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*ADMITTED IN FL ONLY
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September 28, 2007

BY MESSENGER

Ms. Jerrily R. Kress, FAIA
 Director
 Office of Zoning
 441 Fourth Street, N.W., Suite 210
 Washington, D.C. 20001

ZONING COMMISSION
 District of Columbia

CASE NO. 07-11
 EXHIBIT NO. 5

RECEIVED
 D.C. OFFICE OF ZONING
 2007 SEP 28 AM 11:13

Re: Z.C. Case No.07-11; Supplemental Filing to the Application to Amend the Zoning Map and Zoning Regulations for the Southeast Federal Center, S.E.

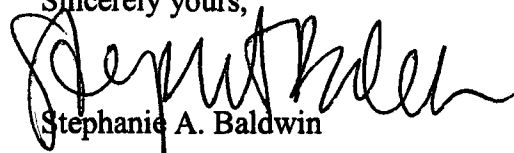
Dear Ms. Kress:

On the behalf of Forest City SEFC, LLC, enclosed please find one (1) original and twenty (20) copies of a Supplemental Filing for the Application to Amend the Zoning Map and Zoning Regulations for the Southeast Federal Center, S.E.

The enclosed exhibits will be used in the testimony of some of the witnesses prepared to testify on the behalf of the applicant. The exhibits will help present a summary of the master plan for the site and provide the Zoning Commission with some additional context to the Application.

Also enclosed please find a list of the witnesses of the applicant and a summary of the testimony of each witness.

Thank you for your assistance in this matter. If you have any questions, please do not hesitate to contact me.

Sincerely yours,

 Stephanie A. Baldwin

ZONING COMMISSION
 District of Columbia
 CASE NO.07-11
 EXHIBIT NO.15

GREENSTEIN DELORME & LUCHS, P.C.

Ms. Kress, FAIA

September 28, 2007

Page 2

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Enclosures

**cc: Ms. Patricia Daniels
Allison Price, Esquire
Mr. Ramsey Meiser
Jacques B. DePuy, Esquire**

Exhibits



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 2007 SEPT 28 AM 11:13



THE YARDS AT SOUTHEAST FEDERAL CENTER

FOREST CITY | WASHINGTON

shalom baranes associates architects

WASHINGTON, D.C.

19 JULY 2007

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CFA PRESENTATION



1 BUILDING 173 - LUMBER STORAGE SHED, BUILT 1918-1919



2 BUILDING 160 - PATTERN & JOINER SHOP, BUILT 1917



3 BUILDING 167 - BOILERMAKER'S SHOP, BUILT 1919



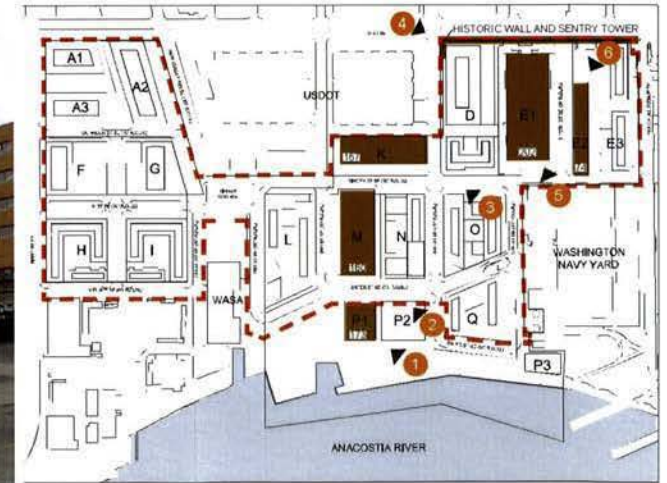
4 HISTORIC WALL AND SENTRY TOWER, BUILT 1904



5 BUILDING 202 - BROADSIDE MOUNT SHOP, BUILT 1941



6 BUILDING 74 - TRANSPORTATION REPAIR SHOP, BUILT 1938



KEY PLAN



THE YARDS AT SOUTHEAST FEDERAL CENTER

FOREST CITY | WASHINGTON

shalom baranes associates architects

WASHINGTON, D.C.

