

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Office of Zoning

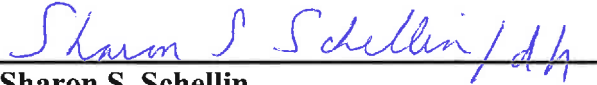


Z.C. CASE NO.: 17-12

As Secretary to the Commission, I hereby certify that on June 29, 2017 copies of the Z.C. Notice of Filing were sent via electronic mail, or by first-class, postage prepaid mail if indicated by an asterisk(*), to the following:

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10. Office of the Attorney General (Alan
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11. At-Large Councilmembers:
 - Phil Mendelson
 - David Grosso
 - Elissa Silverman
 - Anita Bonds
 - Robert White, Jr.

ATTESTED BY:


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

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING**

Z.C. Case No. 17-12

**(Forest City SEFC, LLC – Text and Map Amendments @
Squares 743, 744, 770, 771, 853, and 883 – The Yards)**

June 29, 2017

THIS CASE IS OF INTEREST TO ANC 6D

On June 16, 2017, the Office of Zoning received a petition from Forest City SEFC, LLC (“Petitioner”) for approval of text and map amendments for the above-referenced property. The overall purpose of the proposed modification to the Southeast Federal Center (“SEFC”) zone is to encourage commercial office use, which is currently lagging behind the objective set forth in the SEFC master plan. The petition proposes to modify the SEFC-1 zone into two zones: SEFC-1A and the SEFC-1B, to allow more height and density for commercial use, with expanded coverage of design review and the elimination of the combined lot development tool currently allowed in parts of the SEFC zone.

The property that is the subject of this petition consists of two groups of properties in southeast Washington, D.C. (Ward 6): first, the Redevelopment Zone – Squares 743 and 744 (Parcels A, F, G, H, and I), which together are bounded by M Street, S.E., 1st Street, S.E., Canal Street, S.E., and New Jersey Avenue, S.E.; and second, the Historic Core – Square 770, Lot 40 (Parcel K); Square 771, Lots 811, 813, 814, and 7000-7010 (Parcel D); Square 853 (Parcel E1); and a portion of Square 883 (Parcels E2-E4), which together are bounded by M Street, S.E., 4th Street, S.E., the US DOT headquarters, 3rd Street, S.E., Tingley Street, S.E., and the Navy Yard.

The current SEFC-1 zone allows a maximum density of 6.0 floor area ratio (“FAR”), with a maximum non-residential density of 3.0 FAR), and maximum height of 110 feet.

The new SEFC-1A zone, proposed for Parcels A, F, and G, would permit a matter-of-right density of 6.0 FAR for any permitted use, including commercial office space, and would allow a 1.0 FAR bonus with Zoning Commission design review. SEFC-1A would permit a matter-of-right height of 130 feet on Parcel A and 110 feet on Parcels F and G, and would allow 130-foot height on Parcels F and G with design review.

The new SEFC-1B zone, proposed for Parcels H and I and Parcels D, E, and K, would permit a matter-of-right density of 6.0 FAR, with a maximum 3.0 FAR for nonresidential uses, and it would allow an additional 1.0 FAR bonus (for residential use only) with Zoning Commission design review. SEFC-1B would permit a matter-of-right height of 110, and would permit 130 feet in height on Parcel H only, with design review.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.