

Large Tract Review Certification Form Part A: Developer's Application

1.	Project Name Northeast Heights				
	Developer	Cedar East River Park, LLC and Cedar – Senator Square LLC			
	Address	44 S. Bayles Ave., Suite 304			
	City	Port Washington State NY Zip 11050			
	Phone	(202) 744-2886 Fax (202) 721-1111			
	E-mail	Ptummonds@goulstonstorrs.com			
	If Developer does not own subject property, please provide the following information regarding the property owner:				
	Owner(s)				
	Address				
	City	State Zip			
	Phone	Fax			
	E-mail				
2.	Property Address	See Applicant Statement for detailed property description			
	City	Washington State DC Zip 20019			
	Ward	7 ANC(s) 7F Square(s) Parcel/Lot No. (s)			
3.	Current Use(s): (pla	ace X where applicable)			
	Residential	Retail/Office x Industrial Open Space/Undeveloped			
	Public/Institutional	Other			
	*Maximum Height of	f Existing Improvement (ft.) 25			
	* Total Gross Floor	Area (GFA) of Existing Improvements (sq. ft.): 190,268			
	* If Property is Unde	eveloped or Cleared. Enter "N/A".			



4.	Current	Zoning	(ZR-16):
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		Zoning	Land Area (sq. ft.)	M.O.R. Far*	Permitted Height (ft.)
	1.	MU-7	573,349	4.8 (with IZ)	65
	2.				
	3.				
	4.				
	5.				
		*Matter-Of-Right Floo	r Area Ratio		
5.	Proposed Zoning:				
		Zoning	Land Area (sq. ft.)	M.O.R. Far*	Permitted Height (ft.)
	1.				
	2.				
	3.				
	4.				
	5.				
		*Matter-Of-Right Floo	r Area Ratio		
6.	Estimated Project	Completion Date (mo	o./yr.)		
	Type of Developme	nt (place X where appl	licable)		
	New X Rehab/Historic Preservation X Addition Existing Jobs Retained and/or New Jobs Created by Project:				
	Temporary/Con	struction 2,700	Pe	rmanent 1,500	
		·		·	
7.	Gross Floor Area (GFA) by Use:	For Residential Space C	Only:	
		GFA (sq. ft.)	No. of Single-Family Uni	its	
	* Residential	938,543	No. of Multi-Family Units	s:	1,350
	Retail	194,430			
	Office	241,351	Estimated Development	Cost: \$	
	Hotel	n/a	Land Cost	\$	
	Industrial	n/a	Construction Cost	\$	
	Other	n/a	Other Cost	\$	
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Total Project Cost

\$420,000,000

Total GFA

1,971,106

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8.	Public Contribution:	
	UDAG	
	EDA	
	D.C. Revenue Bonds	
	CDBG	
	Urban Renewal	
	HODAG	
	Other	Not known at this time
9.	Residential/Business	Displacement Due to Project: If not applicable or no displacement expected, enter "0
	Number of Households	s Displaced
	Number of Businesses	See discussion in Applicant's statement
Authorized Signatures		L, L = Date 9/21/20
		Date
		Date
		FOR OP USE ONLY – DO NOT WRITE BELOW LINE
	Project No.	
	Date Received by OP	
	OP Recommendation For (check one):	
	Approval	Disapproval
	Date of Final Action	1 1