

April 11, 2018

VIA HAND DELIVERY

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 13-16A: Application of Forest City SEFC, LLC to the District of Columbia Zoning Commission for Review of Temporary Parking Lots on The Yards Parcels F, H/I, and Q (the “Property”) – Pre-Hearing Statement

Dear Chairman Hood and Commissioners:

Forest City SEFC, LLC (the “**Applicant**”) hereby submits this pre-hearing statement in support of its application for review pursuant to Subtitle K, Sections 237.4(o), 241, and 242. The Applicant requests the Commission approve the continued use of three existing temporary surface parking lots (the “**Existing Lots**”) in The Yards for periods of five additional years from the expiration of the existing orders. This pre-hearing statement provides additional information for the Commission based on questions that the Office of Planning (“**OP**”) raised to the Applicant in advance of the upcoming May 3, 2018 public hearing.

Relationship of the Interim Lots to the Overall Buildout of The Yards

The continued use of the Existing Lots for parking as an interim use fits squarely within the phased development of The Yards pursuant to the Southeast Federal Center Master Plan. To date, the buildout of The Yards has been a steady and deliberate approach, informed by comprehensive and iterative master planning as well as by local and national market forces. The use of some parcels as surface parking lots and other interim uses has helped to facilitate the thoughtful and successful implementation of the Master Plan.

The unprecedented global recession in 2008 (right as implementation of the Master Plan was set to begin in earnest) affected the start of the implementation of the Plan. So, too, did planning-driven priorities for the new neighborhood, such as the desire to deliver Yards Park as part of the first phase of development. As economic conditions improved, development activity

in the areas immediately surrounding The Yards exploded, leading the Applicant to employ a deliberate placemaking strategy to deliver competitive and successful residential, retail, and other uses focused on the historic core of The Yards as the heart of a special and sustainable neighborhood for decades to come.

The end result, by 2020, will be the completion of nearly all of the key parcels in the historic core of The Yards as the first phase of implementation of the Master Plan. Over the past decade, development of the historic core of The Yards has proceeded at a pace of one parcel every approximately 12-18 months, which reflects a balance of market demand and absorption factors. The table below indicates the completion (or projected completion) of the historic core of The Yards to date.

Table 1: Implementation of The Yards—Historic Core

- 2008: Street Network – Historic Core; **Interim Parking Lots on Parcels L and N**
- 2010: Parcel P, The Yards Park; **Interim Trapeze School on Parcel O**
- 2012: Parcel M, Foundry Lofts (residential and retail)
- 2013: Parcels K and P1, Boilermaker and Lumbershed retail buildings; **Interim Parking Lot on Parcel Q**
- 2014: Parcel D, 1212 (residential, grocery store and other retail)
- 2016: Parcel N, Arris (residential and retail) [**replaced interim parking lot**]; Marina
- 2017: Parcel P2B, District Winery (retail)
- 2018: Parcel O (residential and retail) [**replaced interim trapeze school use**]
- 2020: Parcel L (residential, hotel, and retail) [**replaced interim parking lot**]

Interim uses are noted in bold. Note that three interim uses, including two interim parking lots, have already been terminated and replaced with permanent construction.

The balancing of thoughtful planning and placemaking and market forces continues today as the Applicant turns its attention to the Yards West portion of the Master Plan. After extensive efforts to develop a comprehensive plan for this portion of The Yards organized around its public realm, architectural, and sustainability goals, the Applicant is now beginning implementation on the second phase of the Master Plan. (See article from this week's *Washington Business Journal* attached as Exhibit A.) Notices of intent to file zoning applications for design review on Parcel F and Parcel I within Yards West (both interim surface parking lots) were mailed out last week, and the Applicant anticipates bringing these applications before the Commission later this year.

Therefore, just as the buildout of the historic core led to the phaseout of interim parking lots and other uses, so too will the buildout of Yards West lead to the cessation of surface

parking in the balance of The Yards. As noted above, two of the interim parking lots constructed in 2008 have already been phased out and are being replaced with new uses. Only one of the original interim surface parking lots from 2008—the lot on Parcel H/I—remains in existence and is seeking a second renewal. Given the strategic location of this parcel next to Nationals Ballpark, it is self-evident that its continued use for interim parking is an appropriate use. The other two Existing Lots seeking renewal were not constructed until 2013/2014, so this is their first renewal.

With the redevelopment of Yards West underway, the remaining interim parking lots are anticipated to be phased out over the next five years.

