

Z.C. Case No. 15-14

Comments on behalf of Forest City

Forest City is pleased to appear in support of the proposed PUD, which will provide an exciting, dynamic, and sustainable addition to the emerging new neighborhood and, in particular, Forest City's proposed redevelopment of the parcels to the immediate north and west. As the Commission may recall, the Commission approved the redevelopment of the surrounding parcels in a separate PUD (Z C Case No 13-05) with two new mixed-use residential and retail buildings and a new 16-screen movie theater.

In our party status application, Forest City outlined a few coordination issues intended to ensure that the proposed DC Water Office Building PUD is consistent with the Commission's previous PUD approval. We have spoken with D C Water and they have addressed many of these concerns. The only outstanding issues we wanted to raise tonight relate to 1 ½ Street and the shared service and loading area.

1 ½ Street

In the Forest City PUD, the Commission approved the design of a proposed 1 ½ Street that would run as a north-south spine from the Anacostia River, through the PUD, and continue north into The Yards. The approved 1 ½ Street is shown on Exhibit A. It has a right-of-way of 70 feet, with sidewalks, street trees, parking and travel lanes. The entirety of 1 ½ Street was presumed to be a part of the Forest City PUD and connects to the Forest City-controlled parcels in The Yards north of N Place.

DC Water's PUD includes the eastern portion of 1 ½ Street within its boundaries, as shown on Exhibit B. Forest City does not object to DC Water taking responsibility for constructing and maintaining this portion of the street, but wants to ensure that it is consistent with the remainder of the streetscape design. To that end, Forest City asks that DC Water agree to use the materials, design, and layout for 1 ½ Street per Forest City's approved PUD, agree to maintain its portion of the streetscape, and agree to construct its portion of the streetscape in coordination with Forest City's phased buildout of 1 ½ Street.

Forest City also notes that DC Water's proposed street dimensions differ from the previously-approved dimensions for 1 ½ Street. The proposed right-of-way would be narrowed, eliminating the parking lanes and jogging the curb line further west. This also causes the sidewalk itself to jog further west. Forest City has no objection in principle to the proposed alteration to the previously-approved plan, so long as it maintains a continuous, useable, and publicly accessible sidewalk on the east side of 1 ½ Street from the Anacostia River up to the parcel to the north.

