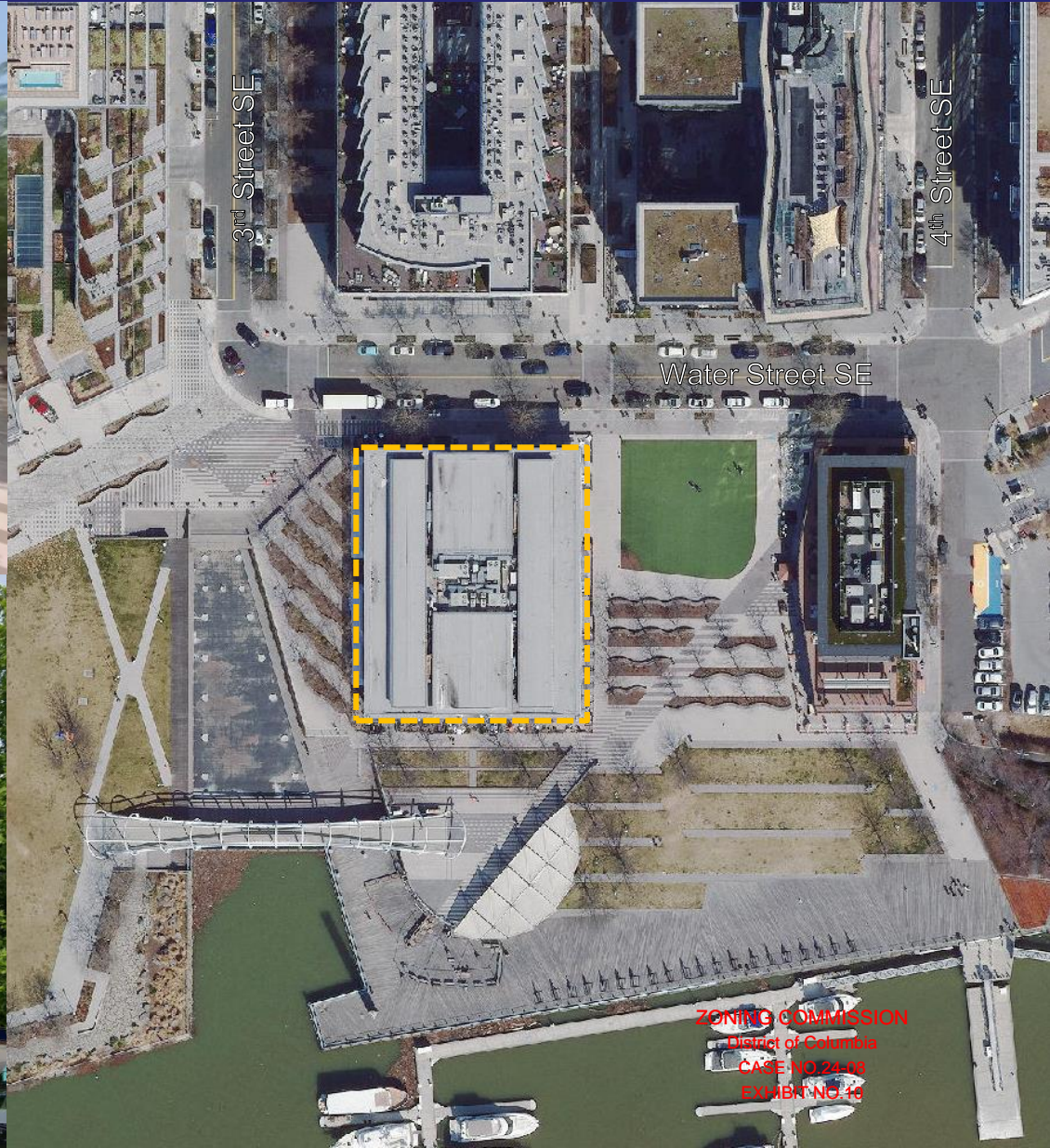


ZC Case No. 24-08 Text Amendment
301 Water St. SE (Lumber Shed Building/Building 173)
Applicant: FC Lumber Shed, LLC



