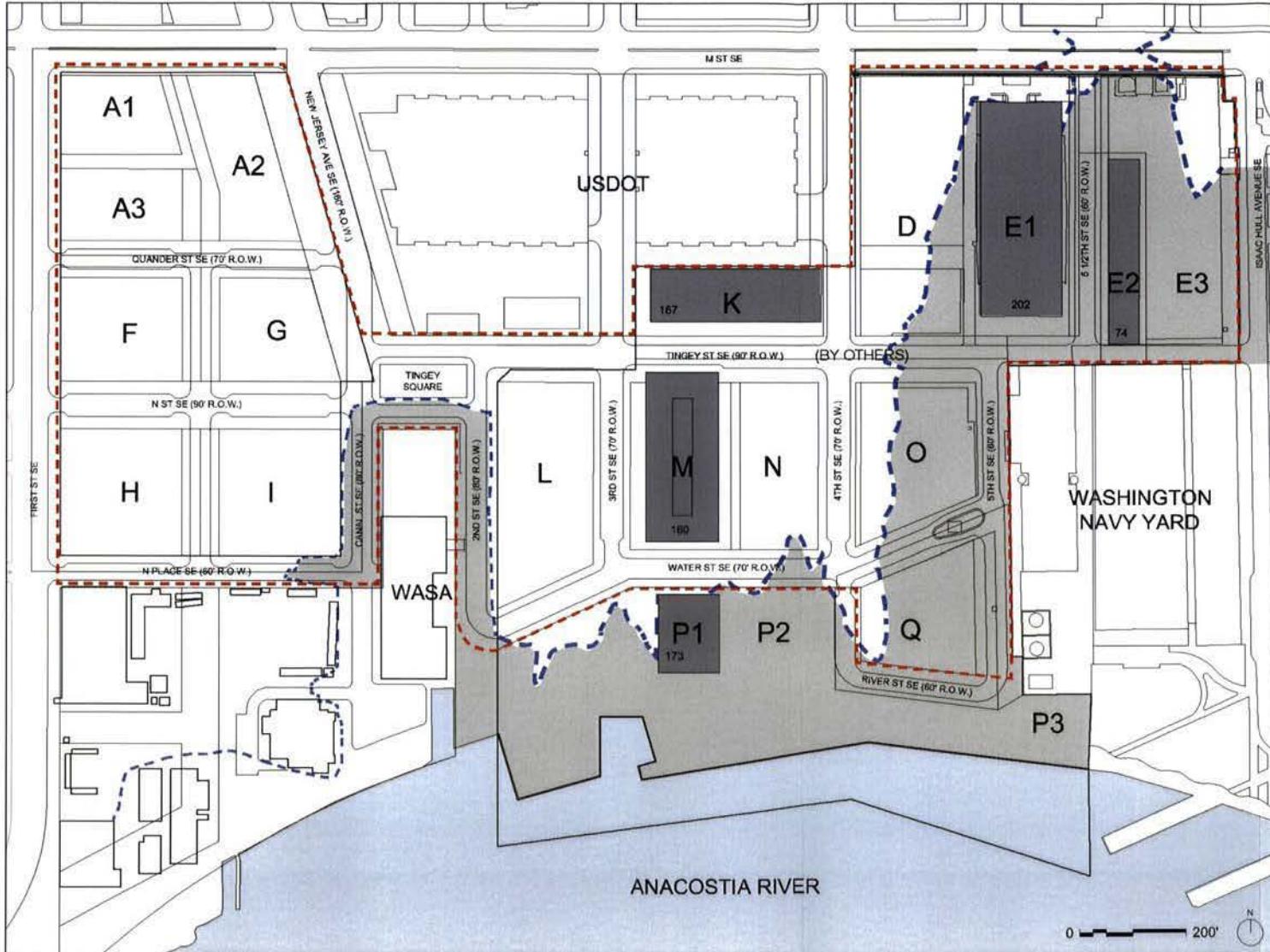
FOREST CITY | WASHINGTON

@ commarts

35% SUBMISSION - SECTION II 2.19

NEW AT 35%

EXISTING FLOODPLAIN CONDITIONS



LEGEND

- EXISTING 100 YEAR FLOOD PLAIN LINE (ELEV. +11.4')
- PART 'A' BOUNDARY
- SEFC SITE CURRENTLY WITHIN THE 100-YEAR FLOOD PLAIN
- EXISTING HISTORIC STRUCTURE

Much of the southern and eastern ends of The Yards are currently within the 100-year floodplain. A strategy to fill the North of Park areas of the site to an elevation above the 100-year line is currently being pursued with the DC Department of the Environment and the Federal Emergency Management Agency. The design of the south edge of the fill line is being studied as part of the ongoing park design, and will be described in a later submission of the 35% Waterfront Park design.