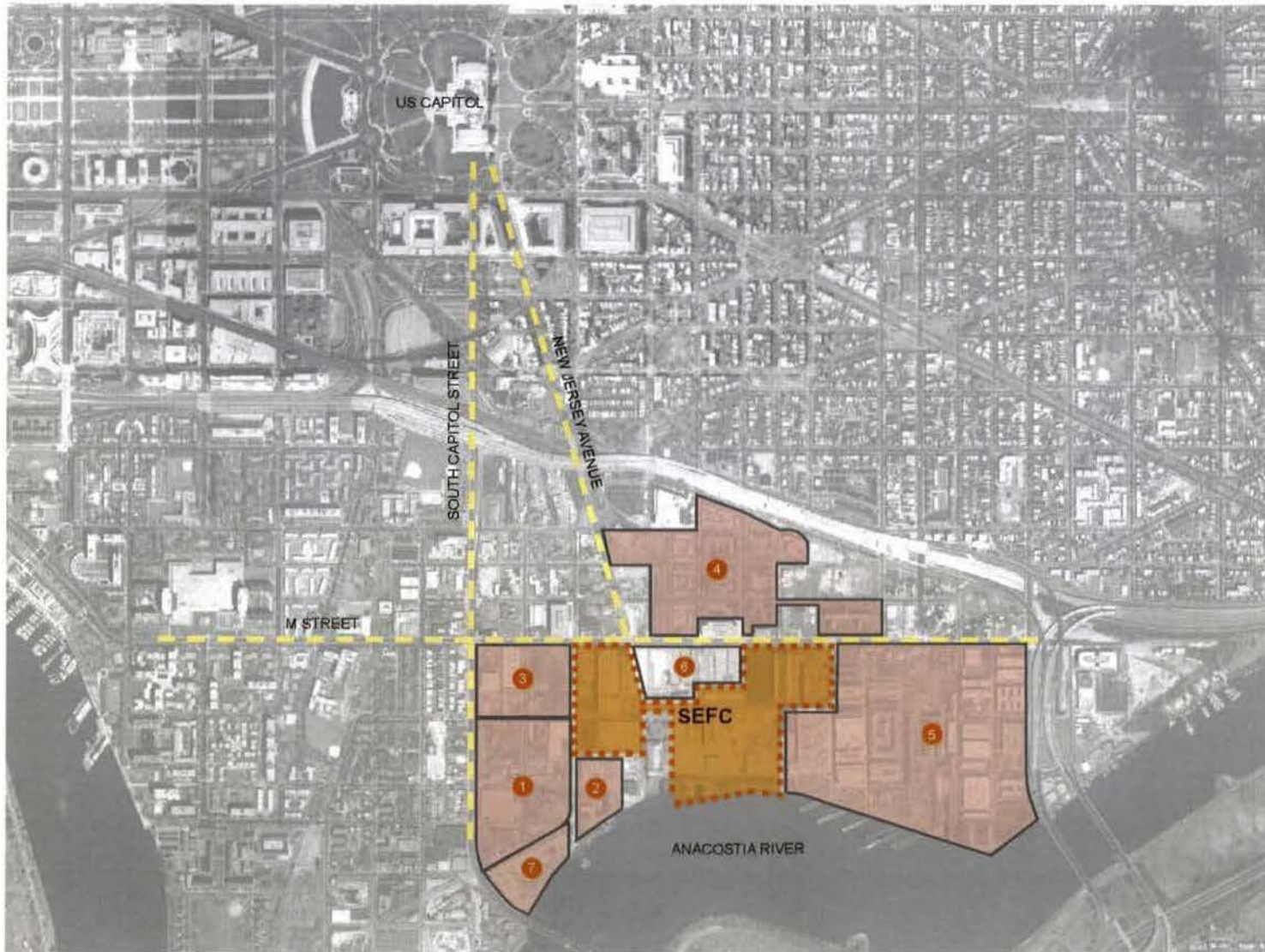
1 JUNE 2007

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35% SUBMISSION - SECTION | 1.6

NEW AT 35%

CONTEXT PLAN



LEGEND

- 1 BALLPARK (UNDER CONSTRUCTION)
- 2 BALLPARK EAST
- 3 BALLPARK NORTH
- 4 HOPE VI
- 5 NAVY YARD
- 6 USDOT HEADQUARTERS
- 7 FLORIDA ROCK



THE YARDS AT SOUTHEAST FEDERAL CENTER

FOREST CITY | WASHINGTON

shalom baranes associates architects

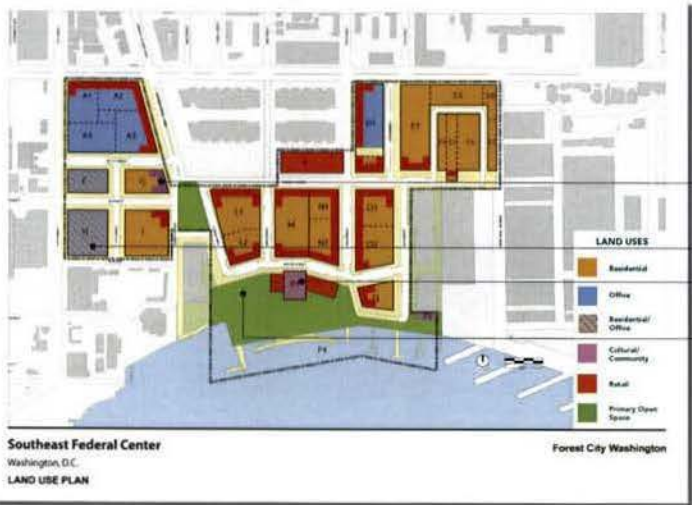
WASHINGTON, D.C.

