



## DEPARTMENT OF THE NAVY

Naval Support Activity Washington  
1411 Parsons Avenue, S.E., Suite 303  
Washington Navy Yard, D.C., 20374-5003

11000  
Ser N4/005  
January 8, 2018

Zoning Commission for the District of Columbia  
441 4<sup>th</sup> Street, N.W., Suite 200/210-S  
Washington, D.C. 20001

Dear Chairman and Members of the Commission,

SUBJECT: ZC CASE NO. 17-12 (FOREST CITY SEFC, LLC – TEXT AND ZONING MAP AMENDMENTS @ SEFC-1 ZONE)

Since the December 7, 2017, Zoning Commission meeting, the Navy and Forest City Washington (FCW) have worked together to find a text amendment solution that is acceptable to both parties. While the long-term safety and security of the Washington Navy Yard personnel and missions are the Navy's priority, the Navy recognizes the importance of partnering with our neighbors and the mutual value of adjacent community development. The revised text amendment, Exhibit 29A (Applicant's Post Hearing Submission Tab A, Revised Text), is the result of these collaborative discussions.


Regarding the text amendments to Subtitle K, Chapter 2 of the Zoning Regulations and Navy's recommendation to restrict the height of all E Parcels to 90 feet, we have found compromise in excluding Parcel E-1. The Navy has done an analysis of the potential 110-foot height on Parcel E-1 and has concluded that allowing Parcel E-1 a maximum building height of 110 feet will not create additional sightlines into the Washing Navy Yard beyond those created by the 90-foot building heights on the closer E Parcels. The Navy is comfortable with allowing Parcel E-1 a maximum building height of 110 feet with Zoning Commission review, while Parcels E-2, E-3 and E-4 are only eligible for an increase in building height to 110 feet if the proposed development primarily supports a federal use and with Zoning Commission review.

The Navy also supports the applicant's revised text amendments to Subtitle K, Chapter 2 of the Zoning Regulations. The revised text now requires that development applications received by the D. C. Office of Zoning (DCOZ) for Parcel E be referred by DCOZ to the United States Navy for review and report. DCOZ's referral to the Navy shall specifically request an assessment of the impact of the proposed development on the security and operations of the Washington Navy Yard, as well as recommendations for specific measures to be applied to the development and operation of the proposed project that is the subject of the application. Additionally, the revised text amendment requires DCOZ to consider the report and recommendations made by the Navy. These revisions ensure that the Navy will be included in the planning and design of future development on Parcel E, which is of great concern to the Navy. The Navy would also like to specify for the record the point of contact for such referrals: Naval Support Activity Washington, Community Planning Liaison Officer, 1411 Parsons Avenue, S.E., Suite 303, Washington Navy Yard, D.C., 20374-5003.

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In closing, the Navy would like to again thank the applicant for its willingness to work collaboratively with the Navy and the Commission, making valuable use of this opportunity to provide input to the proposed text amendment. The Commission's support for protecting the Navy's mission at the Washington Navy Yard now and in the future will help ensure the long term operational value of the installation in a developing neighborhood. The Navy looks forward to continuing to work with the all involved agencies to find design solutions that will address the Navy's security concerns while supporting compatible development and creating a vibrant community.

Sincerely,



J.J. Draeger,  
Captain, U.S. Navy  
Commanding Officer

Enclosure: 1. Exhibit 29A, APHS: Tab A (Revised Text)

Copy to: Forest City SEFC LLC