

**ZONING COMMISSION OF THE DISTRICT OF COLUMBIA
APPLICATION TO AMEND THE ZONING MAP**

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

<u>Square No.</u>	<u>Lot Nos.</u>	<u>Existing Zoning</u>	<u>Requested Zoning</u>
Please see attached <u>Exhibit "A"</u> .			

Address or description of the premises: Southeast Federal Center, which is roughly bounded by M Street, S.E. to the north, the Anacostia Navy Yard to the east, the Anacostia River to the south and 1st Street, S.E. to the west.

Area of the Site: 42.2 acres (1,839,020 square feet)

Baist Atlas No. _____, **Page** _____. *Property not included in Baist Atlas*

The above information and attached documents are true to the best of my knowledge.



Owner's Signature

3/30/07

Date

THE UNITED STATES OF AMERICA, ACTING BY AND THROUGH THE ADMINISTRATOR OF GENERAL SERVICES AND AUTHORIZED REPRESENTATIVES

William B. Bush
Assistant Regional Administrator
GSA Public Buildings Service
National Capital Region

RECEIVED
D.C. OFFICE OF ZONING
2007 APR -4 PM 1:57

Owner's Printed Name

Person(s) to be notified of all actions:

William B. Bush
Assistant Regional Administrator
GSA Public Buildings Service
National Capital Region

AND

Forest City SEFC, LLC
c/o Greenstein DeLorme & Luchs, P.C.
Jacques B. DePuy, Esquire/
Stephanie A. Baldwin, Esquire

Name
301 7th Street, S.W.
Suite 7080
Washington, D.C. 20407

1620 L Street, N.W. Suite 900
Washington, D.C. 20036

Address
202-708-5891

202-452-1400

Telephone Number

ZONING COMMISSION
District of Columbia

07-11
4

DO NOT WRITE BELOW THIS LINE

Date Received: 4-4-07
4-5-07

Date Accepted: _____ **Z.C. Case No.** 07-11

Exhibit "A"

PROPOSED AMENDMENTS TO ZONING MAP

Southeast Federal Center

The Zoning Map of the District of Columbia, as incorporated by reference in 11 DCMR § 106, is amended as follows:

1. The boundary lines of the SEFC/C-R District that is located immediately west of the Navy Yard and bordered on the north by M Street, S.E., on the west by 3rd Street, S.E. (closed), on the south by Tingey Street, S.E. and on the east by Isaac Hull Avenue, S.E. are revised as described in the metes and bounds description attached hereto as Exhibit "A-1" and as depicted on the plan attached hereto as Exhibit "A-2".
2. The boundary lines of the SEFC/R-5-E District are revised as described in the metes and bounds description attached hereto as Exhibit "B-1" and as depicted on the plan attached hereto as Exhibit "B-2".
3. The boundary lines of the SEFC/R-5-D District are revised as described in the metes and bounds description attached hereto as Exhibit "C-1" and as depicted on the plan attached hereto as Exhibit "C-2".
4. The boundary lines of the SEFC/W-0 District and of the Development Area are revised as described in the metes and bounds description attached hereto as Exhibit "D-1" and as depicted on the plan attached hereto as Exhibit "D-2".

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D.C. OFFICE OF ZONING

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Exhibit "A-1"

SEFC/C-R District Metes & Bounds

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2017 APR -4 PM 1:58

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DESCRIPTION OF:
Part of Southeast Federal Center
(Former Washington Navy Yard Annex)
Parts of Squares 801, 826 and 853
Together with
Portions of M Street, S.E.,
Isaac Hull Avenue, Fourth Street, S.E.
District of Columbia

Being a parcel of land in southeast Washington, District of Columbia, containing part of Squares 801, 826 and 853 as shown among the Records of the Office of the Surveyor of the District of Columbia, together with portions of M Street, S.E, Isaac Hull Avenue S.E., and Fourth Street, S. E. as shown among said Records; said parcel of land proposed to be Zoned "C-R" and being more particularly described as a single, consolidation perimeter outline in the WMATA Meridian as shown on a boundary survey prepared by A. Morton Thomas and Associates dated August 18, 2005.

BEGINNING at a point on the centerline of M Street, S.E. (90 feet wide), said point lying a bearing and distance of Due North, 45.00 feet from the northwest corner of the original Square 826 (now part of Southeast Federal Center), both as shown among the Records of the Office of the Surveyor, D.C.; thence running with the centerline of M Street, S.E.

1. South 89° 57' 31" East, 694.27 feet; thence departing said centerline of M Street, S.E. and running as to cross a portion of M Street, S.E.
2. South 00° 02' 29" East, 45.00 feet to a point in Isaac Hull Avenue, S.E. (width varies); thence running within said Isaac Hull Avenue, S.E. the following three (3) courses and distances
3. South 00° 36' 06" East, 51.72 feet to a point, thence
4. Due North 89° 21' 18" East, 20.21 feet to the centerline of said Isaac Hull Avenue, S.E.; thence running with said centerline of Isaac Hull Avenue, S.E.
5. South 01°30'23" East, 88.21 feet to a point; thence departing said centerline of Isaac Hull Avenue, S.E.
6. South 88° 29' 37" West, 11.43 feet to a point; thence
7. South 01° 30' 23" East, 16.41 feet to a point; thence