1 JUNE 2007

100771871, 03007 | 00A, PE

35% SUBMISSION - SECTION I | 1.2

NEW AT 35%



UPDATES

- PARCELS F & G DESIGNATED FOR OFFICE USE
- PARCEL H DESIGNATED FOR RESIDENTIAL USE
- PARCEL P DESIGNATED FOR CULTURAL/RETAIL USE
- P2 BUILDING ELIMINATED
- NOTE: RETAIL FRONTS RECONFIGURED





Southeast Federal Center
Washington, D.C.
ILLUSTRATIVE SITE PLAN

Forest City Washington

UPDATES

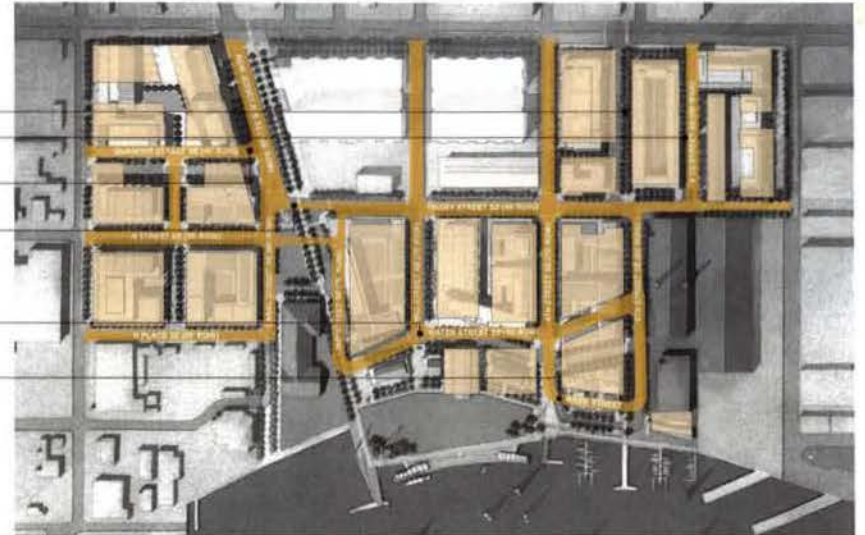
5TH STREET CLOSED TO THROUGH TRAFFIC
S-10 STREET ADDED AS VEHICULAR CONNECTION

QUANDER STREET MOVED NORTH TO ALIGN WITH SOUTH FACE OF US DOT BUILDING

NEW JERSEY AVENUE TERMINATED AT TRIGLEY SQUARE VISUAL CONNECTION TO THE ANACOSTIA RIVER MAINTAINED 2ND STREET REESTABLISHED IN ITS HISTORIC LOCATION

WATER STREET REALIGNED TO ALLOW FOR FRAMED VIEWS OF HISTORIC BUILDINGS

RIVER STREET SHIFTED NORTH TO INCREASE OPEN SPACE



Southeast Federal Center
Washington, D.C.
STREET CONFIGURATION

Forest City Washington

urban streets associates | architects
REVISED 3 MAY 2007 (SHEET 1 OF 5)

TREE PLANTING PLAN



Ficus caribaea (Sycamore)



Acer buergerianum (Florient Maple)



Zelkova serrata (Japanese Zelkova)



Prunus Okame (Okame Cherry)



Quercus phellos (Willow Oak)



Lagerstroemia indica (Cape Myrtle)



Abutilon triflorum (Goldenrain Tree)

Location of trees and plantings subject to change resulting from layout of ground level uses of buildings, entrances, utilities, and other site plan conditions.



