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April 14, 2025

Anthony J. Hood, Chairman  
Zoning Commission for the District of Columbia  
441 Fourth Street, NW, Suite 200S  
Washington, DC 20001

**Re: Living Classrooms Foundation – Petition for a Text Amendment to Subtitle A, Section 301.3(h) and Subtitle K, Sections 200.6-200.9; 230.5, 230.6, and 239.1**

Dear Chairman Hood and Members of the Commission:

On April 10, 2025, the Commission set down this petition (the “**Petition**”) for a text amendment to Subtitle A, Section 301.3(h) and Subtitle K, Sections 200.6-200.9; 230.5, 230.6, and 239.1 pursuant to Subtitle X, Section 1300, and Subtitle Z, Section 305, for a public hearing. The proposed amendment would amend the uses allowed in the SEFC-4 Zone to permit Living Classrooms to locate its headquarters on Parcel P3 in the Yards. This letter supplements the record in advance of the public hearing.

Questions from the Commission

The following information is provided by the petitioner, Living Classrooms Foundation (“**Petitioner**”), in response to questions about community outreach and proposed uses raised by the Commission at setdown. More information regarding each question will be provided by the Petitioner at the public hearing.

The Petitioner was founded in Baltimore in 1985 and has operated in the District of Columbia since 2001. These operations include a variety of educational and workforce development programs focused in and around Wards 6, 7, and 8, including in-water education programs based at the Yards Marina, STEAM education and workforce development at the Dent House Center in Southwest, and programs at Kingman and Heritage Islands.

Concurrent with the development and expansion of these programs, Living Classrooms has regularly engaged with community stakeholders on its plans for its new educational facility at

Parcel P3 (“**Project**”). These conversations have included not only formal presentations to ANC 6D and now ANC 8F but also informal discussions with community members and other area organizations, such as the Capitol Riverfront BID. The Petitioner expects to continue these conversations, which in the near term will include both a presentation to ANC 8F for a vote on the Petition as well as an introductory presentation on the design of the Project. The Petitioner will then return to ANC 8F for further discussions and vote on the facility as the design review application progresses. In recent months, the Petitioner has also engaged with other stakeholders including federal and District agencies through the extensive SEFC review process that governs the review of the design of the Project, and the Petitioner will provide an update on these efforts at the public hearing.

The proposed uses at Parcel P3 that will be authorized by the Petition are tied to and capitalize on its waterfront location. The Project will be proximate to the shipboard educational classrooms and will also contain classrooms that provide maritime education in tandem with the in-water educational activities, which necessitates the waterfront location. Living Classrooms was also selected by Forest City to serve as the manager and operator for the Yards Marina, and the Project’s location will not only facilitate this operation but also allow for the inclusion on-site restrooms and shower facilities to serve marina users within the Project. Finally, the Project will include a ground-floor restaurant that will double as a culinary training program. This use, which is permitted under current zoning just as other eating and drinking establishments within Yards Park, also require location at this site to capitalize on the foot traffic and activity generated by the waterfront park location. Upon completion of the Project, the Petitioner anticipates that it will consolidate its activities happening elsewhere in the Southwest/Capitol Riverfront neighborhoods into the new location.

As explained by OZLD counsel at setdown, the forthcoming design review application for the Project will be evaluated under the standards that govern mandatory design review in the SEFC zones, which includes not only the standards in Subtitle K, Chapter 2 but also the standards in Subtitle X, Chapter 6. To the extent other relief is sought as part of the design review application, the applicable standards for such relief will also be addressed. The Petitioner anticipates filing the design review application shortly after the Commission takes proposed action on the Petition, so that it can be scheduled for a public hearing shortly after final action on the Petition.

#### Hearing Testimony and Witnesses

The Petitioner requests up to 30 minutes to present its basis for the petition at the public hearing and expects to make available the following witnesses:

- Representative of Living Classrooms Foundation (to be determined based on availability at the to-be-determined hearing date)
- Brian Pilot, STUDIOS, as an expert in architecture and planning
- Shane Dettman, Goulston & Storrs, as an expert in land use planning

Along with this letter, attached are the following:

Exhibit A – Outlines of Witness Testimony;  
Exhibit B – Resumes of Expert Witnesses;  
Exhibit C – Certificate of Compliance; and  
Exhibit D – Hearing Fee Calculator.

A check made payable to the D.C. Treasurer in the amount of \$1,300 will be delivered under separate cover to the Office of Zoning.

Thank you for your attention to this petition. We look forward to presenting this matter at an upcoming public hearing.

Respectfully submitted,

\_\_\_\_\_/s/  
David Aitable

\_\_\_\_\_/s/  
Derick Wallace

Enclosures

### **Certificate of Service**

I certify that on or before April 14, 2025, I delivered a copy of the foregoing document and attachments via e-mail as indicated below.

Jennifer Steingasser  
Joel Lawson  
Shepard Beamon  
District of Columbia Office of Planning  
[jennifer.steingasser@dc.gov](mailto:jennifer.steingasser@dc.gov)  
[joel.lawson@dc.gov](mailto:joel.lawson@dc.gov)  
[shepard.beamon@dc.gov](mailto:shepard.beamon@dc.gov)

Erkin Ozberk  
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Advisory Neighborhood Commission 8F  
[8F@anc.dc.gov](mailto:8F@anc.dc.gov)

Markita Bryant, ANC 8F02  
[8F02@anc.dc.gov](mailto:8F02@anc.dc.gov)

\_\_\_\_\_/s/  
David Avitabile

# **EXHIBIT A**

## **OUTLINE OF TESTIMONY OF REPRESENTATIVE OF THE PETITIONER LIVING CLASSROOMS FOUNDATION**

- I. Introduction of Petitioner
- II. Overview of Living Classrooms Uses
- III. Goals and Objectives of Petition
- IV. Community Engagement
- V. Conclusion

