

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001
OFFICIAL BUSINESS
PENALTY FOR MISUSE

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District of Columbia
2000 14th Street NW
Washington DC 20009-4487

2018/05/03 10:45

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING**

TIME AND PLACE: **Thursday, May 3, 2018, @ 6:30 p.m.**
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 13-16A (Forest City SEFC, LLC – SEFC-1 Zone and SEFC-3 Zone Design Review @ Square 743, Lot 94, Square 744, Lot 806, and Square 827, Lot 1)

THIS CASE IS OF INTEREST TO ANC 6D

On February 27, 2018 the Office of Zoning received an application from Forest City SEFC, LLC (“Applicant”). The Applicant is requesting review for the continued use of the existing temporary parking lots on the parcels commonly known as “Parcel F,” “Parcel H/I,” and “Parcel Q” of The Yards (respectively, Square 743, Lot 94; Square 744, Lot 806; and Square 827, Lot 1; collectively, the “Property”) for periods of five additional years from April 11, 2019, the expiration date of Z.C. Order No. 13-16. Parcels F and H/I are within the SEFC-1 zone, and Parcel Q is within the SEFC-3 zone.

The Property consists of approximately 291,752 square feet of land area. Parcel F and Parcel H/I are located immediately across 1st Street, SE from Nationals Ballpark (“the Ballpark”), and Parcel Q is located at the southeastern corner of the intersection of Water Street, SE and 4th Street, S.E. The Property is currently improved with temporary parking lots that serve the Ballpark, as well as office, retail, and related uses in and around The Yards. The parking lots on the Property currently contain 794 total spaces (Parcel F: 201 spaces; Parcels H/I: 394 spaces; and Parcel Q: 199 spaces).

The Applicant proposes to continue the existing temporary surface parking lots on the Property and seeks approval of such continued use for periods of five additional years from the expiration of the existing orders authorizing the current use of the lots.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Commission’s Rules of Practice and Procedure, 11 DCMR Subtitle Z, Chapter 4.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.