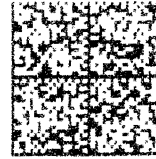


GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF ZONING
441 4th STREET, N.W. SUITE 200-S/210-S
WASHINGTON, D.C. 20001

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Washington DC 20006-3816



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ZONING COMMISSION
District of Columbia
CASE NO.17-12
EXHIBIT NO.20

2017 OCT 31 PM 2:44

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, December 7, 2017, @ 6:30 p.m.**
Jerrily R. Kress Memorial Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 17-12 (Forest City SEFC, LLC – Text and Zoning Map Amendments @ SEFC-1 Zone)

THIS CASE IS OF INTEREST TO ANC 6D

On June 16, 2017, the Office of Zoning received a petition from Forest City SEFC, LLC (the “Applicant”) requesting approval of text amendments to Subtitle K, Chapter 2 of the Zoning Regulations (the “SEFC zones”) and related amendments to the Zoning Map for Parcels A, D, E, F, G, H, I, and K of the Southeast Federal Center (Square 743, Lot 94; Square 744, Lot 807; Square 770, Lot 40; Square 771, Lots 811, 813, and 814; Square 853, Lot 800, and portions of Square 883 with the SEFC zone) (“Property”). The Office of Planning submitted its report in support of setting the petition down for a public hearing on July 13, 2017. On July 24, 2017, the Commission voted to set down the petition for a public hearing. The Zoning Commission determined that the case will be heard as a rulemaking case.

The property that is the subject of this petition consists of the parcels that are currently located in the SEFC-1 zone and consists of two tracts: the western tract is comprised of the parcels that are bounded by M Street, S.E., 1 Street, S.E., N Place, S.E., Canal Street, S.E., and New Jersey Avenue, S.E.; and the eastern tract is comprised of parcels that are bounded by M Street, S.E., 4th Street, S.E., the US DOT headquarters, Tingey Street, S.E., and the Navy Yard. The Property is located in the Mixed-Use High Density Residential/High Density Commercial land use category on the Future Land Use Map of the District of Columbia Comprehensive Plan.

Broadly, the amendments would eliminate the current combined lot development (“CLD”) “trading” scheme and instead identify which parcels will be developed with commercial office use and which parcels will be developed with a mix of residential and commercial uses.

To implement these changes, the property within Square 743 (Parcels A, F, and G of the SEFC Master Plan) will be rezoned to the proposed SEFC-1A zone, which will permit a 6.0 floor area ratio (“FAR”) as a matter of right for any permitted use (including commercial office), and permit an additional 1.0 FAR for any permitted use, with Zoning Commission design review. The property within Square 743 known as “Parcel A” will be permitted to achieve 130 feet in height as a matter of right; Parcels F and G will be permitted to achieve 110 feet in height as a matter of right and 130 feet with design review, if permitted by the Height Act.