

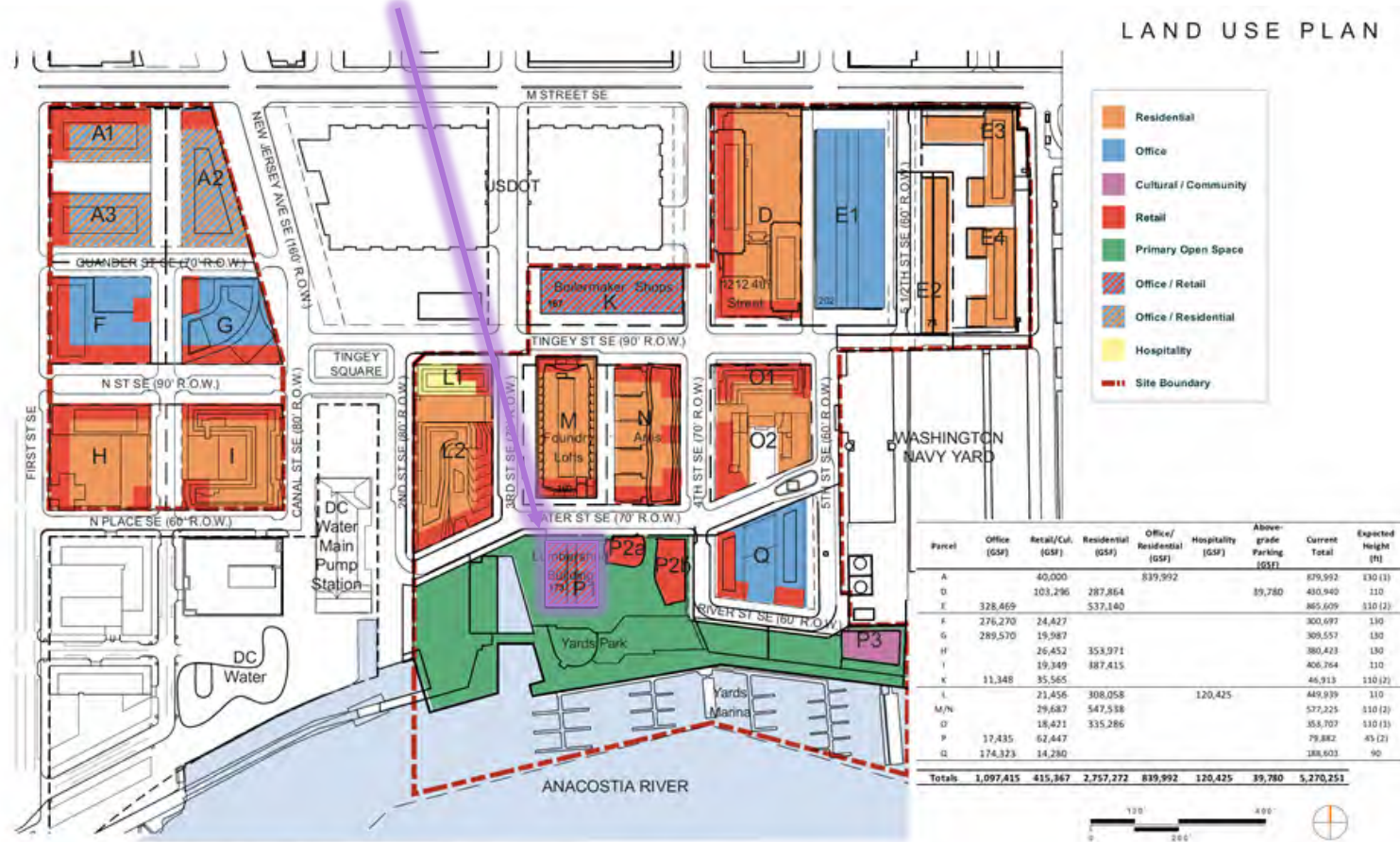
# FC Lumber Shed LLC – Brookfield Properties Petition for Text Amendment