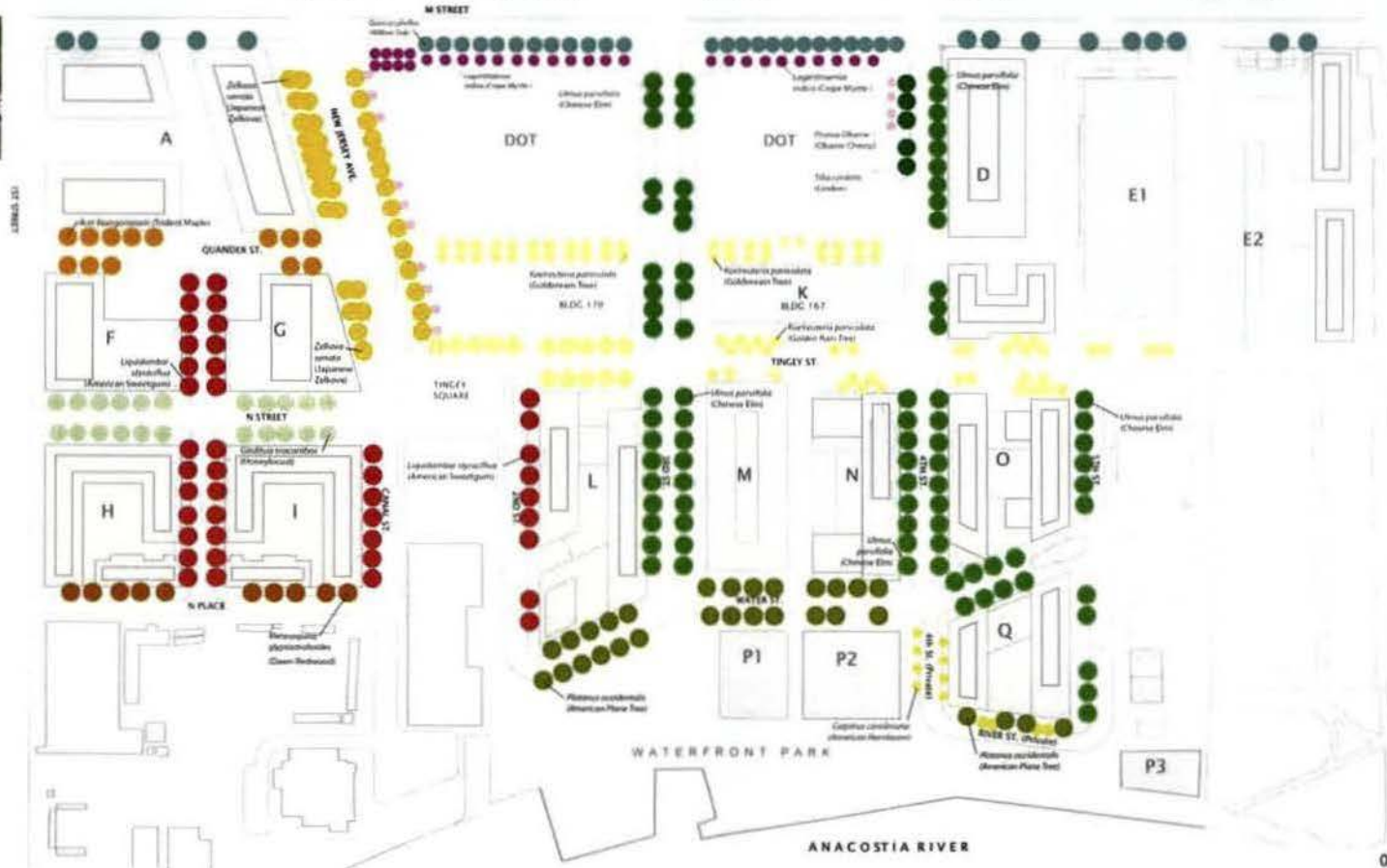
Gleditsia triacanthos (Honeylocust)



Metasequoia glyptostrobilus (Dawn Redwood)



Liquidambar styraciflua (American Sweetgum)



Platanus occidentalis (American Planetree)



Carpinus caroliniana (American Hornbeam)



Ulmus parvifolius (Chinese Elm)



STREET DESIGN AND INFRASTRUCTURE

FOREST CITY | WASHINGTON

leeandassociates

WASHINGTON, D.C.