STREET DESIGN AND INFRASTRUCTURE

THE YARDS WASHINGTON, D.C.

1 JUNE 2007

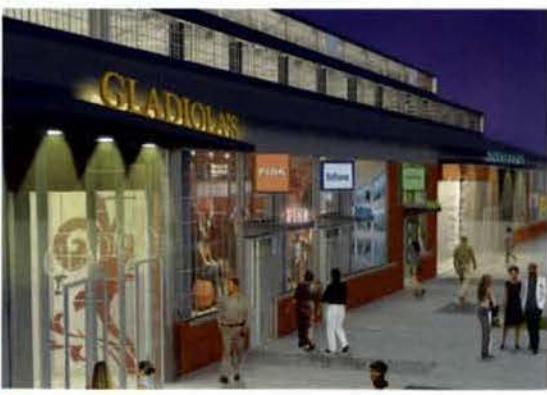
Copyright © 2007 J.S.B.A. PC

FOREST CITY | WASHINGTON

shalom baranes associates architects

35% SUBMISSION - SECTION II | 1.1

NEW AT 35%



② PROPOSED DESIGN



③ PROPOSED DESIGN



THE YARDS AT SOUTHEAST FEDERAL CENTER

WASHINGTON, D.C.

1 JUNE 2007

© 2007 SBA, PC

FOREST CITY | WASHINGTON

shalom baranes associates | architects

35% SUBMISSION - SECTION I | 17

NEW AT 35%

EXTERIOR PERSPECTIVES



8.

PERSPECTIVES (approved at 15%)