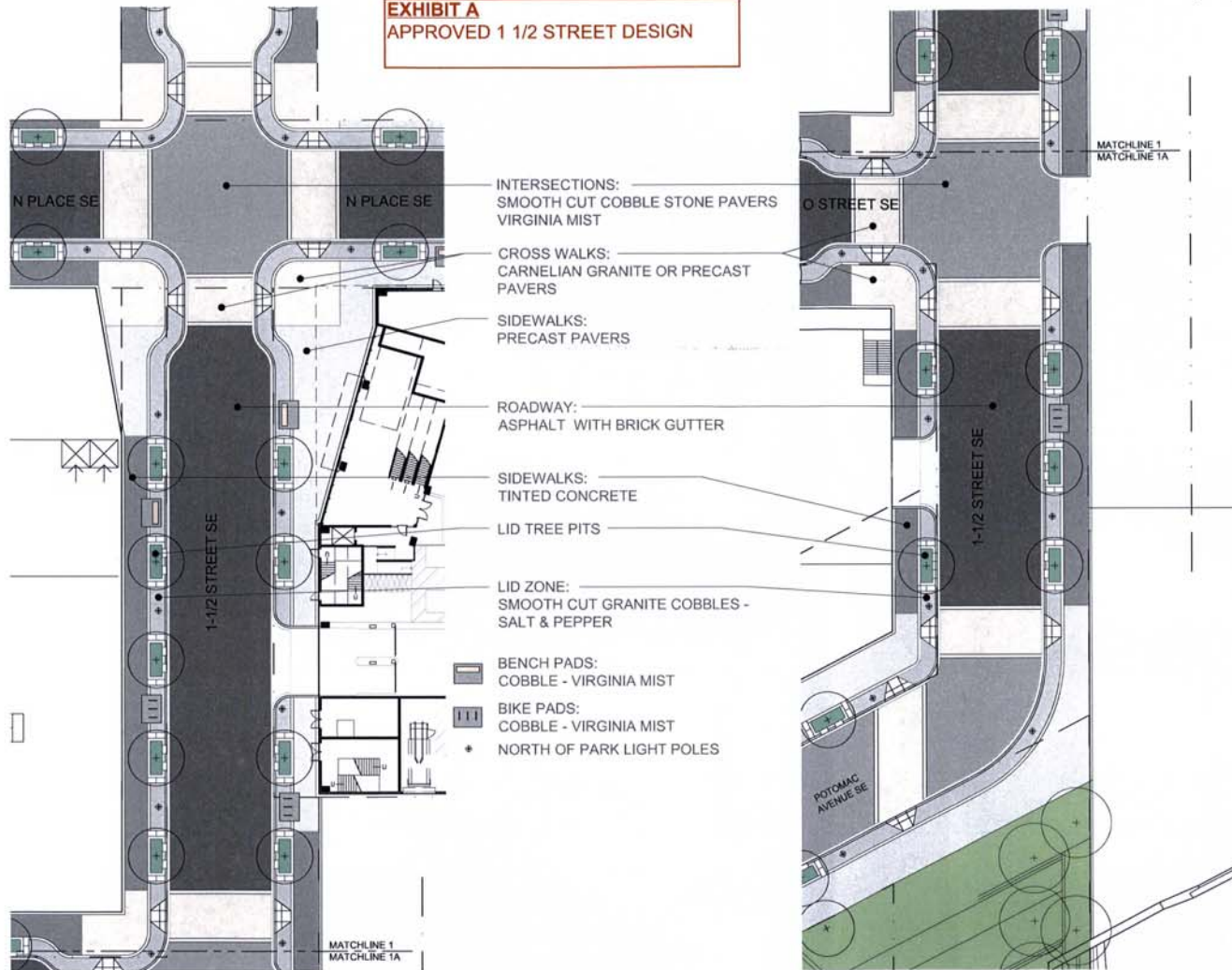
Loading

As the Commission may recall, the proposed building immediately to the north of the DC Water Office building will contain a movie theater. The service and loading area for the movie theater is located on the south side of the building, and is accessed through a shared loading and service entrance south of the theater. Forest City agreed to coordinate with DC Water on shared use of the loading entrance, and the Zoning Commission conditioned our approval on this agreed-upon coordination.

We recognize that DC Water will continue to maintain and use the O Street pumping station on its site, which will require certain service and loading needs, and the parties will ultimately work out a shared agreement regarding the use of this area. For now, we ask that DC Water similarly agree to condition its use of the shared loading area in a manner that will provide Forest City with reasonable, regular access to its loading facilities for the movie theater.

Finally, the shared loading area requires that grading between the two parcels be carefully coordinated. In its PUD and at DC Water's request, Forest City noted that grading would be coordinated with DC Water. We ask that DC Water include a similar notation on its plans, to ensure that both parties have the necessary flexibility to adjust to site conditions as needed.

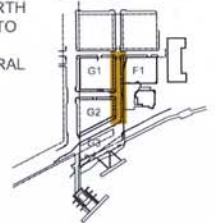
EXHIBIT A
APPROVED 1 1/2 STREET DESIGN



- 1-1/2 STREET:
- ASPHALT ROADWAY
 - BRICK GUTTER
 - LID TREE PITS WITH GRANITE BAND
 - SMOOTH COBBLE BAND
 - TINTED CONCRETE SIDE WALKS
 - CARNELIAN CROSS WALKS
 - SMOOTH COBBLE INTERSECTIONS
 - NORTH OF PARK LIGHT POLES

NOTE: FINAL IMPROVEMENTS NORTH
OF CENTER LINE OF N PLACE SE TO
BE CONSTRUCTED AS PART OF
BUILD-OUT OF SOUTHEAST FEDERAL
CENTER.