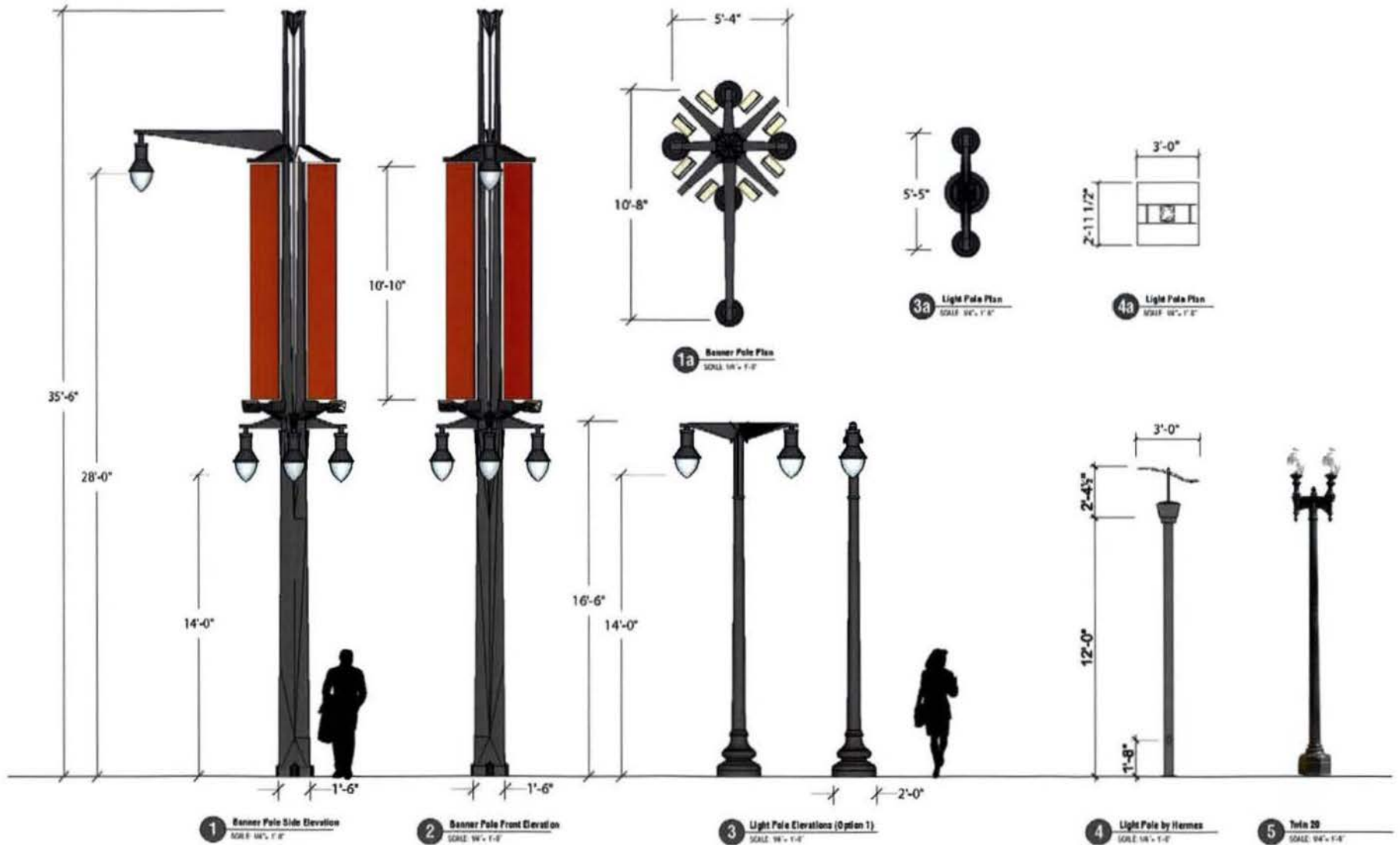
1 JUNE 2007

PROJECT NO. 02007 | THE YARDS PHASE 1A

35% SUBMISSION - SECTION II | 2.12

NEW AT 35%

PROPOSED LIGHTING TYPES



STREET DESIGN AND INFRASTRUCTURE

WASHINGTON, D.C.

