

August 30, 2013

VIA ELECTRONIC FILING

Sharon Schellin, Secretary
D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: **Z.C. Case No. 13-05**
Forest City Washington (“Applicant”) D.C. Water Sites PUD

Dear Ms. Schellin:

Pursuant to 11 DCMR Section 3013.8, the Applicant files its supplemental pre-hearing statement for the above-referenced case.

The property that is the subject of this application is located across 1st Street SE from Nationals Park and is currently occupied and used by D.C. Water. The Property consists of approximately 235,130 square feet of land area and is located in the CG/W-2 Zone District.

On February 27, 2013, the Applicant filed an application for first-stage approval of a Planned Unit Development (“PUD”) and related Amendment to the Zoning Map for the above-referenced Property as well as for second-stage PUD approval for the first phase of the proposed PUD on a portion of the Property. The proposed first-stage PUD and map amendment to the CG/CR and CG/W-1 Zone Districts will facilitate the redevelopment of the Property into four parcels with a new movie theater, two residential buildings with approximately 600 dwelling units and ground-floor retail, arts and entertainment uses, and an expanded Diamond Teague Park. The second-stage PUD will permit the construction of a 16-screen movie theater with a maximum of 2,500 seats on the northeastern “F1” parcel.

Since the filing of the initial pre-hearing statement, the Applicant has continued to refine the design of the Project in response to comments from the Zoning Commission (“**Commission**”) and Office of Planning (“**OP**”). For the Commission’s convenience, the Applicant has reproduced the entire revised first-stage PUD package, attached as Exhibit A, which incorporates additional details that were added in response to issues raised by the Zoning Commission and Office of Planning at setdown.

The Applicant has also continued to refine the design of the F1 Parcel; that is, the second-stage PUD component containing the proposed movie theater. The revised plans, which are attached as Exhibit B, reflect the relocation of the loading area as requested by D.C. Water and include the additional details requested by the Commission and OP at setdown. The revised plans also include a number of design features that were incorporated based on feedback from ANC 6D’s Development Committee as presented by the single member district representative for ANC 6D07 (the SMD in which the PUD is located), including the addition of a green screen element along 1 ½ Street SE to add visual interest and further screen the parking garage; modification of the location of the light panels along N Place SE to bring them down to street level and further activate the street; refinement of the color of the light panels to a single muted purple color; and additional “movie theater” signage to further emphasize the nature of the building.

Feedback from the Development Committee, as presented by the SMD 6D07 representative, also requested consideration of the use of more natural or industrial materials. The Applicant restudied the design and has proposed a change from the white metal panel to a white Corian material, which will provide a more natural look and texture yet still remain consistent with the overall design approach for the building. The revised plans included as Exhibit B reflect this material change.

The Applicant also examined the use of a wood panel for the accent band in response to the Development Committee’s feedback. Plans depicting the wood panel are included as an alternative set of plans attached as Exhibit C. Although the wood panel material is not the Applicant’s preferred design approach, the Applicant values the feedback received from the Development Committee and will bring the alternative design with the wood panel to both ANC 6D and the Zoning Commission for consideration.

The Applicant has also continued to work with the District Department of Transportation (“**DDOT**”) to review the transportation impacts associated with the PUD. Attached as Exhibit D is a revised transportation impact study. The revised study reflects a number of additional substantive and technical refinements that were made in response to initial feedback received from DDOT this month.

Expert Witnesses and Time Estimate for Presentation

We look forward to presenting this case to the Commission at the public hearing on September 19. As previously noted, the Applicant will provide five witnesses to testify on its behalf: a representative of the Applicant, the project architects, the landscape architect, and its traffic consultant. The Applicant will call four of its five witnesses, Shalom Baranes or Mark Gilliland of Shalom Baranes Associates, Jeff Gunning, Gerry Renaud, or Marc Fairbrother of RTKL Associates, Rick Parisi of M. Paul Friedberg and Partners, and Erwin Andres of Gorove / Slade Associates, as experts in their respective fields. The Applicant may also call its civil engineer, Kyle Oliver of VIKA Capitol, as an expert in the field of civil engineering. Resumes of these experts are included as Exhibit E.

The Applicant expects that its presentation will require 60 minutes.

Conclusion

If you have any questions regarding this application, please feel free to contact Phil at 202-721-1114 or David at 202-721-1137.

Very truly yours,

_____/s/_____

David Avitabile

DA/da
Enclosures

cc: Alex Nyhan, Forest City Washington
Sarah Forde, Forest City Washington
Donna Hopkins, ANC 6D01
Ed Kaminski, ANC 6D02
Ron McBee, ANC 6D03
Andy Litsky, ANC 6D04
Roger Moffatt, ANC 6D05
Rhonda Hamilton, ANC 6D06
David Garber, ANC 6D07
Southwest Public Library

CERTIFICATE OF SERVICE

On August 30, 2013, I caused a copy of the foregoing letter and enclosure to be delivered by electronic, hand or by U.S. Mail to the following:

Karen Thomas
D.C. Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

Fleming El-Amin
Policy and Planning
District Department of Transportation
55 M Street SE, 5th Floor
Washington, DC 20009

ANC 6D
c/o Susan Eads Role
1101 4th Street SW, Suite W130
Washington, DC 20024

_____/s/_____

David Avitabile