KEY PLAN



DC WATER OCCUPIED SITES

FORESTCITY

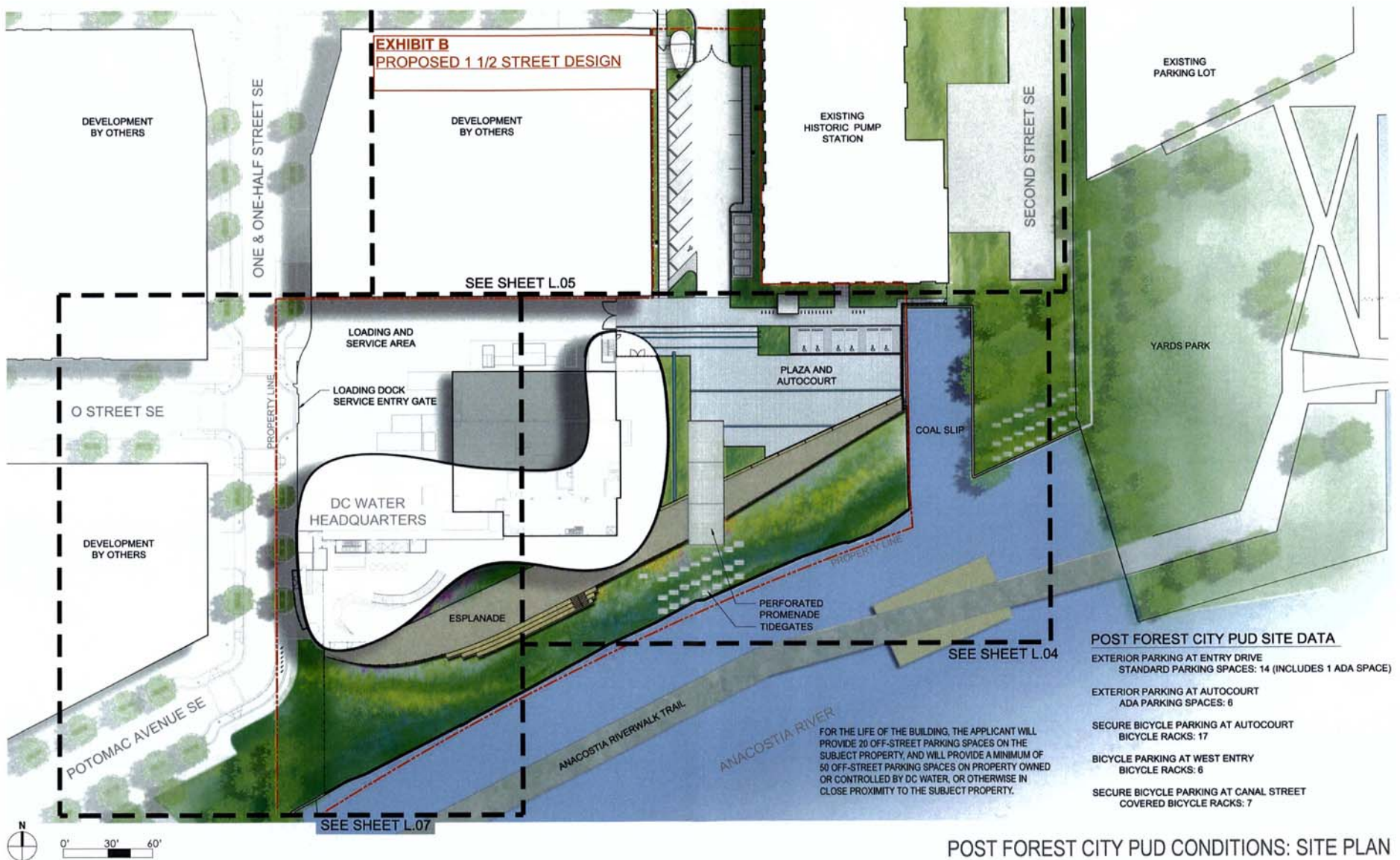
WASHINGTON, DC AUGUST 07, 2013

AUGUST 29, 2013

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architects



POST FOREST CITY PUD CONDITIONS: SITE PLAN