*301 Water Street (Square 771, Lot 809)*

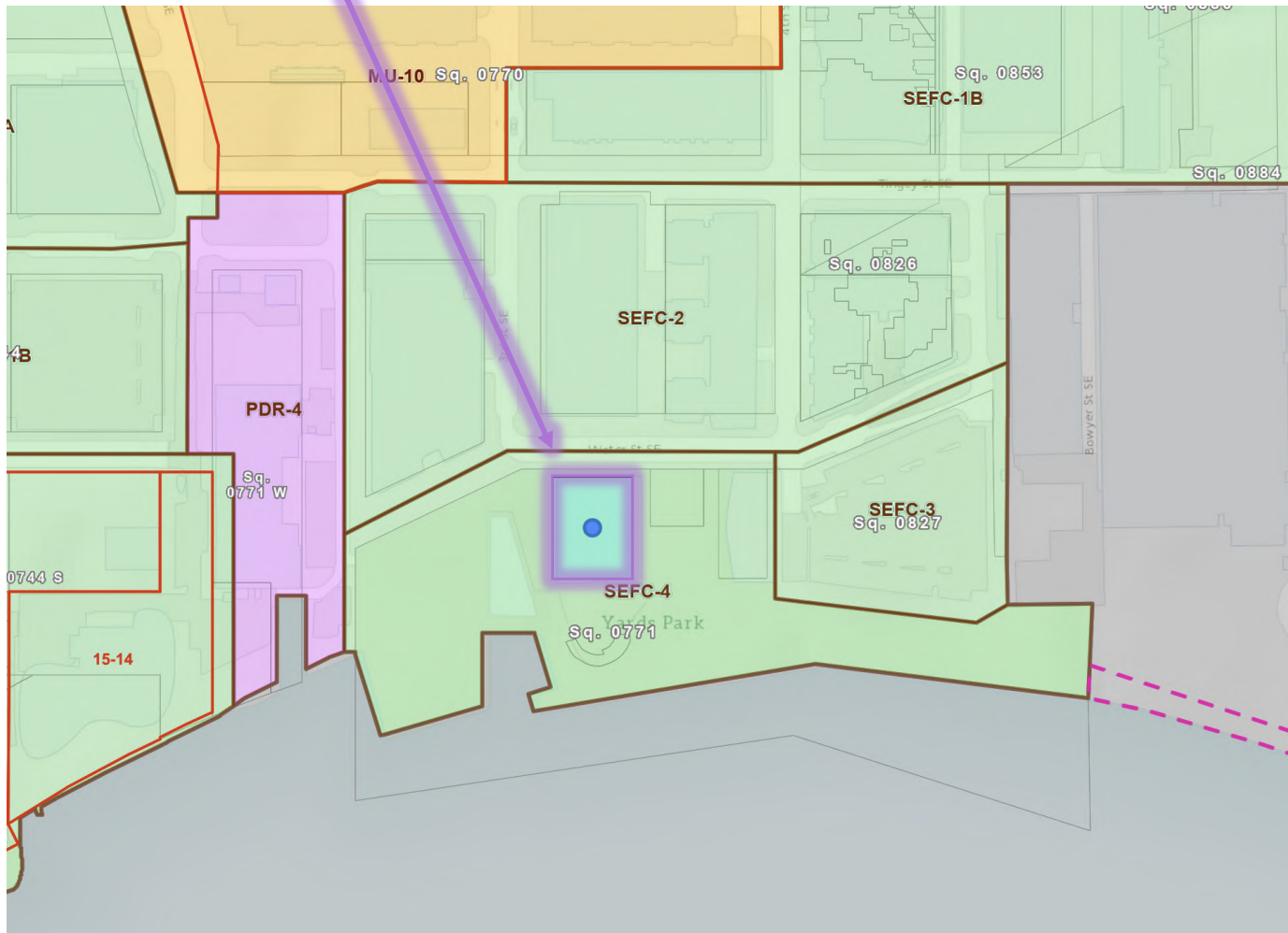
Presentation to D.C. Zoning Commission

October 21, 2024

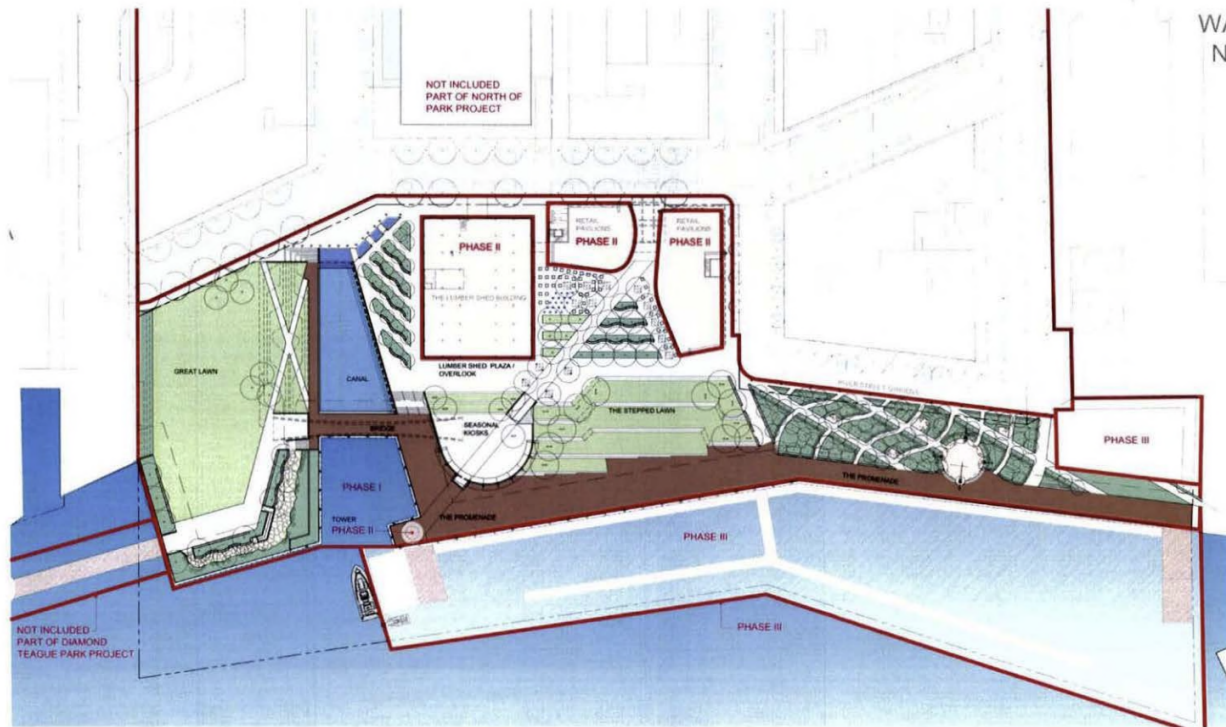
# 301 Water Street (Square 771, Lot 809)