1 JUNE 2007

PROJECT: #3007 | COMMUNITY

FOREST CITY | WASHINGTON

© commarts

35% SUBMISSION - SECTION II | 2.18

NEW AT 35%

PROPOSED STREET FURNITURE TYPES



Madison
18 OD 32H
24 OD 48H



Maverick
30 OD 42H
30 OD 36H
36 OD 31H



Manufacturer: Creative Pipe - Cameo - 32 gallon
CAT-SS-360-F-SS-5



20.5" dia. x 47" tall



Orb 30 OD 27 1/2H 36 OD 33H



Communitario Bench
Manufacturer: Escofet - See CA sketch for sizes



36" wide x 32.5" tall



Icon
24 OD 22 H
30 OD 36H



York
30 OD 29H
36 OD 34H
36 OD 42H

Manufacturer: International Art Properties



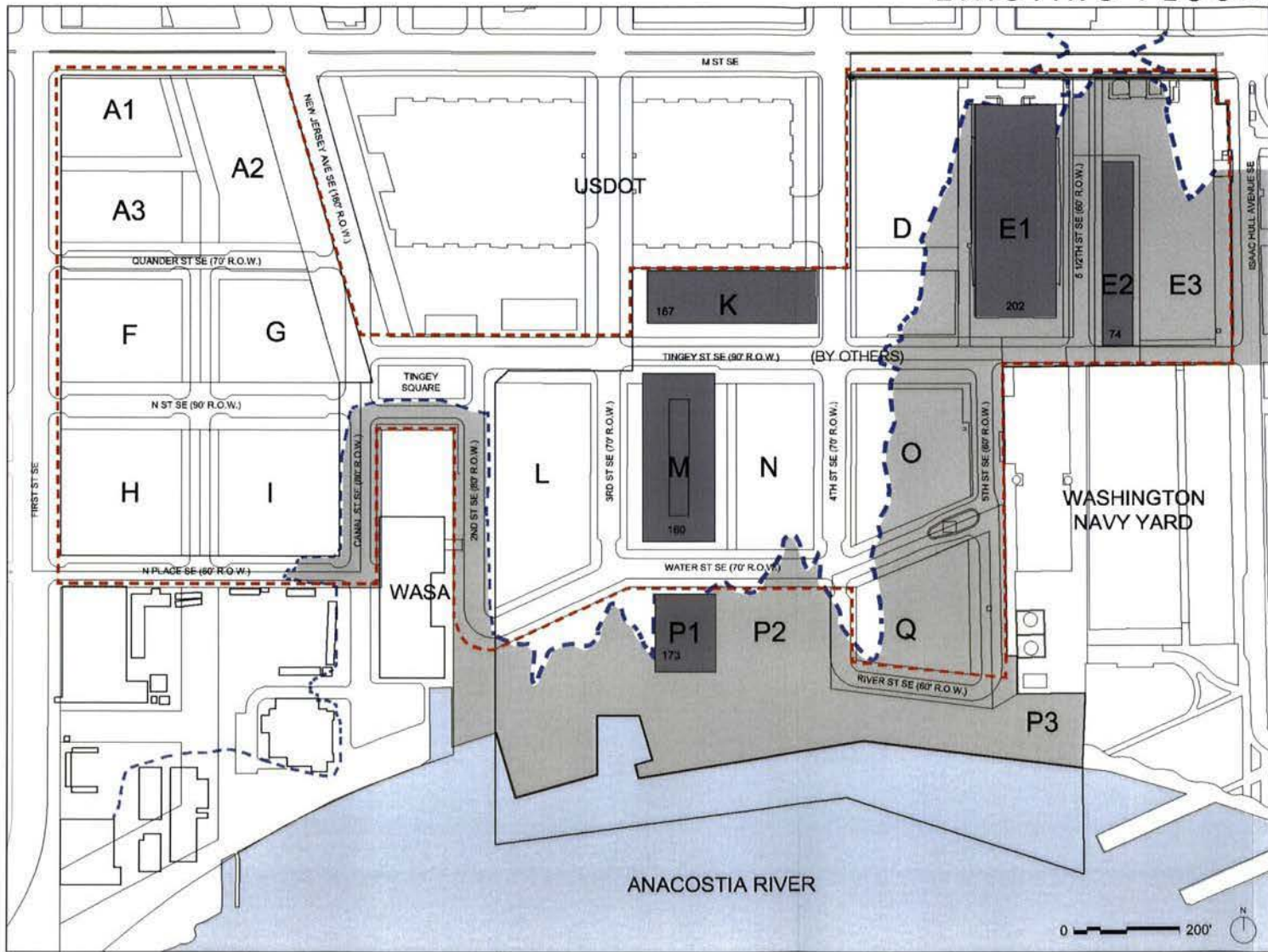
Communitario Bench with raised bars
Manufacturer: Escofet - See CA sketch for sizes



Manufacturer: Creative Pipe - Horseshoe Rack
HS-2-E-SS



EXISTING FLOODPLAIN CONDITIONS



- LEGEND**
- - - EXISTING 100 YEAR FLOOD PLAIN LINE (ELEV. +11.4')
 - - - PART 'A' BOUNDARY
 - SEFC SITE CURRENTLY WITHIN THE 100-YEAR FLOOD PLAIN
 - EXISTING HISTORIC STRUCTURE

Much of the southern and eastern ends of The Yards are currently within the 100-year floodplain. A strategy to fill the North of Park areas of the site to an elevation above the 100-year line is currently being pursued with the DC Department of the Environment and the Federal Emergency Management Agency. The design of the south edge of the fill line is being studied as part of the ongoing park design, and will be described in a later submission of the 35% Waterfront Park design.





1 EXISTING VIEW



2 PROPOSED DESIGN



2 PROPOSED DESIGN



THE YARDS AT SOUTHEAST FEDERAL CENTER

FOREST CITY | WASHINGTON

shalom baranes associates architects

WASHINGTON, D.C.

1 JUNE 2007

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35% SUBMISSION - SECTION | 17

NEW AT 35%

EXTERIOR PERSPECTIVES



8.

PERSPECTIVES (approved at 15%)

Gensler Architecture, Design & Planning Worldwide

BUILDING 167 FOREST CITY WASHINGTON - 35% DESIGN SUBMISSION



09.6072.000 | 01 June 2007 | 30



1 EXISTING VIEW



2 PROPOSED DESIGN



3 PROPOSED DESIGN



THE YARDS AT SOUTHEAST FEDERAL CENTER

FOREST CITY | WASHINGTON

shalom baranes associates architects

WASHINGTON, D.C.

