

August 4, 2020

VIA IZIS ONLY

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. 20-13: Petition for a Text Amendment to Subtitle K, Section 238.3 of the Zoning Regulations –
Pre-Hearing Statement of Forest City SEFC LLC (“Petitioner”)**

Dear Chairman Hood and Commissioners:

On June 11, 2020, the Petitioner submitted a petition (the “**Petition**”) for a text amendment to Subtitle K, Section 238.3 to allow office uses, including chanceries, in the SEFC-3 zone, where such uses are not currently permitted. The Petition proposes only to expand the uses allowed in the SEFC-3 zone and does not propose any changes to development standards such as height or density. Moreover, any new office uses constructed under this proposed amendment would be subject to Zoning Commission design review. At its public meeting on July 27, 2020 the Commission voted to set down the application for a public hearing, which is currently scheduled for October 22, 2020.

This letter supplements the record in advance of the public hearing. The Petitioner requests **up to 10 minutes** to present the basis for the petition at the public hearing and expects to make available the following witnesses:

- Toby Millman, Senior Vice President Development, Brookfield Properties;
- John Lecker, Vice President Development, Brookfield Properties; and
- Brett Banks, Capital Investment Officer/Project Executive, U.S. General Services Administration.

Along with this letter, attached are the following (via IZIS only, except where noted):

Exhibit A – Outlines of Witness Testimony
Exhibit B – Certificate of Compliance; and
Exhibit C – DC Form 116 (Hearing Fee Calculator).

A check made payable to the DC Treasurer in the amount of \$325.00 will be delivered under separate cover to the Office of Zoning.

Response to OP Report

The Office of Planning, in its report dated July 17, 2020 asked for an estimated timeline for the development of each parcel in The Yards. That information is included in the following table:

Name/Type of Project	Location	Current Status
SEFC Historic Zone		
Twelve 12 – Apartments / Retail	Parcel D	Completed
Parcel E (future office/residential)	Parcel E	Temporary/Interim uses
The Boilermaker Shops – Retail	Parcel K	Completed
Thompson Hotel – Hotel / Retail	Parcel L1	Completed
The Estate – Apartments / Retail	Parcel L2	Completed
Foundry Lofts – Apartments	Parcel M	Completed
Arris – Apartments / Retail	Parcel N	Completed
The Bower – Condo / Retail	Parcel O1	Completed
The Guild – Apartments / Retail	Parcel O2	Completed
Yards Park and Marina	Parcel P	Completed
Lumber Shed – Retail/Office	Parcel P1	Completed
Parcel P2A	Parcel P2A	Unoccupied/open space
District Winery	Parcel P2B	Completed
Parcel P3	Parcel P3	Unoccupied/open space
Parcel Q (future office)	Parcel Q	Surface parking lot (est. 2024 delivery)
SEFC Redevelopment Zone		
Parcel A1 (future office/retail)	Parcel A1	Currently unoccupied/open space (est. 2024 delivery)
Parcel A2 (future office/retail)	Parcel A2	Currently unoccupied/open space (est. 2026 delivery)
Parcel A3 (future office/retail)	Parcel A3	Currently unoccupied/open space (est. 2028 delivery)
Parcel F (future office/retail)	Parcel F	Design review application forthcoming in Q3/Q4 2020
Parcel G (office/retail)	Parcel G	Under construction (est. Q4 2021 delivery)
Parcel H (future res./retail)	Parcel H	Design review application forthcoming in Q3/Q4 2020
Parcel I (future res./retail)	Parcel I	Design review application approved in 2019; now in permitting (est. 2023 delivery)

Thank you for your attention to this application.

Respectfully submitted,

/s/ David M. Avitabile

/s/ David A. Lewis

Enclosures

Certificate of Service

I certify that on or before August 5, 2020, I delivered a copy of the foregoing document and attachments via e-mail or first-class mail as indicated below.

/s/ David A. Lewis

Jennifer Steingasser (*via e-mail only*)

Joel Lawson

Brandice Elliott

District of Columbia Office of Planning

1100 4th Street, SW, Suite 650E

Washington, DC 20004

Advisory Neighborhood Commission 6D (*1 copy via USPS*)

1101 4th Street SW, Suite W130

Washington, DC 20024