



2009 JUL -2 PM 3: 29

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Jennifer Steingasser, Deputy Director for Development Review & Historic Preservation

DATE: July 2, 2009

SUBJECT: Zoning Commission Case Number 09-09, a Proposed Zoning Text Amendment to allow a trapeze school facility with the SEFC/R5E District

ZONING COMMISSION
District of ColumbiaCASE NO. 09-09EXHIBIT NO. 8**I. PETITION**

The Office of Planning (OP) recommends that the Zoning Commission set down the proposed text amendment. The amendment would add a new section 1804.7 as follows:

(New text is shown in **bold and underline**):

CHAPTER 18 SOUTHEAST FEDERAL CENTER OVERLAY DISTRICT
1804 SEFC/R-5-D AND R-5-E ZONING DISTRICTS
1804.7 In the SEFC/R-5-E District, a trapeze school and aerial performing arts center (with trapeze rig) shall be permitted for a period of five (5) years, which may be renewed by the Zoning Commission, as a principal use.

II. RECOMMENDATION

The Office of Planning recommends that this case be **set down** for a public hearing. An additional amendment pertaining to parking location, as discussed in this report, is also recommended.

III. BACKGROUND

The proposed text amendment would allow the relocation of an existing trapeze school and performing arts center to the Southeast Federal Center (SEFC) site known as Parcel O. The SEFC site is located in the Near Southeast area and is bound generally by M Street, SE to the north; 1st Street, SE to the west; the Anacostia River to the south; and the Washington Navy Yard to the east. The SEFC is approximately 42 acres in size, excluding an 11 acre parcel on M Street, SE which is the site of the new Department of Transportation (USDOT) Headquarters (ZC Case #03-05). Parcel O is bounded by Tingey Street, SE (north), 4th Street, SE (west), 5th Street, SE (east), and Water Street, SE, a new street, forms the southern boundary.

The Zoning Commission approved a comprehensive zoning package for the entire site in 2004, which included the creation of the SEFC Overlay District (ZC Case # 03-06). Since that time, the General Services Administration selected Forest City LLC as the master developer for the entire site. The SEFC development (now called "The Yards") will include approximately 1.8 million square feet of office space, 2,800 residential units, and neighborhood and destination retail uses. The Zoning Commission approved mixed use development on the parcel to the north (Parcel D) in 2008 (ZC 08-01) as well as a waterfront park, pedestrian bridge, Overlook feature, promenade, and new retail buildings to the south on Parcel P (ZC Cases 08-04 and 08-04-A).



IV. PROPOSAL

The applicant requests a text amendment that would allow the location of a trapeze school and aerial performing arts center, in the SEFC/R-5-E portion of the site, as a matter of right use for a period of five years. Additionally, the Zoning Commission would be able to extend the use beyond this time frame by special exception.

The amendment would allow the relocation of an existing trapeze school, which currently operates on the site of the former D.C. Convention Center at 9th and H Streets, N.W, to Parcel O of the SEFC site. The trapeze school operates in this location on a temporary basis as well, and must vacate the premises by September 2009. The amendment is required to allow such a use within a residential district and would specifically limit the commercial use allowed to a trapeze school, to be permitted on a temporary basis.

The proposed facility would be comprised of an indoor trapeze rig located within a tent structure as well as an outdoor flying trapeze rig. The tent is proposed to have a footprint of 50' by 80', which would be surrounded by walkways. The outdoor rig could be easily moved to different locations on the site and would be surrounded by a temporary fence. The proposed entrance to the trapeze facility would be on 4th Street, SE. The maximum height of the tent and outdoor rig would be 36' and 32' feet, respectively.

The trapeze school would offer a variety of classes, for groups and individuals, as well as entertainment. Proposed activities include flying trapeze classes, trampoline classes, and team building corporate workshops. Performances and shows would also be held by participants of the intensive flying trapeze class as well as staff members. As parking for teachers, students, and participants is proposed to be provided adjacent to the site, OP recommends that the text amendment also include language to allow the required parking to be located off site (on Parcel N of the SEFC site), directly across 4th Street, SE.

