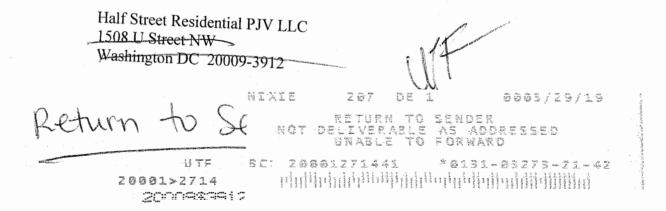
GOVERNMENT OF THE DISTRICT OF COLUMBIA OFFICE OF ZONING 441 4th STREET, N.W. SUITE 200-S/210-S WASHINGTON, D.C. 20001

OFFICIAL BUSINESS PENALTY FOR MISUSE





ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA OFFICE OF ZONING NOTICE OF RESCHEDULED¹ PUBLIC HEARING 2019 APR -3 PM 12: 49

TIME AND PLACE:

Thursday, April 11, 2019 @ 6:30 p.m. Office of Zoning Hearing Room 441 4th Street, N.W., Suite 220 Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 18-20 (Forest City SEFC, LLC - "Parcel I" in the Southeast Federal Center (Square 744, part of Lot 807))

THIS CASE IS OF INTEREST TO ANC 6D

On October 12, 2018, the Office of Zoning received an application from Forest City SEFC, LLC ("Applicant"). The Applicant is requesting design review approval pursuant to 11-K §§ 202.2, 241, and 242 and related zoning relief of a proposed development on the property commonly known as "Parcel I" of the Yards (a portion of Lot 807 in Square 744, the "Property"). The Property is located in the SEFC-1B zone.

The Property consists of a lot in the 42-acre site formerly known as the Southeast Federal Center and now known as The Yards. Parcel I is bounded by N Street, S.E. on the north, Canal Street, S.E. on the east, and N Place, S.E. on the south. Parcel I consists of approximately 55,041 square feet of land area. Parcel I will be located on a single lot of record with Parcel H. Parcel I will be bounded by the future 1 ½ Street on the west, which will divide Parcel I from Parcel H. (Both Parcel H and Parcel I are currently improved with a surface parking lot.)

The Applicant proposes to develop Parcel I with a mixed-use development containing approximately 348 residential units, approximately 13,600 square feet of retail space, and approximately 243 parking spaces (the "Project"). The Project will have a maximum height of 110 feet. The Applicant also requests special exception relief from the penthouse setback requirements. Relief from the green area ratio requirements is also requested to accommodate the interim condition until the development of Parcel H. Concurrent with the Project, the Applicant will also build out the first phase of the street network within this portion of The Yards.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, Subtitle Z, Chapter 4.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written

¹ This case was previously scheduled for hearing on March 21, 2019.