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| 4216025 | Submitted to ODAI | Notices, Opinions | Board of Zoning Adjustment - Order No. 18504 - Marvin Lytle, Jr.- ANC 5B                   | 3/8/2013<br>Vol 60/11 | 2/27/2013 11:52:17 |
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| 135817  | Unconfirmed       | Notices, Opinions | Board of Zoning Adjustment Summary Order No. 18010   | 1/22/2010<br>Vol 57/4 | 1/27/2010 22:13:14 |
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ZONING COMMISSION  
District of Columbia  
CASE NO.13-05  
EXHIBIT NO.7  
3/4/2013

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA**  
**NOTICE OF FILING**  
**Z.C. Case No. 13-05**  
**(Forest City Washington – 1<sup>st</sup>-Stage PUD, 2<sup>nd</sup>-Stage PUD, and Related Map**  
**Amendments @ Squares 744S and 744SS)**  
**March 4, 2013**

**THIS CASE IS OF INTEREST TO ANC 6D**

On February 27, 2013, the Office of Zoning received an application from Forest City Washington (the “Applicant”) for approval of a first-stage planned unit development (“PUD”), a second-stage PUD, and related map amendments for the above-referenced property.

The property that is the subject of this application consists of part of Lot 805 in Square 744S and part of Lot 801 in Square 744SS in Southeast Washington, D.C. (Ward 6), which is bounded by N Place, S.E. (north), First Street, S.E. (west), Diamond Teague Park (south), and DC Water’s Main and O Street pumping stations (east). The property is currently zoned CG/W-2. The Applicant proposes PUD-related map amendments to rezone the property, for the purposes of this project, to CG/CR and CG-W1.

The property is currently improved with multiple low-scale buildings used for a variety of light industrial uses. In the first-stage PUD, the Applicant proposes to demolish several buildings and retain part of one (the Fleet Maintenance Shop) in order to redevelop the property into four new city blocks that will contain a new movie theater, two residential buildings with approximately 600 residential units, and 137,000-147,000 square feet of retail, arts, and entertainment space – with an approximate total density of 5.81 floor area ratio. The second-stage PUD seeks approval for the 2,500-seat movie theater, which will be located at the northeastern corner of the property and will also include approximately 2,000 square feet of ground-floor retail space and 337 parking spaces.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.