8. South 89° 04' 49" West, 17.29 feet to point; thence
9. South 00° 31' 00" East, 31.33 feet a point; thence
10. North 89° 04' 53" East, 31.65 feet to a point marking the centerline of said Isaac Hull Avenue, S.E.; thence running with said centerline of Isaac Hull Avenue, S.E.
11. South 00° 31' 00" East, 359.59 feet to a point; thence departing Isaac Hull Avenue, S.E., and running with the proposed common dividing line between Washington Navy Yard and Southeast Federal Center
12. South 89° 06' 50" West, 437.49 feet to a point; thence leaving said common line
13. North 00° 53' 10" West, 14.18 feet to a point; thence
14. North 89° 57' 31" West, 701.70 feet to a point intersecting and running with the common dividing line between future U.S. Department of Transportation, Lot 802 Square 770, and Southeast Federal Center
15. North 00° 02' 29" East, 176.97 feet to a point; thence
16. South 89° 57' 31" East, 414.74 feet to the southeast corner of 4th Street, S.E. intended to be dedicated and presently known for purposes of assessment and taxation as Lot 804 in Square 770; and thence running with the east line of said 4th street, S.E. (Lot 804), being the west line of original Square 826
17. North 00° 02' 29" East, 407.96 feet to the point of beginning, containing 496,207 square feet or 11.39135 acres of land

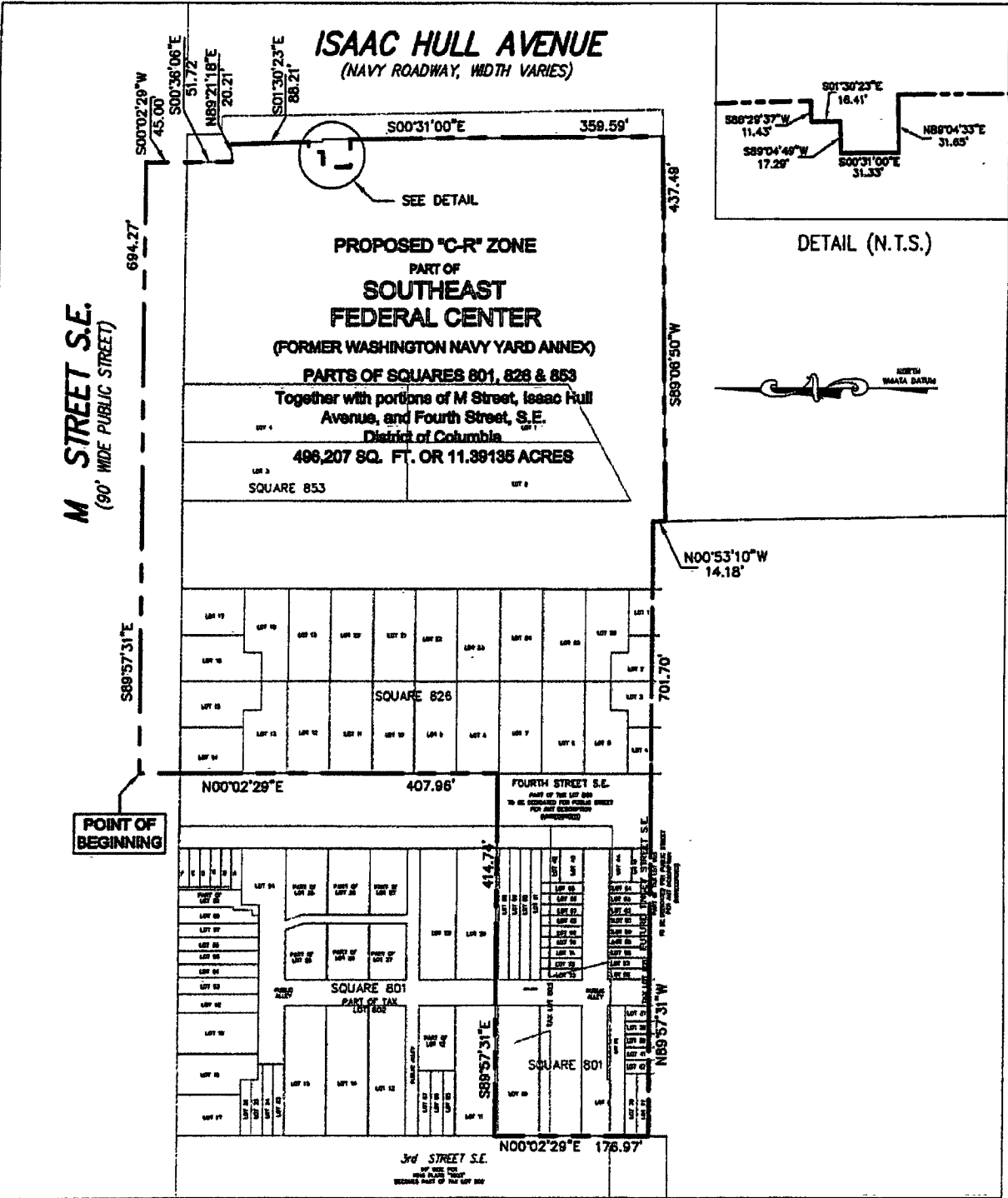
Exhibit "A-2"

SEFC/C-R District Plan

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2007 APR -4 PM 1:58



SKETCH SHOWING
 PROPOSED "C-R" ZONE
 PARCEL "B"
SOUTH EAST FEDERAL CENTER
 WASHINGTON, D.C.
 SCALE: 1"=150' APRIL 11, 2006

VVA
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 VVA INCORPORATED
 3025 CENTURY BOULEVARD - SUITE 400 • GERMANTOWN, MARYLAND 20874
 (301) 618-4100 • FAX (301) 618-2382
 GERMANTOWN, MD. NOLZAN, VA.

