

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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Ballpark Residential LLC
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ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF PUBLIC HEARING

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TIME AND PLACE: Thursday, April 11, 2019, @ 6:30 p.m.
Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220
Washington, D.C. 20001

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

CASE NO. 18-22 (Forest City SEFC, LLC – Design Review of “Parcel G” in the Southeast Federal Center (Square 743, Lot 94))

THIS CASE IS OF INTEREST TO ANC 6D

On December 12, 2018, the Office of Zoning received an application from Forest City SEFC, LLC (“Applicant”). The Applicant is requesting design review and related zoning relief of a proposed development on the property commonly known as “Parcel G” of the Yards (Lot 94 in Square 743, the “Property”). The Property is located in the SEFC-1A zone.

The Property consists of a lot in the 42-acre site formerly known as the Southeast Federal Center and now known as The Yards. Parcel G is **bounded by N Street, S.E. to the south, New Jersey Avenue, S.E. to the east, the future Quander Street to the north, and the future 1½ Street to the West.** Parcel G consists of approximately 39,029 square feet of land area and will be located on a single record lot with Parcels A and F and portions of the private street network.

Parcel G is currently improved with a temporary trapeze school building. The Applicant proposes to construct an 11-story mixed-use building containing approximately 284,844 square feet of office use on floors 1 through 11 plus a habitable penthouse with an additional 5,578 square feet of office space, approximately 14,140 square feet of retail, eating/drinking establishment, service and/or retail/office flex uses on the ground floor, and approximately 167 vehicle parking spaces in a below-grade garage. The primary use is anticipated to be a new office headquarters for a single office tenant.

This public hearing will be conducted in accordance with the contested case provisions of the Zoning Regulations, Subtitle Z, Chapter 4.

How to participate as a witness.

Interested persons or representatives of organizations may be heard at the public hearing. The Commission also requests that all witnesses prepare their testimony in writing, submit the written testimony prior to giving statements, and limit oral presentations to summaries of the most important points. The applicable time limits for oral testimony are described below. Written statements, in lieu of personal appearances or oral presentation, may be submitted for inclusion in the record.