V. COMPREHENSIVE PLAN

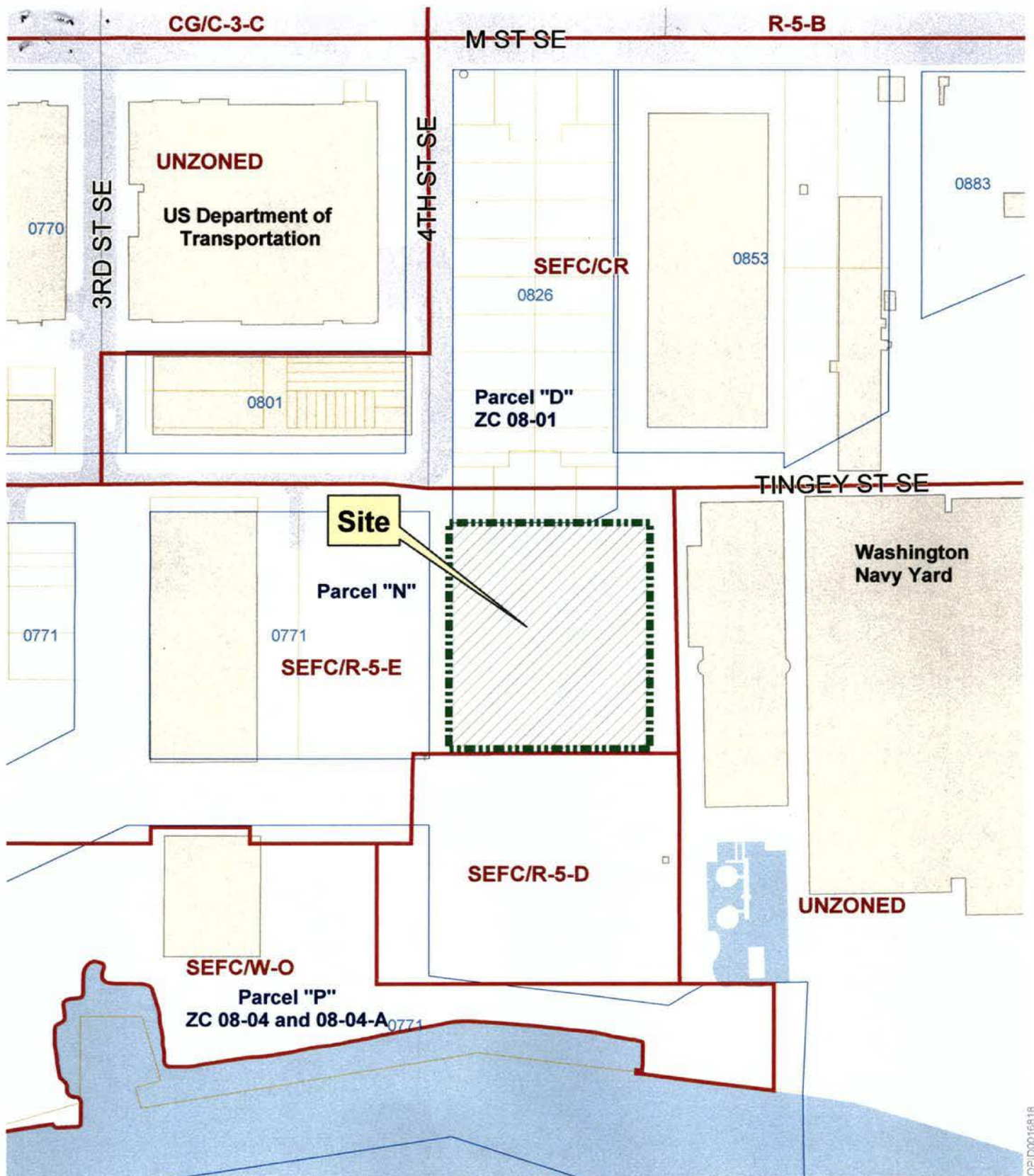
The proposal is considered not inconsistent with the Comprehensive Plan, and would further policy statements in the Land Use, Parks, Recreation and Open Space, and Urban Design elements by developing large sites on the waterfront (305.13), providing a variety of recreational facilities (809.5), and programming outdoor space with performances and other events that stimulate street life (913.19).

The development would also further relevant policies of the Lower Anacostia Waterfront/ Near Southwest Area Element by helping to develop new waterfront amenities (1908.5) and creating a waterfront recreation destination (1909.3). The planned improvement on Parcel O of the SEFC site meets all of the above stated planning goals and principles by adding to the variety of recreational uses available to District residents and helping attract people to the waterfront.

VI. CONCLUSION

The Office of Planning **recommends that the Zoning Commission set down** the proposed text amendment, revised to allow parking off-site, for public hearing. OP finds the text amendment is not inconsistent with the 2006 Comprehensive Plan as well as other planning initiatives for the SEFC site.