Exhibit "B-1"

SEFC/R-5-E District Metes & Bounds

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2007 APR -4 PM 1:58

DESCRIPTION OF:

Part of Southeast Federal Center
(Former Washington Navy Yard Annex)
Squares 771 and 802
Parts of Squares 801, 803, 826 and 827
Together with
Portions of 3RD, 4TH 5TH & N Streets S.E. and Potomac Avenue S.E.
District of Columbia

Being a parcel of land in southeast Washington, District of Columbia, containing Squares 771, 802, parts of Squares 801, 803, 826, and 827 as shown among the Records of the Office of the Surveyor of the District of Columbia, together with portions of 3rd Street S.E., 4th Street S.E., 5th Street S.E., N Street S.E., and Potomac Avenue S.E. as shown among said Records, said parcel of land proposed to be Zoned "R-5-E" and being more particularly described as a single consolidation perimeter outline in the WMATA Meridian, as shown on a boundary survey prepared by A. Morton Thomas and Associates dated August 18, 2005.

Beginning for the same at a point being a bearing and distance of South 63° 32' 15" East, 1,211.65 feet from a point marking the northwest corner of Square 743, said point also marking the intersection of the south line of M Street, S.E. and the east line of 1st Street, S.E.; thence running so as to cross and include a portion of said Southeast Federal Center the following eleven (11) courses and distances:

1. Due East, 701.70 feet to a point; thence
2. South 00°55'39" East, 274.28 feet a point; thence
3. South 67° 11' 17" West, 316.96 feet to a point; thence
4. Due West, 428.52 feet a point; thence
5. South 64° 48' 14" West, 270.62 feet to the east line of D.C. WASA's Main Pumping Station, said line also being the east line of a certain area of Public Space unofficially used as 2nd Street, S.E.; thence running with said east line
6. Due North, 467.34 feet to a point; thence
7. North 44° 59' 59" East, 33.40 feet to a point; thence
8. Due East, 235.80 feet to a point; thence

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8180 Greensboro Drive, Suite 200 ■ McLean, VA 22102 ■ (703) 442-7800 ■ Fax (703) 761-2787
McLean, VA ■ Germantown, MD

9. Due North , 21.38 feet to the point of beginning, containing 373,170 square feet or 8.56680 acres of land.

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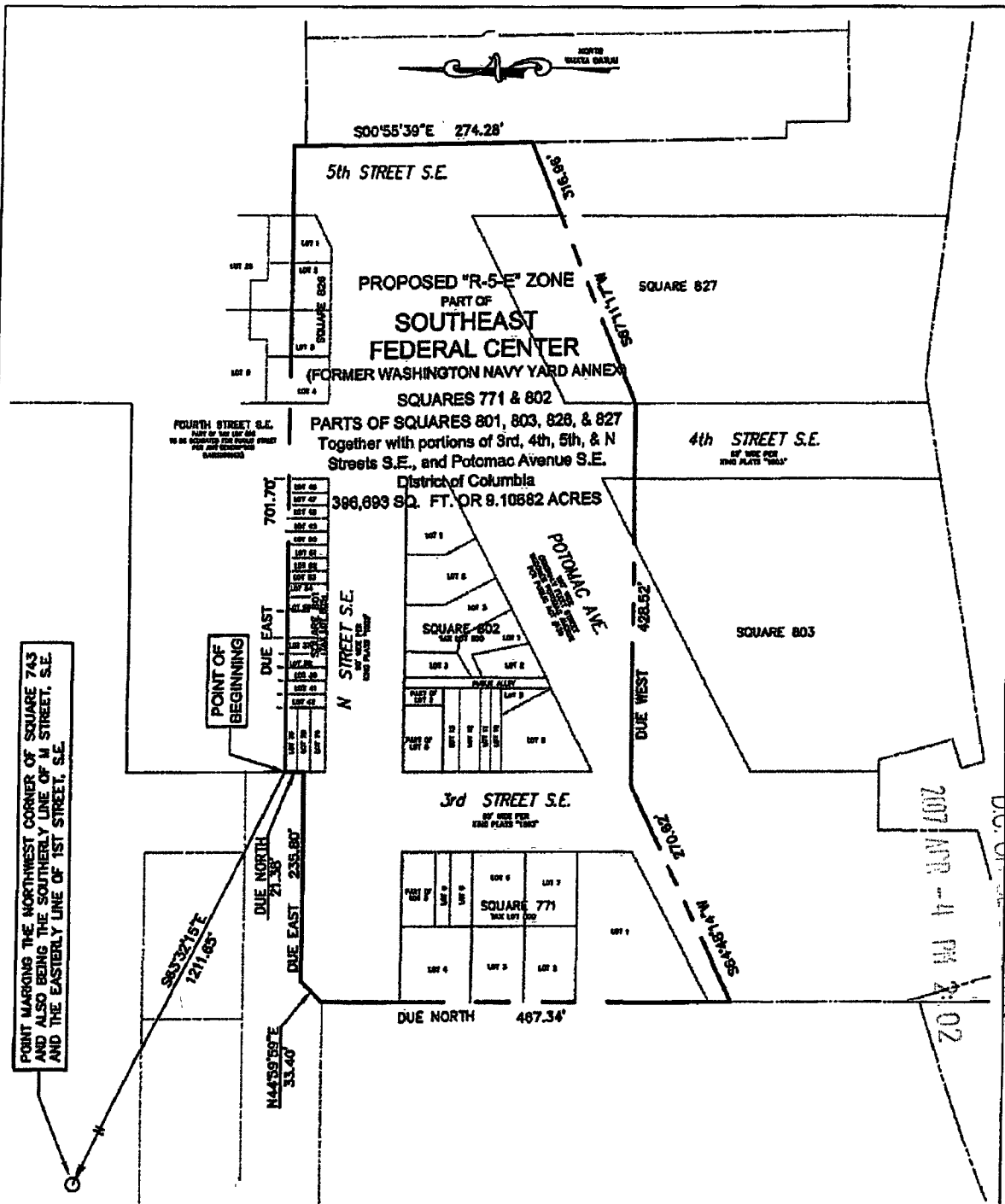
Exhibit "B-2"

