

June 16, 2017

VIA IZIS

Sharon Schellin, Secretary
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

**Re: Z.C. Case No. ~~TO BE ASSIGNED~~
The Yards: Text and Map Amendments to the SEFC Zones**

Dear Ms. Schellin:

On behalf of Forest City SEFC LLC (the “**Applicant**”), we hereby submit an application for review and approval of text amendments to Subtitle K, Chapter 2 of the Zoning Regulations (the SEFC Zones) and related map amendments to the SEFC Zone Districts (“**Application**”). The purpose of the Application is to modify the SEFC-1 Zone District to better achieve the purposes and goals of the Southeast Federal Center Master Plan and related planning and development efforts.

Along with this letter, please find the following (two copies of each except where noted):

- The requisite filing fee in the amount of \$650 by check made payable to the DC Treasurer, in accordance with Subtitle Z, Section 1600.11 (*1 original*);
- Statement in Support of the Application;
- Table Summarizing Existing and Proposed Zoning Constraints (Exhibit A) (*10 copies*);
- Land Use Maps and Other Supporting Maps Regarding the Southeast Federal Center (Exhibit B) (*10 copies*);
- Existing and Proposed Zoning Map, highlighting all proposed changes in zoning (Exhibit C) (*10 copies*);
- Proposed Zoning Text Amendments (Redline) (Exhibit D);
- Proposed Zoning Text Amendments (Clean) (Exhibit E);
- Application Forms for Text Amendment and Zoning Map Amendment (Exhibit F);

- Surveyor's Plats of the Property (Exhibit G);
- Certificate of Notice and Notice of Intent to File a Zoning Application (Exhibit H);
- Property Owner List (Exhibit I; *including two sets of pre-printed labels*); and

The Application was filed electronically through the District of Columbia Interactive Zoning Information System on June 16, 2017. The Application contains all of the information required under Subtitle Z, Sections 304.7 and 305.5 of the Zoning Regulations.

The Applicant respectfully asks the Commission to schedule this application for consideration at its earliest opportunity. Please feel free to contact Dave Avitabile at (202) 721-1137 if you have any questions regarding this Application. We look forward to the Commission's consideration of this matter.

Respectfully submitted,




David M. Avitabile

cc: Peter Calkins (for Forest City)
Henderson Brown (for DC Water)
Gail Fast, ANC 6D01
Cara Shockley, ANC 6D 02
Ronald Collins, ANC 6D03
Andy Litsky, ANC 6D04
Roger Moffat, ANC 6D05
Rhonda Hamilton, ANC 6D06
Meredith Fascett, ANC 6D07

Certificate of Service

I certify that on June 16, 2017, I delivered a copy of the foregoing document via hand delivery, first class mail, or electronic mail to the addresses listed below.



David M. Avitabile

Brandice Elliott (2 copies)
District of Columbia Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20004

Ryan Westrom (2 copies)
Policy and Planning
District Department of Transportation
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