Gensler Architecture, Design & Planning Worldwide

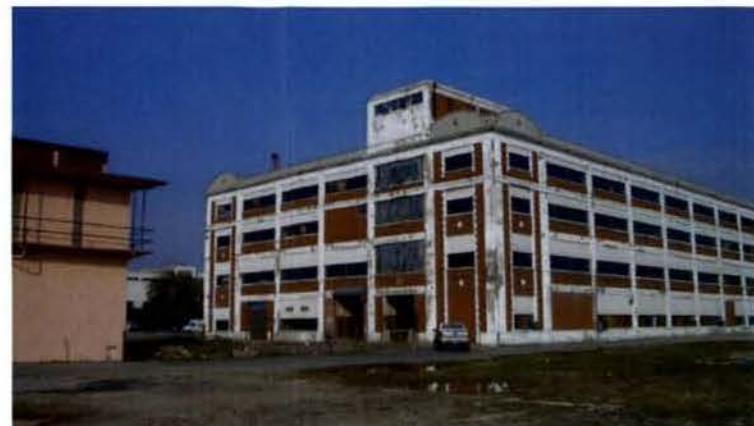
BUILDING 167 FOREST CITY WASHINGTON • 35% DESIGN SUBMISSION

09.6072.000 | 01 June 2007 | 30





② PROPOSED DESIGN



① EXISTING VIEW



③ PROPOSED DESIGN



THE YARDS AT SOUTHEAST FEDERAL CENTER
The Yards. WASHINGTON, D.C. 1 JUNE 2007

©2007 Forest City | Shalom Baranes Associates PC

FOREST CITY | WASHINGTON

shalom baranes associates | architects

35% SUBMISSION - SECTION I | 16
NEW AT 35%



BUILDING # 160 - 35% SUBMISSION

THE YARDS WASHINGTON DC

ZONING DATA

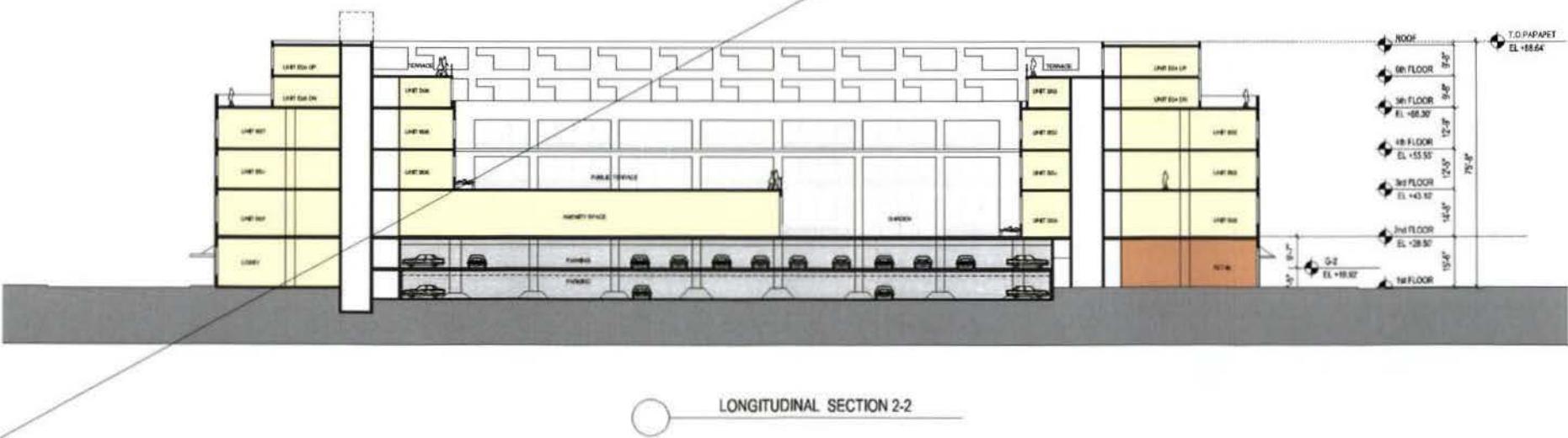
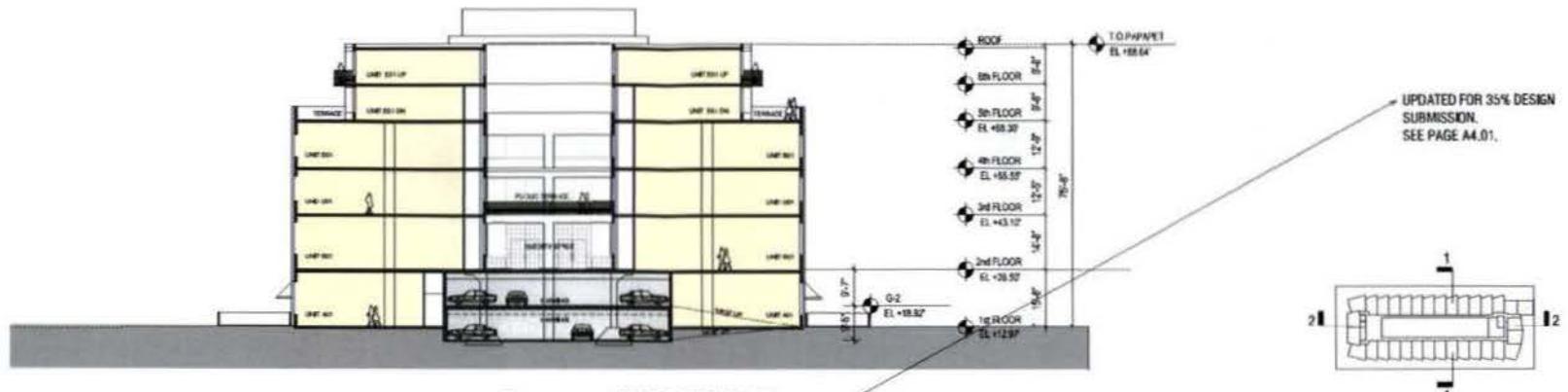
DC Zoning Requirements	Allowed	Provided
Site Area (Existing Building Area)	137' x 321'= 43,977	-
Zoning District	SEFC/R-5-E	-
Maximum Height	110ft	76'9"
Floor Area Ratio (FAR)	6.0 Residential	3.2
Rec Space Requirement	NA	NA
Residential Parking	1/4 dwelling units=43	55
Residential Loading	1@ 12'x 55' loading berth, 1@ 200sf loading platform 1@12' X20' delivery space	Included

FOREST CITY WASHINGTON

SK&I
HA01
Updated from 13%

Scale: 1/8"