SEFC/R-5-E District Plan

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D.C. OFFICE OF ZONING

2007 APR -4 PM 2:02



SKETCH SHOWING
 PROPOSED "R-5-E" ZONE
 PARCEL "B"
SOUTH EAST FEDERAL CENTER
 WASHINGTON, D.C.
 SCALE: 1"=150' JANUARY 29, 2007

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 VVA INCORPORATED
 3001 CENTURY BOULEVARD - SUITE 400 • GERMANTOWN, MARYLAND 20874
 (301) 918-6100 • FAX (301) 918-2228
 GERMANTOWN, MD. WILKESVILLE, VA.

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Exhibit "C-1"

SEFC/R-5-D District Metes & Bounds

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D.C. OFFICE OF ZONING

2007 APR -1 PM 2:02



PROPOSED R-5-D ZONE

DESCRIPTION OF:
 Part of Southeast Federal Center
 (Former Washington Navy Yard Annex)
 Part of Square 827
 Together with Portions of 4th, and 5th Streets, S.E.
 District of Columbia

Being a parcel of land in southeast Washington, District of Columbia, containing part of Square 827 as shown among the Records of the Office of the Surveyor of the District of Columbia, together with portions of 4th Street, S.E. and 5th Street, S.E. as shown among said Records, said parcel of land proposed to be Zoned "R-5-D" and being more particularly described as a single consolidation perimeter outline in the WMATA Meridian, as shown on a boundary survey prepared by A. Morton Thomas and Associates dated August 18, 2005.

Beginning for the same at a point being a bearing and distance of South 51° 10' 10" East, 1,869.77 feet from a point marking the northwest corner of Square 743, said point also marking the intersection of the south line of M Street, S.E. and the east line of 1st Street, S.E.; thence running so as to cross and include a portion of said Southeast Federal Center the following ten (10) courses and distances:

1. Due North, 229.25 feet to a point; thence
2. Due East, 37.23 feet to a point; thence
3. North 67° 11' 16" East, 316.96 feet to a point; thence
4. South 00° 55' 39" East, 289.30 feet to a point; thence
5. North 89° 08' 34" East, 17.60 feet to a point; thence
6. South 00° 55' 39" East, 72.94 feet to a point; thence
7. South 59° 21' 30" West, 54.81 feet to a point; thence
8. North 82° 57' 55" West, 308.03 feet to the point of beginning containing 102,466 square feet or 2.35230 acres.

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 2007 08 21 10:02
 [unclear]

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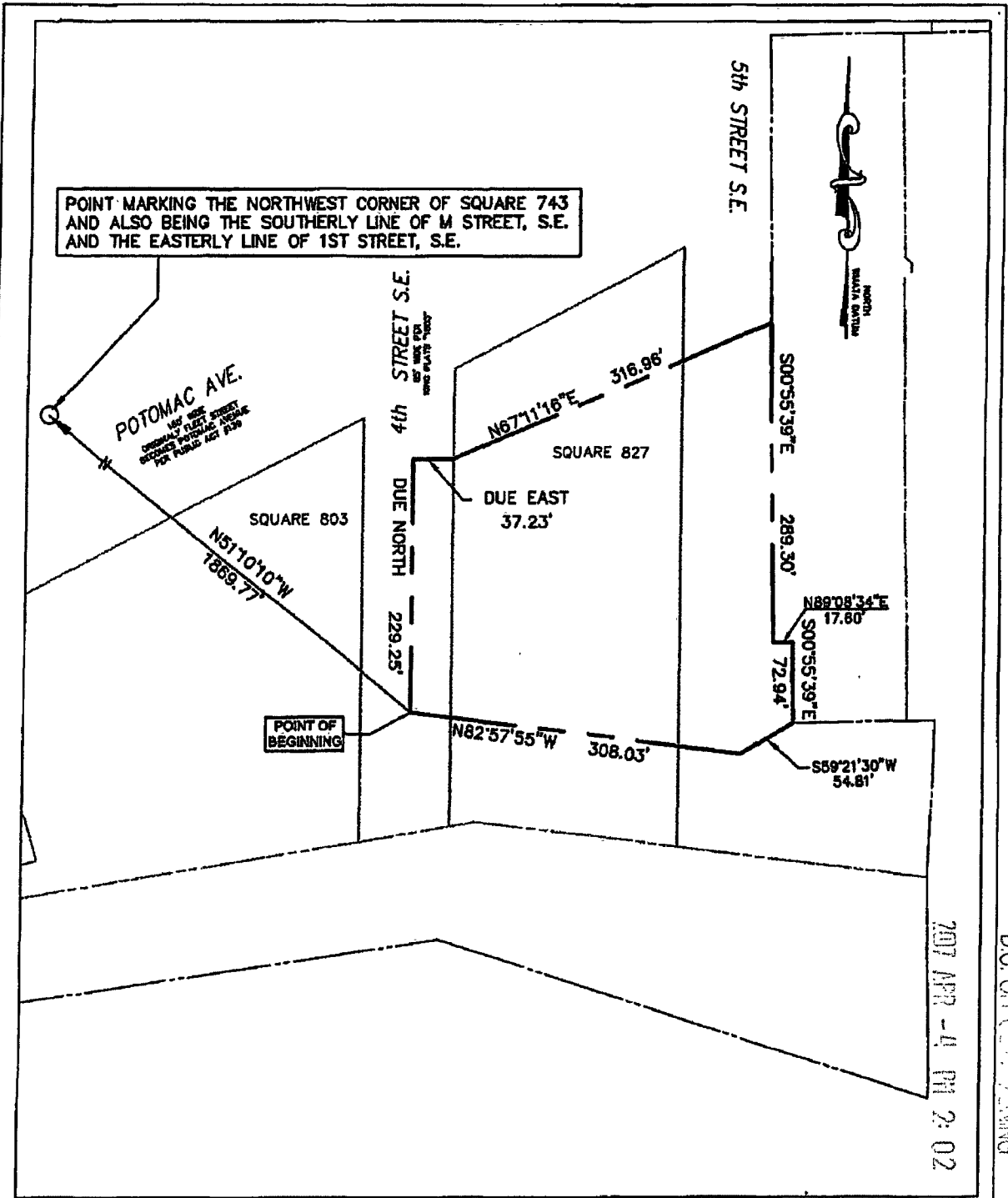
Exhibit "C-2"