- Parcel I (residential/retail): as noted above, the entitlement process is underway, and the Applicant intends to start construction in early 2019 and deliver the building in 2021-2022;
- Parcel F (office/retail): again, the entitlement process is underway, and the Applicant intends to start construction later in 2019 (subject to identifying one or more office tenants); and
- Parcel H (residential/office/retail): redevelopment of this lot will follow Parcel I, and the Applicant anticipates that this development would deliver approximately two years after Parcel I

The buildout of these parcels will also need to be balanced with parcels that are not improved with surface parking (i.e., Parcels A and G) as well as the parcels in the DC Water PUD immediately to the south of Parcel H/I.

The remaining interim parking lot, Parcel Q, is located near the historic core of The Yards. Although no specific plans or timing are available yet for this parcel, it is anticipated to be redeveloped at the end of the five-year period of approval. At the moment, there are no plans to construct additional interim surface parking lots to replace the Existing Lots as they come offline. With that said, the Applicant will continue to monitor and evaluate conditions in order to respond to parking demands as needed.

For all of the above reasons, the continued interim use of Parcels H/I, F, and Q for surface parking is an important and appropriate use within the context of the thoughtful and deliberate buildout of the Southeast Federal Center Master Plan.

Southeast Federal Center – Permanent Parking Plan

As explained by the Applicant in its initial filing, the Existing Lots meet parking demand for not only the uses within The Yards but also for surrounding uses, including Nationals Ballpark and the forthcoming D.C. United soccer stadium. As the surface parking lots are phased out, the Applicant is bringing online a permanent parking supply to accommodate these public parking demands.

- During 2018, the Applicant will add 50-60 on-street parking spaces on Water, 3rd, and 4th Streets, SE;
- Within the next approximately 18 months, the Applicant will deliver an additional 80 public parking spaces in the Parcel L parking garage; and
- During 2018 and 2020, additional on-street parking spaces will also be added around, respectively, Parcels O and L as they are delivered.

All of this parking is expected to meet the demand for retail/visitor parking to the historic core of The Yards.

Within Yards West, the office parcels (Parcels A, F, and G) will likely each contain parking that will also be available for event parking during non-office hours (similar to the existing office buildings such as 55 M Street SE). Therefore, these lots will help meet demand for the Ballpark and the soccer stadium. The residential parcels (Parcels H/I) may also have some publicly-available parking depending on building design and anticipated on-site parking needs. Other public parking is anticipated within the DC Water Sites PUD that is also controlled by the Applicant and is immediately south of Parcels H/I. Parking in The Yards makes up only a small part of the overall development in the Buzzard Point and Capitol Riverfront neighborhoods that has or is coming online in the near future, and additional potential public parking elsewhere nearby will also support Ballpark and DC United stadium parking needs.

Existing Parking Lot Design Standards

The Existing Lots comply with the parking lot design regulations that were applicable at the time that such lots were constructed. All four Existing Lots were constructed prior to the adoption of the 2016 Zoning Regulations, and so their layout, design, and landscaping requirements were governed by the relevant provisions of Chapter 21 of the 1958 Zoning Regulations. Note that in some cases, the lots may have exceeded the minimum standards. For example, the approved plans for Parcel F indicate that over 10% of the parking lot is landscaped, which is more than double the then-applicable requirement for 5% landscaping under Section 2117.11 of the 1958 Zoning Regulations.

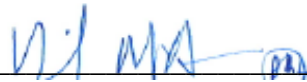
The Existing Lots also comply with the GAR requirements in effect at the time of construction. The Existing Lots on Parcel H/I were approved and constructed prior to the Commission's adoption of the GAR standards, and are therefore grandfathered from these requirements. Parcel Q was also approved for construction prior to the effectiveness of the GAR requirements but nonetheless includes an enhanced amount of landscaping that reflects its proximity to The Yards Park. *See* Z.C. Order No. 13-03 at Condition ¶¶ 2-3. The Existing Lot on Parcel F satisfies the GAR requirement of 0.2 because it was approved after the GAR regulations went into effect in November 2013. *See* sheet 4 of Exhibit 2H.

The Applicant is not proposing to expand the Existing Lots, so the lots do not require any new building permits and do not otherwise trigger compliance with the current parking lot requirements of the now-applicable Zoning Regulations.

Conclusion

Thank you for your attention to this application. We look forward to presenting the application at the public hearing on May 3.

Respectfully submitted,



David M. Avitabile



David A. Lewis

Certificate of Service

I certify that on or before April 12, 2018, I delivered a copy of the foregoing document and attachments via hand delivery or first class mail to the addresses listed below.



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