



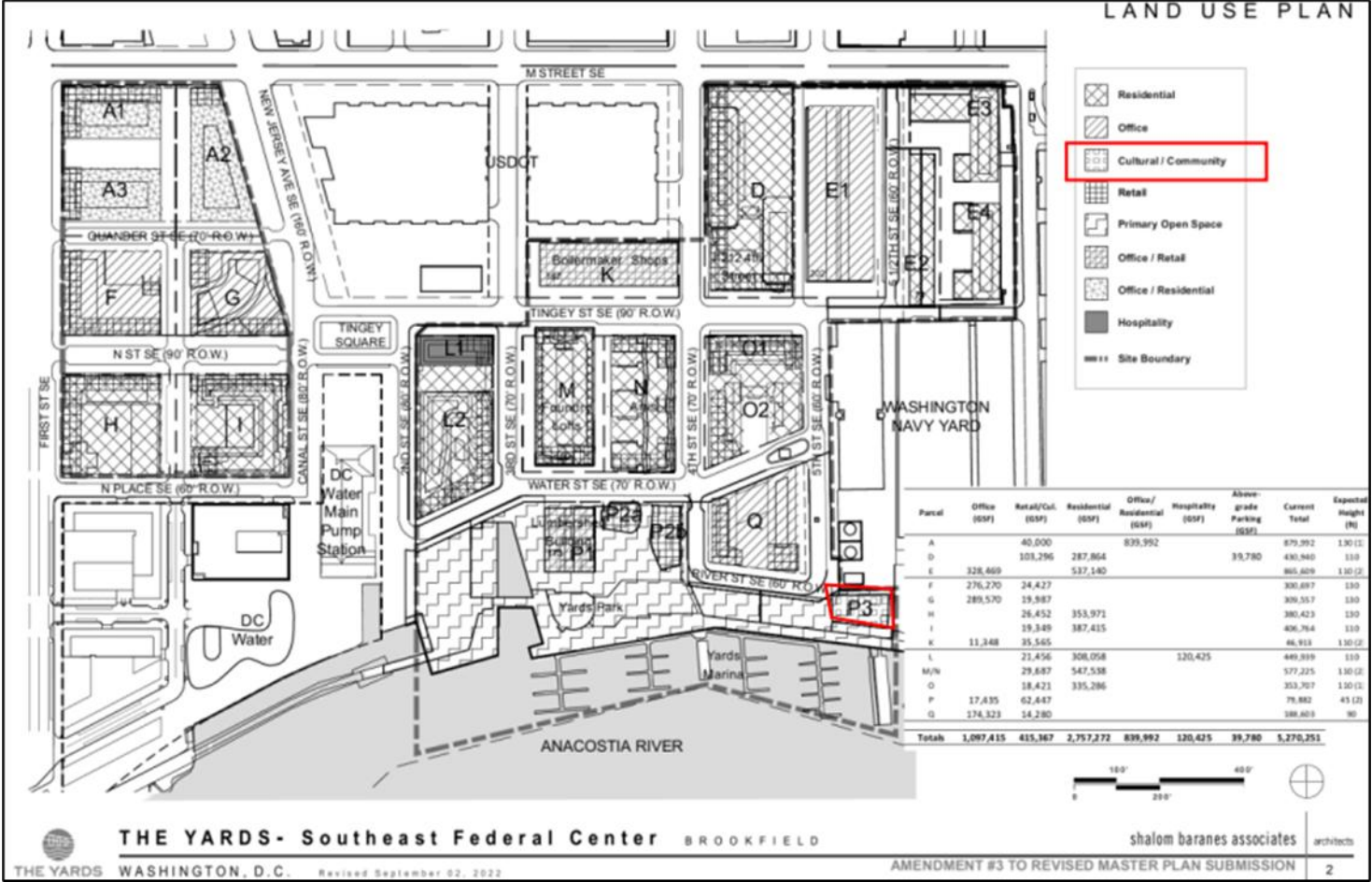
Proposal:

Text amendment to amend uses allowed in the SEFC-4 zone to permit Living Classrooms, a nonprofit organization, to locate its headquarters on the P3 Parcel in The Yards.

- Subtitle A § 301.3 BUILDING PERMITS
 - Subtitle K § 200.6-9 GENERAL PROVISIONS (SEFC)
 - Subtitle K § 230.5-6 DENSITY (SEFC-4)
 - Subtitle K § 239.1 USE PERMISSIONS (SEFC-4)
- 1) Allow educational, institutional, and eating and drinking establishment uses in the SEFC-4 Zone “development area”;
 - 2) Exempt waterfront development in the SEFC-4 zone from the subdivision requirements; and
 - 3) Simplify and clarify the FAR aggregation principles applicable in the SEFC-4 Zone.



SE Fed. Center (SEFC) Master Plan (Cultural/Community Land Use)



The image displays two maps of the Navy Yard - Ballpark area, illustrating future land use and policy. The left map, titled 'Comprehensive Plan Future Land Use', shows various land use categories such as Residential-Low Density (RLD), Commercial-Low Density (CLD), and Institutional (INST). The right map, titled 'Comprehensive Plan Policy', shows policy types like Enhanced/New Neighborhood Center, Regional Centers, and Main Street Mixed Use Corridors. Both maps include street names like TINGEY ST SE and ISAAC HULL AVE SE.

AW-2.3.6: Near Southeast/Capitol Riverfront Urban Amenities

Racial Equity Analysis

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in displacement of tenants or residents?	The proposed text amendment would not result in direct displacement of any tenants or residents because there are no District businesses or residents currently on the site.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	The relatively isolated nature of the site, and the proposed zoning should minimize any potential for indirect displacement. The proposed text amendment would permit a facility that would provide new training and employment opportunities that would help existing residents to thrive in the District.
Housing	Will the action result in changes to: <ul style="list-style-type: none"> ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing 	The proposed text amendment would not result in new housing, which is consistent with the policy direction for this site.
Physical	Will the action result in changes to the physical environment such as: <ul style="list-style-type: none"> ▪ Public Space Improvements ▪ Urban Design Improvements 	This action would facilitate new development of a site that currently is not developed with a building or with park space as part of Yards Park, and this has been the case since the SEFC Master Plan was approved. Any new proposed development is subject to design review by the Zoning Commission, which would include assessing public space and accessibility improvements such as potential impacts on the riverwalk, improved pedestrian and transportation access to and throughout the site, and new active and passive open space on the site. The zoning would also further the District's sustainability and on-site energy generation requirements.
Access to Opportunity	Is there a change in access to opportunity? <ul style="list-style-type: none"> ▪ Job Training/Creation ▪ Healthcare ▪ Addition of Retail / Access to New Services 	Permitting the proposed uses in the SEFC-4 zone creates opportunities for job and culinary training, health and wellness programs, and education programming, all of which the Living Classrooms organization offers. The organization utilizes surrounding natural and green urban resources, such as the Anacostia River, for hands-on learning. The program also targets disadvantaged and disenfranchised communities in the District and surrounding municipalities.