SEFC/R-5-D District Plan

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D.C. OFFICE OF THE ATTORNEY GENERAL

2017 APR -11 PM 2:02



DC OFFICE OF PLANNING

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SKETCH SHOWING
 PROPOSED "R-5-D" ZONE.
 PARCEL "B"
 SOUTH EAST FEDERAL CENTER
 WASHINGTON, D.C.
 SCALE: 1"=120' JANUARY 29, 2007

VFA
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 VFA INCORPORATED
 3020 CENTURY BOULEVARD - SUITE 4400 ■ GAITHERSBURG, MARYLAND 20878
 (301) 318-6100 ■ FAX (301) 353-8588
 BERTHLEMMER, MD. ■ MIDDLETON, VA.

Exhibit "D-1"

SEFC/W-0 District Metes & Bounds

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D.C. OFFICE OF ZONING

2007 APR -4 PM 2:02

DESCRIPTION OF:

Part of Southeast Federal Center
(Former Washington Navy Yard Annex)

Part of Squares 803 and 827

Together with Portions of 4th and 5th Streets, S.E. and Potomac Avenue S.E.
District of Columbia

Being a parcel of land in southeast Washington, District of Columbia, containing part of Squares 803 and 827 as shown among the Records of the Office of the Surveyor of the District of Columbia, together with portions of 4th Street, S.E., 5th Street, S.E. and Potomac Avenue S.E. as shown among said Records, said parcel of land proposed to be Zoned "W-O" and being more particularly described as a single consolidation perimeter outline in the WMATA Meridian as shown on a boundary survey prepared by A. Morton Thomas and Associates dated August 18, 2005.

Beginning for the same at a point being a bearing and distance of South 38° 06' 25" East, 1,337.28 feet from a point marking the northwest corner of Square 743, said point also marking the intersection of the south line of M Street, S.E. and the east line of 1st Street, S.E.; thence running so as to cross and include a portion of said Southeast Federal Center the following sixteen (16) courses and distances:

1. North 64° 48' 14" East, 270.62 feet to a point; thence
2. Due East, 391.29 feet to a point; thence
3. Due South, 229.25 feet to a point; thence
4. South 82° 57' 55" East, 308.03 feet to a point; thence
5. North 59° 21' 31" East, 54.81 feet to a point; thence
6. North 89° 08' 34" East, 128.88 feet to a point; thence
7. South 02° 24' 51" West, 142.82 feet to a point lying on the Anacostia River Seawall Line; thence running with said Anacostia River Seawall Line the following nine (9) courses and distances
8. North 82° 57' 55" West, 416.44 feet to a point; thence
9. South 80° 32' 17" West, 433.80 feet to a point; thence
10. North 15° 33' 46" West, 27.24 feet to a point; thence

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8180 Greensboro Drive, Suite 200 ■ McLean, VA 22102 ■ (703) 442-7800 ■ Fax (703) 761-2787
McLean, VA ■ Germantown, MD

11. North 73° 25' 34" East, 33.88 feet to a point; thence
12. North 16° 02' 31" West, 86.23 feet to a point; thence
13. South 89° 57' 28" West, 78.95 feet to a point; thence
14. South 00° 03' 00" West, 111.65 feet to a point; thence
15. South 74° 09' 21" West, 161.72 feet to a point; thence
16. North 16°48'35" West, 129.24 feet to a point lying on the east line of D.C. WASA's Main Pumping Station, said line also being the east line of a certain area of Public Space unofficially used as 2nd Street, S.E.; thence departing said Anacostia River Seawall Line and running with said east line of D.C. WASA's Main Sewer Pumping Station
17. Due North, 198.27 feet to the point of beginning containing 271,075 square feet or 6.22303 acres.