1 JUNE 2007

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35% SUBMISSION - SECTION | 16

NEW AT 35%



DC Zoning Requirements	Allowed	Provided
Site Area (Existing Building Area)	137' x 321' = 43,977	-
Zoning District	SEFC/R-5-E	-
Maximum Height	110ft	76'9"
Floor Area Ratio (FAR)	6.0 Residential	3.2
Rec Space Requirement	NA	NA
Residential Parking	1/4 dwelling units=43	55
Residential Loading	1 @ 12' x 55' loading berth, 1 @ 200sf loading platform 1 @ 12' x 20' delivery space	Included

BUILDING # 160 - 35% SUBMISSION

ZONING DATA

THE YARDS WASHINGTON DC

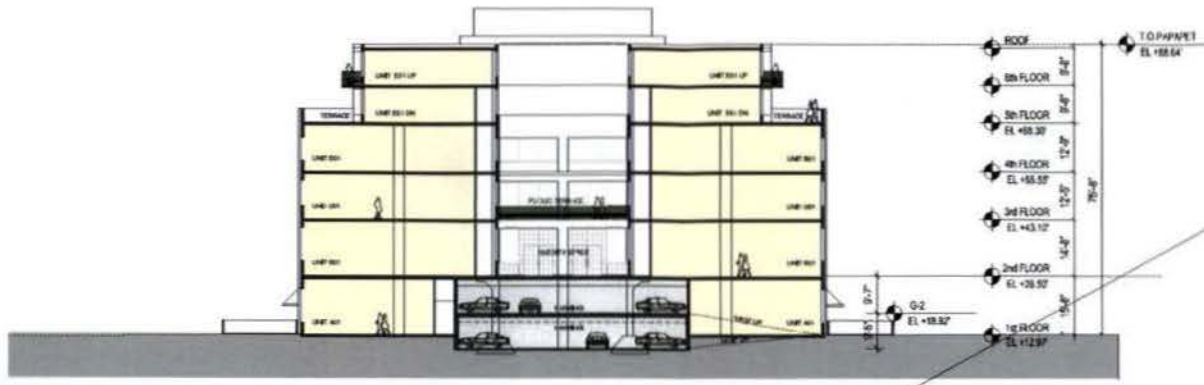
FOREST CITY WASHINGTON



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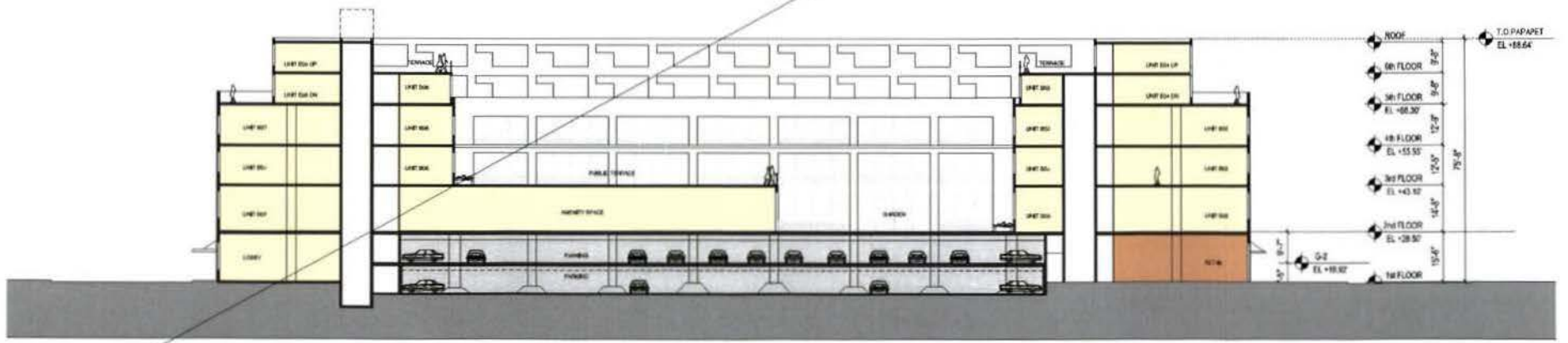
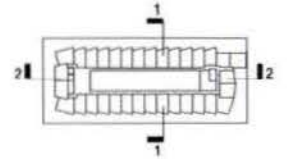
HA01

Updated April 1, 2016



CROSS SECTION 1-1

UPDATED FOR 35% DESIGN SUBMISSION. SEE PAGE A4.01.



