

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Office of Zoning



**Z.C. CASE NO.: 13-16A**

As Secretary to the Commission, I hereby certify that on March 9, 2018, copies of this Z.C. Notice of Public Hearing (along with cover letter for the ANC) for Case No. 13-16A were sent via electronic mail, or by first-class, postage prepaid or interoffice mail if indicated by an asterisk(\*), to the following:

- |   |   |
|---|---|
| 1. D.C. Register (03/08/18)   | 9. Office of the Attorney General (Alan Bergstein)  |
| 2. David Avitabile, Esq. (03/08/18)<br>David Lewis, Esq.<br>Goulston & Storrs                                       | 10. Jay Wilson (DOEE) (03/08/18)  |
| 3. ANC 6D (03/08/18)<br><a href="mailto:6D@anc.dc.gov">6D@anc.dc.gov</a>  | 11. DCHA – Relocation Committee (03/08/18)<br><a href="mailto:JBurgess@dchousing.org">JBurgess@dchousing.org</a><br><a href="mailto:KKing@dchousing.org">KKing@dchousing.org</a>                  |
| 4. Commissioner Meredith Fascett (03/08/18)<br>ANC/SMD 6D07<br><a href="mailto:6D07@anc.dc.gov">6D07@anc.dc.gov</a> | 12. At-Large Councilmembers: <ul style="list-style-type: none"><li>• Phil Mendelson</li><li>• David Grosso</li><li>• Elissa Silverman</li><li>• Anita Bonds</li><li>• Robert White, Jr.</li></ul> |
| 5. Gottlieb Simon (03/08/18)<br>ANC   | 13. Property Owners Within 200 Feet (see attached list provided by Applicant) *   |
| 6. Councilmember Charles Allen (03/08/18)   | 14. NCPC (03/08/18)   |
| 7. DDOT (Anna Chamberlin) (03/08/18)  |   |
| 8. Charles Thomas, Esq. (03/08/18)<br>General Counsel<br>DCRA   |   |

ATTESTED BY:

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

JBG/SEFC SW LLC  
4445 Willard Avenue  
Chevy Chase MD 20815-3690

DC Water  
5000 Overlook Ave SW  
Washington DC 20032  
ATTN: Henderson J. Brown, IV, Esq.

JBG/Federal Center LLC  
4445 Willard Avenue  
Chevy Chase MD 20815-3690

Parcel O-1 LLC  
680 Water Street SW  
Washington DC 20024-2422

United States of America  
7<sup>th</sup> & D Streets SW  
Room 2002  
Washington DC 20407-0001

FC 1346 LLC  
118 Hollywood Ave  
Akron OH 44313-6724

FC 385 Water LLC  
301 Water Street SE  
Washington DC 20003-3734

United States of America  
301 7<sup>th</sup> Street SW  
Washington DC 20407

Foundry Lofts Workforce LLC  
50 Public Square, Suite 1410  
Cleveland OH 44113-2202

District of Columbia  
2000 14<sup>th</sup> Street NW  
Washington DC 20009-4487

SEFC 160, LLC  
50 Public Square, Suite 1410  
Cleveland OH 44113-2202

Mr. Peter May  
National Park Service  
United States of America  
1100 Ohio Drive SW  
Washington DC 20242

FC 1331 LLC  
50 Public Square, #1410  
Cleveland OH 44113-2202

B-16A

Wells REIT II 80 M Street LLC  
PO Box 56607  
Atlanta GA 30343-0607

Square 742 LLC  
Spaulding & Slye  
1100 New Jersey Avenue SE, Suite 100  
Washington DC 20003-3302

Ballpark Square LLC  
Grosvenor USA Limited  
1 California Street, Suite 2500  
San Francisco CA 94111-5426

Square 743 Inc.  
LHREV Washington M Street LLC  
750 17<sup>th</sup> Street NW, Suite 1100  
Washington DC 20006-4607

Capital Riverfront Hotel LLC  
2020 K Street NW, Suite 600  
Washington DC 20006-1814

LHREV Washington M Street LLC  
750 17<sup>th</sup> Street NW, Suite 1100  
Washington DC 20006-4607

Half Street Residential PJV LLC  
1508 U Street NW  
Washington DC 20009-3912

Gallery Capitol Riverfront Property LLC  
Donohoe Real Estate Services  
7101 Wisconsin Avenue  
Bethesda MD 20814-4871