# 301 Water Street (Square 771, Lot 809)



Yards Park Phase 1 (2008)  
Z.C. Case No. 08-04



### PHASING PLAN



Zoning Commission 5/29/2008

FOREST CITY | WASHINGTON

M. Paul Friedberg and Partners



**Gensler**

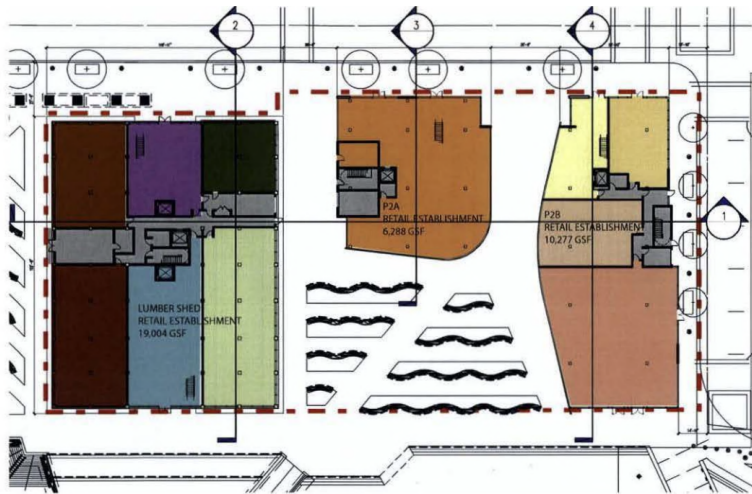
*goulston*&storrs



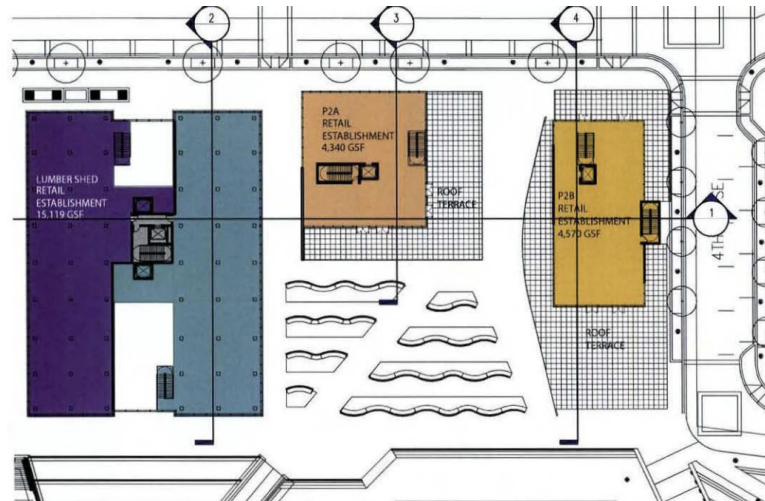
# Yards Park Phase 2 (2009)

## Z.C. Case No. 08-04A

First Floor



Second Floor



# Lumber Shed Building (2011)



# Initial Text Amendment (2011)

## Z.C. Case No. 11-05

K 230.4\* 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.

*\* Formerly Section 1805.9 (1958 Z.R., as amended)*



# Lumber Shed Building (current)





# Proposed Text Amendment (2024)

## Z.C. Case No. 24-08

K 230.4 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.

# Proposed Text Amendment Goals and Objectives

- Allows continued office use
- Office use fits well within historic structure
- Creates active daytime use
- Will not preclude retail use in the future

# Proposed Text Amendment

## Planning Justification

- SEFC Master Plan, as amended, identifies site as “Office / Retail”
- FLUM identifies site as “Mixed Use High Density Commercial / High Density Residential”
- GPM identifies site as “Regional Center”
- Not inconsistent with and furthers goals in Land Use, Economic Development, Urban Design, Historic Preservation, and Lower Anacostia Waterfront Elements