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DESCRIPTION OF:
Part of Southeast Federal Center
(Former Washington Navy Yard Annex)
Part of Potomac Avenue, S.E.
District of Columbia

Being a parcel of land in southeast Washington, District of Columbia, being part of Square 803 as shown among the Records of the Office of the Surveyor of the District of Columbia, together with a portion of Potomac Avenue, S.E. as shown among said Records; said parcel of land proposed to be Zoned "Development Area" and being more particularly described as a single, consolidation perimeter outline in the WMATA Meridian as shown on a boundary survey prepared by A. Morton Thomas and Associates dated August 18, 2005.

Beginning for the same at a point being a bearing and distance of North 48° 46' 38" West, 1,497.79 feet from a point marking the northwest corner of Square 743, said point also marking the intersection of the south line of M Street, S.E. and the east line of 1st Street, S.E.; thence running so as to cross and include a portion of said Southeast Federal Center the following six (6) courses and distances:

1. South 89° 57' 31" East, 114.53 feet a point; thence
2. South 00° 02' 29" West, 14.17 feet to a point; thence
3. North 89° 57' 31" West, 219.63 feet to a point; thence
4. South 00° 02' 29" West, 161.93 feet to a point; thence
5. North 89° 57' 31" East, 334.16 feet a point; thence
6. North 00° 02' 29" East, 147.76 feet to the point of beginning, containing 52,487 square feet or 1.20494 acres.

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Exhibit "D-2"

SEFC/W-0 District Plan

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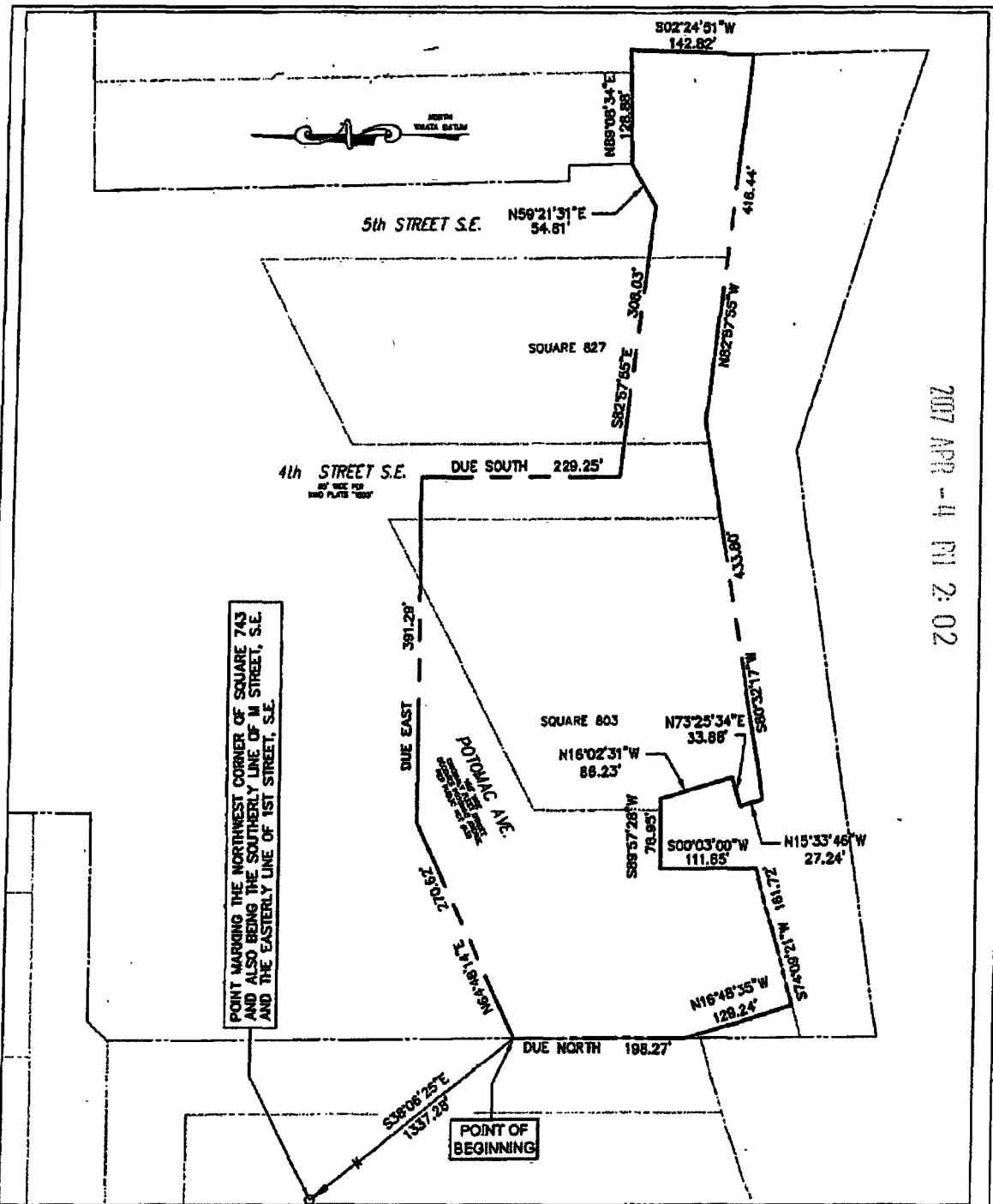
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SKETCH SHOWING
 PROPOSED "W-0" ZONE
 PARCEL "B"
 SOUTH EAST FEDERAL CENTER
 WASHINGTON, D.C.
 SCALE: 1"=150' JANUARY 29, 2007

VIA
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 VEA INCORPORATED
 30201 CENTURY BOULEVARD - SUITE 4000 • GREENBELT, MARYLAND 20874
 (301) 835-4100 • FAX (301) 835-2248
 GREENBELT, MD. MCLAN, VA.