Ballpark Square 701 LLC  
Skanska Commercial Development  
1776 Wilson Boulevard, Suite 250  
Arlington VA 22209-2517

District of Columbia  
1350 Pennsylvania Avenue NW, Suite 307  
Washington DC 20004-3003

Ballpark Residential LLC  
1701 Pennsylvania Avenue  
Washington DC 20006-5805

WDC Property Corp.  
9100 E. Panorama Drive, Suite 300  
Centennial CO 80112-7207

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission



March 8, 2018

**Via US Mail and E-mail:**

Marcel Acosta  
Executive Director  
National Capital Planning Commission  
401 9th Street, N.W., Suite 500  
Washington, D.C. 20004

**Re: Z.C. Case No. 13-16A (Forest City SEFC, LLC – SEFC Design Review for The Yards Parcels F, H/I, and Q (Squares 743, 744, and 827))**

Dear Mr. Acosta:

Pursuant to 11 DCMR Subtitle Z § 405.2(a)(1) of the Zoning Regulations, the Office of Zoning is referring the above-referenced case to NCPC for review and comment. The hearing for this case has been tentatively scheduled for May 3, 2018. Accordingly, please provide your comments prior to that date. If you have any questions, please contact me at the Office of Zoning on (202) 727-6311.

Sincerely,

A handwritten signature in cursive script that reads "Sharon S. Schellin".

Sharon S. Schellin  
Secretary to the Zoning Commission

cc: Diane Sullivan (via e-mail)  
Carlton Hart (via e-mail)  
Matt Flis (via e-mail)

GOVERNMENT OF THE DISTRICT OF COLUMBIA  
Zoning Commission



March 8, 2018

ANC 6D  
[6D@anc.dc.gov](mailto:6D@anc.dc.gov)

Commissioner Meredith Fascett  
ANC/SMD 6D07  
[6D07@anc.dc.gov](mailto:6D07@anc.dc.gov)

**Re: Z.C. Case No. 13-16A (Forest City SEFC, LLC – SEFC Design Review of Temporary Parking Lots on the Yards Parcels F, U/I, and Q)**

Dear ANC Chair & ANC/SMD Commissioner:

Please find attached the public hearing notice for the above referenced project. Pursuant to Subtitle Z § 406.3, if your ANC wishes to participate in the hearing, then its written report must be received at least seven days in advance of the public hearing. The report must contain the information required by Subtitle Z § 406.2, which is included at the bottom of this letter. That information is also included in Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience and is the preferred mechanism to complete your report. Any written report received prior to the date of a Commission meeting to consider final action will be given “great weight.”

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait 30 days, excluding Saturdays, Sundays, and holidays before it can make its decision on this application.

Great weight does not mean that the Zoning Commission must defer to an ANC’s view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC’s issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

If your ANC has not received a courtesy copy of the application from the Applicant, please notify us so we can assist you in obtaining a copy. If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,

A handwritten signature in cursive script that reads "Sharon S. Schellin".

Sharon S. Schellin  
Secretary to the Zoning Commission  
Attachment

406.2

The Commission shall give "great weight" to the written report of the ANC(s), pursuant to § 3 of the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000, as amended, that is received at any time prior to the date of a Commission meeting to consider final action including any continuation thereof on the application. All written reports shall contain the following:

- (a) The case name and number;
- (b) The date the public meeting of the ANC to consider the application occurred;
- (c) A statement that proper notice of that public meeting was given by the ANC;
- (d) The number of members of the ANC that constitute a quorum and the number of members present at the public meeting;
- (e) The issues and concerns of the ANC about the application, as related to the standards against which the application shall be judged;
- (f) The recommendation, if any, of the ANC as to the disposition of the application;
- (g) The outcome of the vote on the motion to adopt the report to the Commission;
- (h) The name of the person who is authorized by the ANC to present the report; and
- (i) The signature of the ANC Chairperson or Vice Chairperson.



**BEFORE THE ZONING COMMISSION AND  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



**FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT**

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

**IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:**

Case No.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

**ANC MEETING INFORMATION**

Date of ANC Public Meeting:		/		/		Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:										
Number of members that constitutes a quorum:						Number of members present at the meeting:				

**MATERIAL SUBSTANCE**

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):


The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):


**AUTHORIZATION**

ANC		Recorded vote on the motion to adopt the report (i.e. 4-1-1):	
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO  
11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.**