LONGITUDINAL SECTION 2-2

BUILDING # 160 - 35% SUBMISSION

SECTIONS

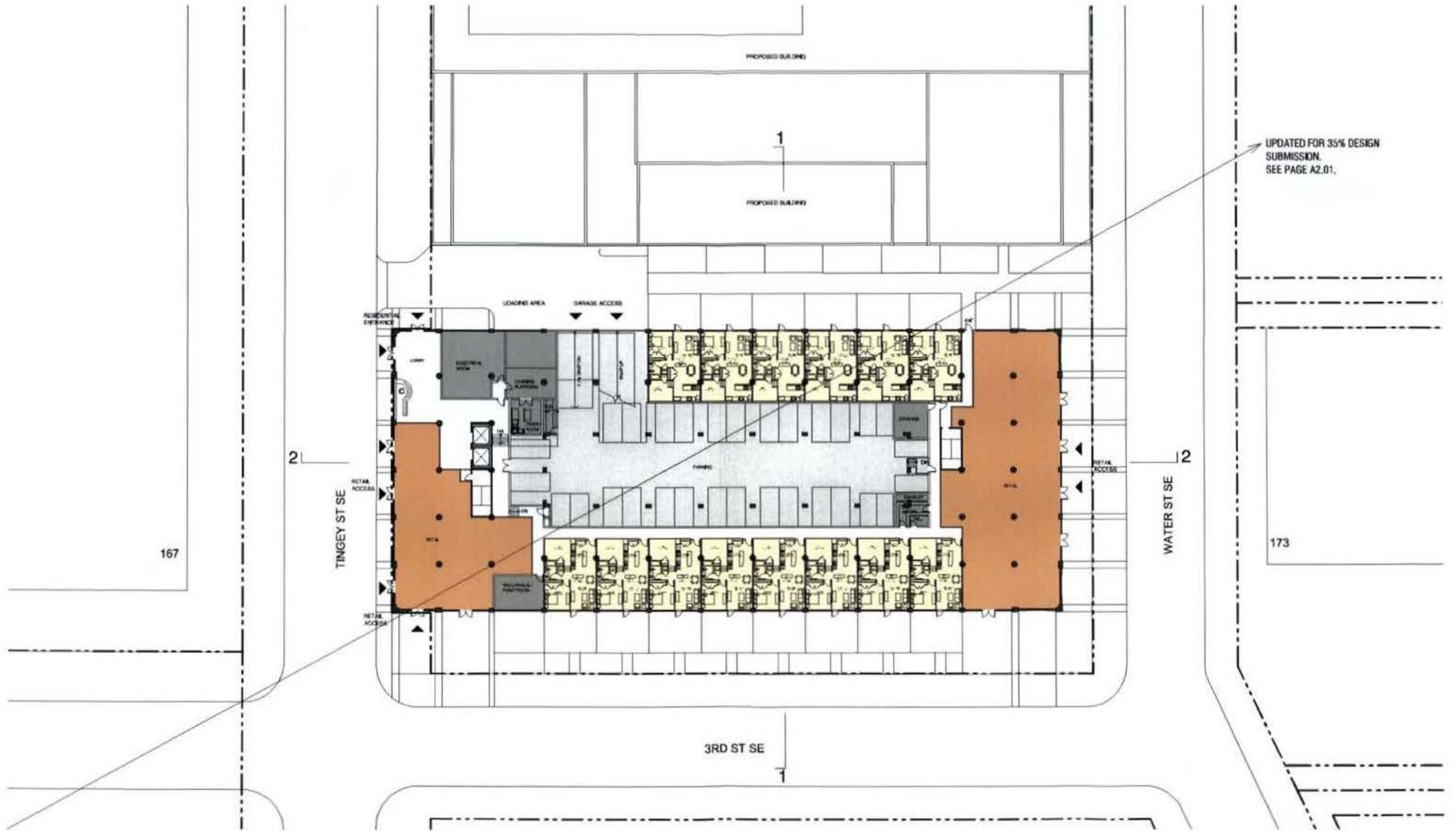
THE YARDS WASHINGTON DC

FOREST CITY WASHINGTON



Scale: A=1/8
Date: 06.01.2007

HA13
Approved at 15%



UPDATED FOR 35% DESIGN
SUBMISSION.
SEE PAGE A2.01.

BUILDING # 160 - 35% SUBMISSION



FIRST FLOOR PLAN G1 LEVEL

THE YARDS WASHINGTON DC

FOREST CITY WASHINGTON



Scale: 1/8"
Date: 06.01.2007

HA08
Approved at 13%

List of Witnesses

1. Ramsey D. Meiser, Senior Vice President of Development, Forest City Washington
2. Michael D. Benton, P.E., Senior Project Manager/Senior Associate, VIKA, Inc.
3. Mark E. Gilliland, AIA, Principal, Shalom Baranes Associates

Outline of Testimony of

Ramsey D. Meiser
Senior Vice President of Development, Forest City Washington

- I. Introduction of Applicant
- II. Brief Introduction of Proposed Amendments
- III. Summary of Master Plans for SEFC Site
 - a. Neighborhood/Location
 - b. General Description of Uses
 - c. Existing Buildings & Conditions
 - d. Infrastructures Plans
- IV. Brief Overview of Current [First] Projects
- V. Conclusion

Outline of Testimony of

**Michael D. Benton, P.E.
Senior Project Manager/Senior Associate, VIKA, Inc.**

- I. Introduction
- II. Overview of Current Zone District
- III. Description of Proposed Map Amendments & Comparison of Existing and Proposed
- IV. Conclusion

Outline of Testimony of

**Mark E. Gilliland
AIA, Principal, Shalom Baranes Associates**

- I. Introduction
- II. Overview of Overlay Regulations
- III. Description & Explanation of Proposed Text Amendments
- IV. Conclusion