Date: 06/01/2007



BUILDING # 160 - 35% SUBMISSION

THE YARDS WASHINGTON DC

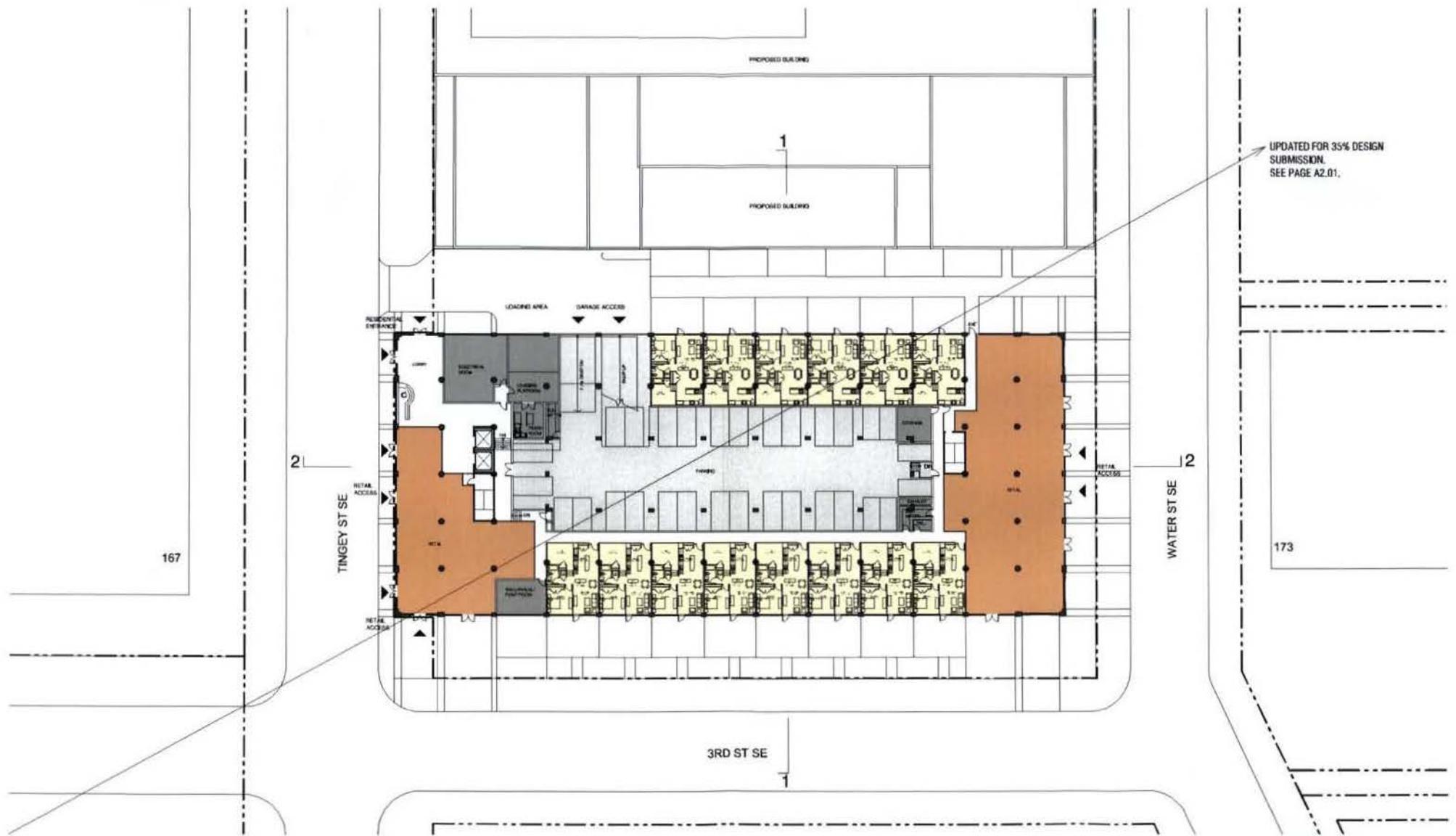
SECTIONS

FOREST CITY WASHINGTON

SK&I

Scans: 8/8
Date: 06.07.2007

HA13



BUILDING # 160 - 35% SUBMISSION



THE YARDS WASHINGTON DC

FIRST FLOOR PLAN G1 LEVEL

FOREST CITY WASHINGTON

SK&I

Score: 8/18
Date: 06.01.2007

HA08
Approved at 15%

List of Witnesses

1. Ramsey D. Meiser, Senior Vice President of Development, Forest City Washington
2. Michael D. Benton, P.E., Senior Project Manager/Senior Associate, VIKA, Inc.
3. Mark E. Gilliland, AIA, Principal, Shalom Baranes Associates

Outline of Testimony of
Ramsey D. Meiser
Senior Vice President of Development, Forest City Washington

- I. Introduction of Applicant
- II. Brief Introduction of Proposed Amendments
- III. Summary of Master Plans for SEFC Site
 - a. Neighborhood/Location
 - b. General Description of Uses
 - c. Existing Buildings & Conditions
 - d. Infrastructures Plans
- IV. Brief Overview of Current [First] Projects
- V. Conclusion

Outline of Testimony of
Michael D. Benton, P.E.
Senior Project Manager/Senior Associate, VIKA, Inc.

- I. Introduction**
- II. Overview of Current Zone District**
- III. Description of Proposed Map Amendments & Comparison of Existing and Proposed**
- IV. Conclusion**

Outline of Testimony of

Mark E. Gilliland

AIA, Principal, Shalom Baranes Associates

- I. Introduction
- II. Overview of Overlay Regulations
- III. Description & Explanation of Proposed Text Amendments
- IV. Conclusion