

GOVERNMENT OF THE DISTRICT OF COLUMBIA
Zoning Commission



June 29, 2017

ANC 6D
1101 4th Street, SW, Suite W 130
Washington, DC 20024

Commissioner Meredith Fascett
ANC/SMD 6D07
6D07@anc.dc.gov

Re: Z.C. Case No. 17-12 (Forest City SEFC, LLC – Text and Map Amendments to the SEFC Zone @ Squares 743, 744, 770, 771, 853, and 883)

Dear ANC Chair & ANC/SMD Commissioner:

Pursuant to D.C. Official Code § 1-309.10(b), the Zoning Commission for the District of Columbia hereby gives you notice of the receipt of a petition from Forest City SEFC, LLC (“Petitioner”) for approval of text and map amendments to property located in the southeast quadrant of the District at the SEFC-1 zoned portions of The Yards, also known as Squares 743 and 744; Square 770, Lot 40; Square 771, various lots; Square 853; and a portion of Square 883. Please note that this case was filed electronically through the Interactive Zoning Information System (“IZIS”). You can access and file your report for this case through IZIS at <https://app.dcoz.dc.gov>.

Pursuant to Subtitle Z § 500.7, the ANC has the opportunity to file the attached Form 130 – ANC Setdown Report to provide feedback on whether or not the Zoning Commission should set down the case for public hearing. You have 30 days to file the ANC Setdown Form from the date the application was referred (Subtitle Z § 500.8).

You will also receive notice of the hearing date at least 40 calendar days in advance. If your ANC wishes to submit a written report in this case, the report must include all the information required by Subtitle Z § 505.1, which is included at the bottom of this letter. That information is also included in Form 129 – Advisory Neighborhood Commission (ANC) Report, which is attached for your convenience and is the preferred mechanism to complete your report. Any written report received prior to the date of a Commission meeting to consider final action will be given “great weight.”

Pursuant to D.C. Official Code § 1-309.10(d)(2), the Zoning Commission must wait 30 days, excluding Saturdays, Sundays, and holidays before it can make its decision on this petition. However, as a practical matter, the Commission cannot make a decision that soon, because it must first hold a public hearing and, for those cases that require proposed action to be taken, the National Capitol Planning Commission is thereafter given thirty days to review the application.

Great weight does not mean that the Zoning Commission must defer to an ANC’s view, but instead requires acknowledgement of the ANC as the source of the recommendations and explicit reference to each of the ANC’s issues and concerns. It is therefore important that the written report not only indicate whether the ANC supports or opposes the application, but that it also identify each issue and concern that led to the recommendation made.

ZONING COMMISSION
District of Columbia
CASE NO.17-12
EXHIBIT NO.7

If your ANC has not received a courtesy copy of the petition from the Petitioner, please notify us so we can assist you in obtaining a copy. If you have any questions, please do not hesitate to contact me at (202) 727-6311.

Sincerely,



Sharon S. Schellin
Secretary to the Zoning Commission
Attachment

Subtitle Z § 505.1

505.1 The Commission shall give "great weight" to the written report of the ANC(s), pursuant to § 3 of the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000, as amended, that is received at any time prior to the date of a Commission meeting to consider final action including any continuation thereof on the petition. All written reports shall contain the following:

- (a) The case name and number;
- (b) The date the public meeting of the ANC to consider the petition occurred;
- (c) A statement that proper notice of that public meeting was given by the ANC;
- (d) The number of members of the ANC that constitute a quorum and the number of members present at the public meeting;
- (e) The issues and concerns of the ANC about the petition, as related to the standards against which the petition shall be judged;
- (f) The recommendation, if any, of the ANC as to the disposition of the petition;
- (g) The outcome of the vote on the motion to adopt the report to the Commission;
- (h) The name of the person who is authorized by the ANC to present the report; and
- (i) The signature of the ANC Chairperson or Vice-Chairperson.

**ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF FILING**

Z.C. Case No. 17-12

**(Forest City SEFC, LLC – Text and Map Amendments @
Squares 743, 744, 770, 771, 853, and 883 – The Yards)**

June 29, 2017

THIS CASE IS OF INTEREST TO ANC 6D

On June 16, 2017, the Office of Zoning received a petition from Forest City SEFC, LLC (“Petitioner”) for approval of text and map amendments for the above-referenced property. The overall purpose of the proposed modification to the Southeast Federal Center (“SEFC”) zone is to encourage commercial office use, which is currently lagging behind the objective set forth in the SEFC master plan. The petition proposes to modify the SEFC-1 zone into two zones: SEFC-1A and the SEFC-1B, to allow more height and density for commercial use, with expanded coverage of design review and the elimination of the combined lot development tool currently allowed in parts of the SEFC zone.