JS/ayj
Arlova Jackson, Case Manager



**ZC 09-09 - Parcel O Proposed Trapeze School Site
Exhibit 1 - Context Map**

Legend	
	Zoning Districts
	Property Squares
	Buildings

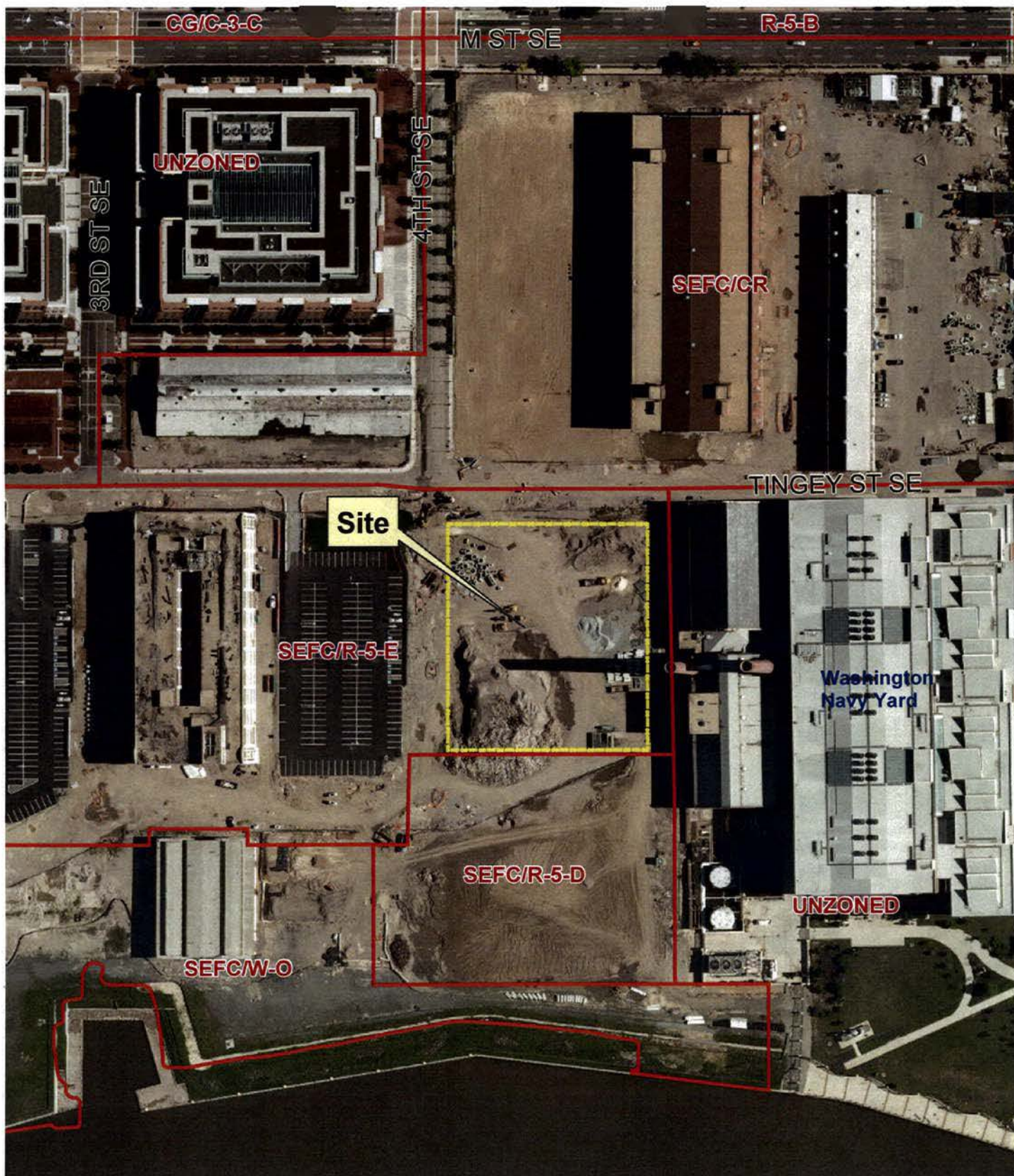
★ ★ ★ Government of the
District of Columbia
Adrian M. Fenty, Mayor

Office of Planning ~ 2009

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.



OPID0016818



**ZC 09-09 - Parcel O Proposed Trapeze School Site
Exhibit 2 - Aerial Photograph (2008)**

★ ★ ★ Government of the
District of Columbia
Adrian M. Fenty, Mayor

Office of Planning ~ 2009

This map was created for planning
purposes from a variety of sources.
It is neither a survey nor a legal document.
Information provided by other agencies
should be verified with them where appropriate.



1:2,000

OPID0016818