EXISTING
POTOMAC AVE.
100' WIDE
GENERALLY PLAT STREET
SECURE POTOMAC AVENUE
PER PUBLIC ACT #30

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D.C. OFFICE OF PLANNING
2007 JAN -4 PM 2:03

POINT MARKING THE NORTHWEST CORNER
OF SQUARE 743 AND ALSO BEING THE
SOUTHERLY LINE OF M STREET, S.E. AND
THE EASTERLY LINE OF 1ST STREET, S.E.

PROPOSED
WATER STREET
70' WIDE

EXISTING
4th STREET S.E.
100' WIDE PER
1880 PLATS "100"

R-5-E ZONE

R-5-E ZONE
W-O ZONE

NORTH
WMATA DATUM

N48°46'38"W
1497.79'

N00°02'29"E
14.17'

S89°57'31"E

219.63'

S89°57'31"E
114.53'

PROPOSED "DEVELOPEMENT AREA 3"
PART OF

**SOUTHEAST
FEDERAL CENTER**

PROPOSED "W-O" ZONE
(FORMER WASHINGTON NAVY YARD ANNEX)
PART OF SQUARE 803

Together with a portion of 4th Street, S.E.
52,487 SQ. FT. OR 1.20494 ACRES

SQUARE 803

161.93'

R-5-D ZONE

SQUARE 827

S00°02'29"W

147.76'

N00°02'29"E

N89°57'31"W

334.16'

EXISTING
3rd STREET S.E.
100' WIDE PER
1880 PLATS "100"

SKETCH SHOWING
PROPOSED "DEVELOPEMENT AREA 3"
PART OF PROPOSED "W-O" ZONE
SOUTH EAST FEDERAL CENTER
WASHINGTON, D.C.
SCALE: 1"=50' JANUARY 22, 2007



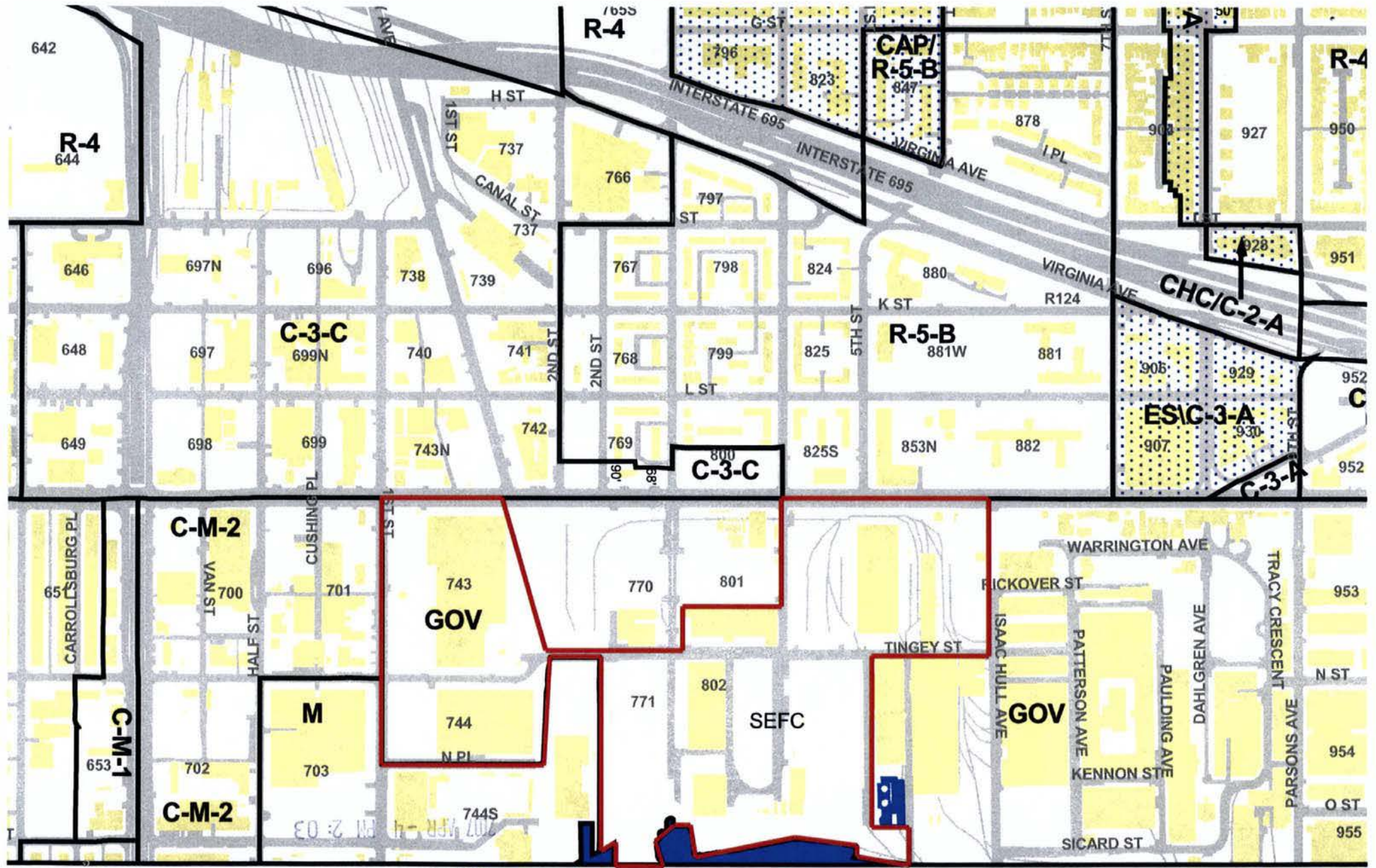
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIA INCORPORATED
20251 CENTURY BOULEVARD—SUITE #400 ■ GERMANTOWN, MARYLAND 20874
(301) 916-4100 ■ FAX: (301) 916-2202
GERMANTOWN, MD. ■ MCLAN, VA.