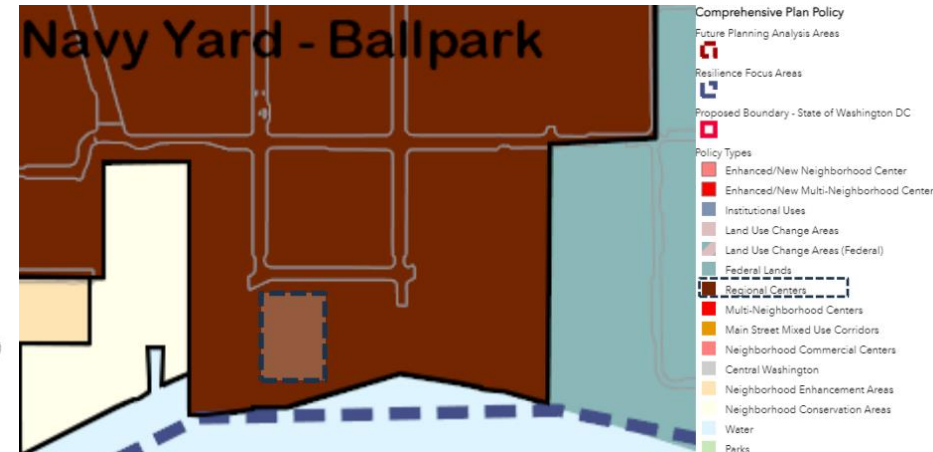
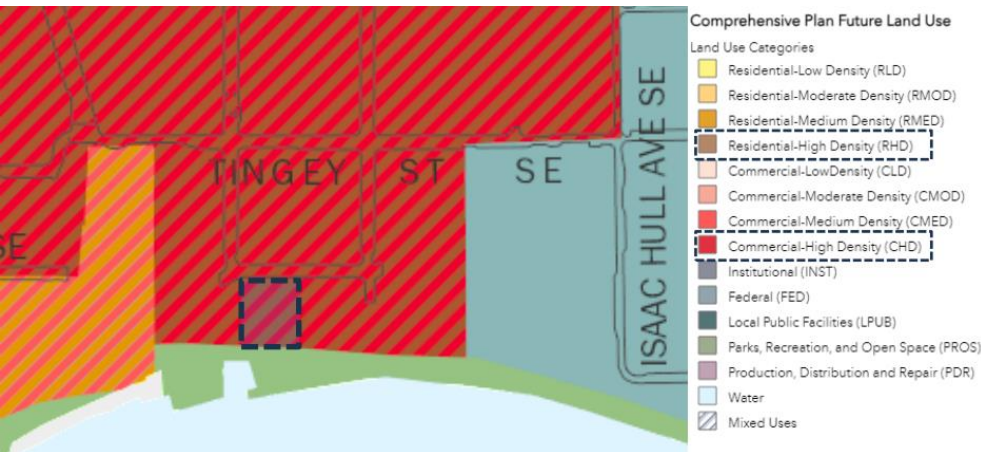


ZC Order 11-05 (2011)

Subtitle K, Special Purposes Zones

230.4 Density (FAR) (SEFC-4) – The gross floor area of existing Building 173 shall not count toward any FAR computation. The second story of Building 173 may be used for general office purposes ~~on an interim basis of not more than twenty (20) years from the date of the initial certificate of occupancy for this use~~; provided that any such office space is suitably designed for future occupancy by retail uses and to not adversely impact ground floor retail uses.

OP Analysis



Citywide and Area Elements:

LU-1.2.1: Sustaining a Strong District Center

LU-1.2.2: CEA

LU-1.2.3: Appropriate Uses in the CEA

LU-1.2.4: Urban Mixed-Use Neighborhoods – Near Southeast/Navy Yard

LU-1.2.5: CEA Historic Resources

LU-2.4.1: Promotion of Commercial Centers

ED-2.1.1: Office Growth

ED-2.1.4: Diversified Office Options

UD-1.3.1: Diverse Waterfront Experiences along the Anacostia River

HP-2.5.3: Compatible Development

AW-1.1.2: New Waterfront Neighborhoods

AW-1.1.7: Waterfront Area Commercial Development

AW-1.2.1: Historic and Cultural Waterfront Assets

AW-2.3.1: Restoring the Urban Pattern of the Near Southeast/ Capitol Riverfront

AW-2.3.6: Near Southeast/Capitol Riverfront Urban Amenities