The property that is the subject of this petition consists of two groups of properties in southeast Washington, D.C. (Ward 6): first, the Redevelopment Zone – Squares 743 and 744 (Parcels A, F, G, H, and I), which together are bounded by M Street, S.E., 1st Street, S.E., Canal Street, S.E, and New Jersey Avenue, S.E.; and second, the Historic Core – Square 770, Lot 40 (Parcel K); Square 771, Lots 811, 813, 814, and 7000-7010 (Parcel D); Square 853 (Parcel E1); and a portion of Square 883 (Parcels E2-E4), which together are bounded by M Street, S.E., 4th Street, S.E., the US DOT headquarters, 3rd Street, S.E., Tingley Street, S.E., and the Navy Yard.

The current SEFC-1 zone allows a maximum density of 6.0 floor area ratio (“FAR”), with a maximum non-residential density of 3.0 FAR), and maximum height of 110 feet.

The new SEFC-1A zone, proposed for Parcels A, F, and G, would permit a matter-of-right density of 6.0 FAR for any permitted use, including commercial office space, and would allow a 1.0 FAR bonus with Zoning Commission design review. SEFC-1A would permit a matter-of-right height of 130 feet on Parcel A and 110 feet on Parcels F and G, and would allow 130-foot height on Parcels F and G with design review.

The new SEFC-1B zone, proposed for Parcels H and I and Parcels D, E, and K, would permit a matter-of-right density of 6.0 FAR, with a maximum 3.0 FAR for nonresidential uses, and it would allow an additional 1.0 FAR bonus (for residential use only) with Zoning Commission design review. SEFC-1B would permit a matter-of-right height of 110, and would permit 130 feet in height on Parcel H only, with design review.

This case was filed electronically through the Interactive Zoning Information System (“IZIS”), which can be accessed through <http://dcoz.dc.gov>. For additional information, please contact Sharon S. Schellin, Secretary to the Zoning Commission at (202) 727-6311.

INSTRUCTIONS

1. The ANC Setdown Form shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. ANC reports and any accompanying documents must be submitted to the record by using:
 - a. The Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov;
 - b. By email to zcsubmissions@dc.gov for the ZC; or
 - c. In person or by U.S. mail addressed to 441 4th Street, NW, Suite 200-S, Washington, DC 20001.
3. Submission deadline is as follows; the ANC must file the ANC Setdown form no later than thirty (30 days) after the date the application is referred. No late filings or waivers requesting acceptance of late filings of this form will be accepted.

If You See Something, Say Something Report Fraud, Waste, Abuse, and Mismanagement in the Government of the District of Columbia to the Office of the Inspector General
717 14th Street, N.W., Suite 500 | Washington, D.C. 20005

CALLS ARE CONFIDENTIAL

Toll Free Hotline

1-800-521-1639 | 202-724-TIPS (8477) | Email: hotline.oig.dc.gov | Web Page: www.oig.dc.gov



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001

(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov



**BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:		Case Name:	
Address or Square/Lot(s) of Property:			
Relief Requested:			

ANC MEETING INFORMATION

Date of ANC Public Meeting:	D	D	/	M	M	/	Y	Y	Was proper notice given?:	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	
Description of how notice was given:														
Number of members that constitutes a quorum:		Number of members present at the meeting:												

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

AUTHORIZATION

ANC		Recorded vote on the motion to adopt the report (i.e. 4-1-1):	
Name of the person authorized by the ANC to present the report:			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			
Signature of Chairperson/ Vice-Chairperson:		Date:	

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.

INSTRUCTIONS

Pursuant to 11 DCMR Subtitle Z § 406.2 and Subtitle Y § 406.2, the Zoning Commission (ZC) and Board of Zoning Adjustment (BZA) shall give “*great weight*” to the written report of the affected Advisory Neighborhood Commission (ANC), as required by the Comprehensive Advisory Neighborhood Commissions Reform Amendment Act of 2000.

1. All ANC reports shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. ANC reports and any accompanying documents must be submitted to the record by using:
 - a. The Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov;
 - b. By email to zcsubmissions@dc.gov for the ZC or bzasubmissions@dc.gov for the BZA; or
 - c. In person or by U.S. mail addressed to 441 4th Street, NW, Suite 200-S, Washington, DC 20001.
3. Submission deadlines are as follows:
 - a. ANCs must file this form at least seven (7) calendar days in advance of the hearing, if they wish to participate in a public hearing under Subtitle Z § 406.3 and Subtitle Y § 406.3.
 - b. In all cases before the ZC or BZA, ANCs must file this form before the ZC or BZA makes a decision in order to receive great weight.

If You See Something, Say Something Report Fraud, Waste, Abuse, and Mismanagement in the
Government of the District of Columbia to the Office of the Inspector General
717 14th Street, N.W., Suite 500 | Washington, D.C. 20005

CALLS ARE CONFIDENTIAL

Toll Free Hotline

1-800-521-1639 | 202-724-TIPS (8477) | Email: hotline.oig.dc.gov | Web Page: www.oig.dc.gov



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning

441 4th Street, N.W. Ste. 200-S, Washington, D.C. 20001

(202) 727-6311 * (202) 727-6072 fax * www.dcoz.dc.gov * dcoz@dc.gov