

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning



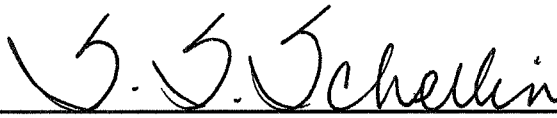
Z.C. CASE NO.: 13-05

MAR 04 2013

As Secretary to the Commission, I hereby certify that on _____ copies of this Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

- | | |
|--|--|
| 1. <i>D.C. Register</i> | 7. Office of Planning (Jennifer Steingasser) |
| 2. Phio Feola, Esq.
David Avitabile, Esq. | 8. DDOT (Jamie Henson) |
| 3. ANC 6D*
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Washington, D.C. 20024 | 9. Melinda Bolling, Acting General Counsel
DCRA |
| 4. Commissioner David Garber
ANC/SMD 6D07 | 10. Office of the Attorney General (Alan
Bergstein) |
| 5. Gottlieb Simon
ANC | 11. DDOE (William Updike) |
| 6. Councilmember Tommy Wells | |

ATTESTED BY:


Sharon S. Schellin
Secretary to the Zoning Commission
Office of Zoning

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING
Z.C. Case No. 13-05
(Forest City Washington – 1st-Stage PUD, 2nd-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.