

February 20, 2015

VIA IZIS

Anthony J Hood, Chairman
DC Office of Zoning
Office of Zoning
441 Fourth Street, N W , Suite 210
Washington, D.C. 20001

Re: Z.C. Case 14-23
Application of the United States of America by Forest City SEFC, LLC for
the continuation of the Trapeze School as a temporary use on a property
within the Southeast Federal Center Overlay ("Application") Square 826,
Lot 27 (Parcel O) ("Property")

Dear Chairman Hood and Members of the Commission:

The following supplemental information is provided for the above-referenced case on behalf of Forest City SEFC, LLC ("Applicant")

I. RESPONSE TO THE OFFICE OF PLANNING

Since the submission of the Application, the Office of Planning ("OP") requested additional information from the Applicant, with regard to Parcels A, F and G¹ in Square 743 (these parcels were the subject of Z C Case No 13-16) and about the staff of the Trapeze School. Since the Applicant's response to these questions may be of interest to the Commission, as well, we are providing the questions and answers below

¹ The Trapeze School, currently located on Parcel O, will relocate to Parcel G



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OP's Question No. 1: Page two [of the Application] indicates that "Parcel G still needs to undergo site preparation before the Trapeze School can relocate to Parcel G." What is entailed with the site preparation (remediation, grading, etc.)?

Applicant's Response: Parcel G site preparation for the area dedicated to the Trapeze School will include grading and extending utilities to serve the indoor facility

OP's Question No. 2: In the table provided on page four [of the Application Statement], would it be possible to provide updates on parcels A, F and G as well? DDOT is working with WMATA to begin studying the need for a third metro entrance on Parcel A and have requested updates on planned development in this area. When will the temporary parking lot be constructed on Parcel F?

Applicant's Response See updated table below The temporary parking lot on Parcel F will be constructed by the second quarter of 2015. For permanent use, the property is being marketed for office However, there are no set plans at this time

Name/Type of Project	Location	Status
"Foundry Lofts" -Residential	Parcel M	Completed, Occupied
"The Boilermaker Shops" -Retail	Parcel K	Completed; Occupied
"Lumber Shed" - Retail/Office	Portion of Parcel P	Completed, Occupied
"Twelve 12" – Residential/Retail	Parcel D	Completed, Occupied
"Parcel N" – Residential/Retail	Parcel N	Opens Late 2015
"Parcel O" – Condo/Rental/Retail	Parcel O	In Design Phase
	Parcel H	Architect Selected
"Parcel A" – Temporary Open Space	Parcel A	Beginning Construction
"Parcel F" – Temporary Surface Parking Lot	Parcel F	Beginning Construction
"Parcel G" – Trapeze School relocation	Parcel G	Beginning Construction

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OP's Question No. 3: On page six [of the Application Statement], the paragraph under "Parking" notes that there are only 54 people on staff. How many members of staff are generally present for classes?

Applicant's Response While the amount of staff present depends on the number and mix of classes being held during any given time slot, an average of 6 staff members are present during a typical class schedule. In warmer weather when both indoor and outdoor classes are being held, an average of 10 staff members are present.

OP's Question No. 4: Would you be able to provide the number of parking spaces in each temporary lot in SEFC? If the number of spaces has been identified for Parcel F, please include those as well.

Applicant's Response: Temporary parking space summary, by parcel, is stated below:

Parcel H/I = 394

Parcel L = 196

Parcel Q = 199

Total Existing Parking Spaces = 789

Parcel F (planned) = ~200

Total Existing & Planned Parking Spaces = 989

II. SUPPORT OF ANC 6D

The Application was presented to the full ANC 6D at its duly noticed meeting, with a quorum present, on February 9, 2015. At this meeting the ANC 6D voted 7-0-0 (with no conditions) to support the Application. The ANC entered its letter of support into the case record as Exhibit 17.

III. WITNESSES EXPECTED TO TESTIFY

A **Applicant's Representative:** Brian McVicker, CEO / President TSNY DC

See attached outline of testimony



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Thank you for your assistance in this matter. If you have any questions, please do not hesitate to have the staff at the Office of Zoning contact either of us

Sincerely yours,

A handwritten signature in cursive script that reads "Lyle M. Blanchard".

Lyle M Blanchard

A handwritten signature in cursive script that reads "Kate M. Olson".

Kate M Olson

Enclosures

cc Mr Ramsey D Meiser

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a copy of this Supplemental Submission was sent electronically (as indicated below) on February 20, 2015 to:

Advisory Neighborhood Commission 6D
(Electronically at office@anc6d.org)

SMD Commissioner Meredith Fascett, ANC 6D07
(Electronically meredith.fascett@gmail.com)

Ms. Brandice Elliott
D.C. Office of Planning
(Electronically brandice.elliott@dc.gov)

Ms. Anna Chamberlain
D.C. Department of Transportation
(Electronically anna.chamberlain@dc.gov)


Kate M. Olson, Esq

EXHIBIT A

OUTLINE OF TESTIMONY APPLICANT'S REPRESENTATIVE

- I. History and current use of the Property
- II Description of the Trapeze School
- III Reasons for Requesting a Continuation of the School on Parcel O Project
- IV Benefits of the Trapeze School to the Neighborhood
- V Reasons why Parking Should Not be Required
- VI. Conclusion