Zoning Key Map

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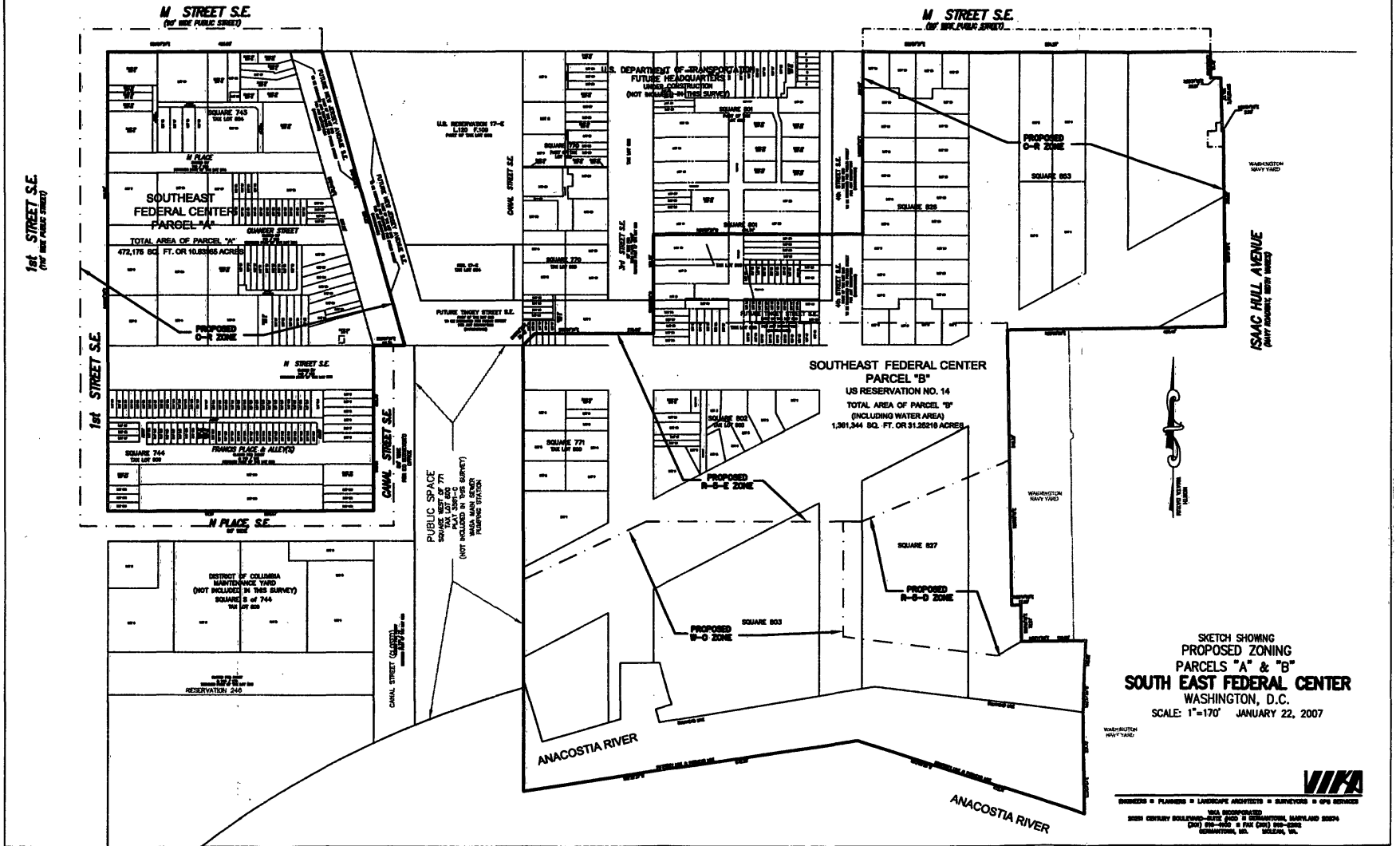
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Plat of Survey

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2017 APR -1 PM 2:03



SKETCH SHOWING
PROPOSED ZONING
PARCELS "A" & "B"
SOUTH EAST FEDERAL CENTER
WASHINGTON, D.C.
SCALE: 1"=170' JANUARY 22, 2007

WASHINGTON NAVY YARD

VIFA
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2000 CENTURY BOLLINGWAY, SUITE 400 BETHESDA, MARYLAND 20814
(301) 981-8400 • FAX (301) 981-8000
BETHESDA, MD. WASHINGTON, DC