**OUTLINE OF TESTIMONY OF  
BRIAN PILOT, PRINCIPAL, STUDIOS ARCHITECTURE, AND  
SHANE DETTMAN, URBAN PLANNER, GOULSTON & STORRS**

- I. Introduction
- II. Overview of Site and Surrounding Area
- III. Overview of Text Amendment and Land Use/Planning Rationale
- IV. Comprehensive Plan Consistency

# EXHIBIT B



### EDUCATION

Master of Architecture, AIA Henry Adams Medal Recipient, Catholic University of America

Bachelor of Business Administration, Marketing, The College of William & Mary

### REGISTRATION

DC, DE, MD, VA, PA

### CERTIFICATIONS

National Council for Architectural Registration Boards (NCARB)

LEED AP

### PROFESSIONAL AFFILIATIONS

American Institute of Architects (AIA), Member

### INVOLVEMENT

Urban Land Institute, ULI Washington Housing Initiative Council, 2014

Society of College and University Planners (SCUP) Plenary Speaker, Georgetown University SCS, Building for Today and the Future, April 2013

The Catholic University of America, School of Architecture and Planning, Advisory Board Member, frequent juror and lecturer

The Catholic University of America Fall 2019 Lecture Series

Cultural Development Corporation, Pop-up Art Installation, Commercial Arts Facility Development

NAIOP Maryland/DC, Member and Frequent Panelist

National Building Museum, Construction Tours: Canal Park Pavilions, and USO Fort Belvoir, 2012

## BRIAN PILOT, AIA PRINCIPAL

Brian is an unstoppable problem-solver, driven to use design as a means for overcoming any obstacle. With wide-ranging experience, particularly across mixed use, education, and civic projects, he’s comfortable wearing many hats—whatever is required to get the best possible results for his clients. Brian has a strong passion for designs that impact the public realm. Whether creating a home away from home for wounded warriors, or a city park for residents from all walks of life, he appreciates opportunities to help clients uplift people and communities.

Since joining the team in 1999, Brian’s leadership has been associated with many of the most complex and award-winning projects in STUDIOS’ history. He’s an active member of numerous real estate organizations and a frequent juror and speaker at university and industry events. Brian also serves on The Catholic University of America’s School of Architecture and Planning’s Advisory Board, where he received his Master of Architecture and was awarded the AIA Henry Adams Medal for the highest academic achievement in his class.

His projects have received numerous awards, including the following recent accolades:

### GEORGETOWN UNIVERSITY SCHOOL OF CONTINUING STUDIES, WASHINGTON, DC

- 2016 AIA National Honor Award
- 2016 ULI Washington Trends Award
- 2015 AIA DC Excellence Award for Interior Architecture
- 2014 SCUP/AIA-CAE Excellence in Architecture, Merit Award
- 2014 NAIOP Maryland/DC Award of Excellence, Best Renovation/Adaptive Re-use
- 2013 DowntownDC BID Landmark Development Project
- 2012 Washington Business Journal Community Impact Award & Best Real Estate Deal of the Year

### USO WARRIOR AND FAMILY CENTERS, BETHESDA, MD AND FORT BELVOIR, VA

- 2015 AIA DC Presidential Citation, Design and Wellbeing
- 2013 AIA DC Presidential Citation, Universal Design

### WASHINGTON CANAL PARK, WASHINGTON, DC

- 2015 Finalist, ULI Urban Open Space Award
- 2013 AIA DC Merit Award, Architecture
- 2013 AIA DC Presidential Citation, Sustainable Design

### CUA BUSCH SCHOOL OF BUSINESS, WASHINGTON, DC

- 2019 NAIOP Maryland/DC Award of Excellence, Best Renovation

### PENZANCE - THE HIGHLANDS, ARLINGTON, VA

- 2019 NAIOP VA Award of Excellence, Buildings Masterplan

### ESTATE AT THE YARDS & THOMPSON HOTEL DC, WASHINGTON, DC

- 2021 NAIOP DC|MD Awards of Excellence, Best Multi-Family and Best Hospitality

## PROJECTS

### BROOKFIELD PROPERTIES–ESTATE AT THE YARDS

Washington, DC, 450,000 GSF Mixed Use Development - Residential and Retail base building and interiors

### BROOKFIELD PROPERTIES–650 MASSACHUSETTS

Washington, DC, 95,000 sf office building renovation to accommodate University tenant

### BROOKFIELD PROPERTIES–1200 K STREET NW

Washington, DC, Repositioning of a 400,000 sf office building

### CAMANA BAY MASTERPLAN AND OFFICE BUILDING

Grand Cayman, Multi-block Mixed Use Development and Masterplanning, 200,000sf Office Building in Phase 1

### THE CATHOLIC UNIVERSITY OF AMERICA–BUSCH SCHOOL OF BUSINESS

Washington DC, 60,000 sf historic renovation and redevelopment

### DC DGS FRANKLIN PARK

Washington, DC, multi-year masterplan effort with DGS and NPS to reimagine the 200 year-old square

### DC DGS–JEFFERSON MIDDLE SCHOOL

Washington, DC, Design-Build renovation of a 109,000 sf middle school to accommodate 427 students

### FOREST CITY WASHINGTON–PARCEL H

Washington, DC, 500,000GSF Mixed Use Development - Residential, Retail and Office

### FOREST CITY WASHINGTON–WATERFRONT STATION

Washington, DC, public spaces and amenities

### FOREST CITY WASHINGTON–BALLSTON TOWER

Arlington VA, public spaces and amenities

### FOREST CITY DALLAS–WEST VILLAGE 7B

Dallas TX, public spaces and amenities

### FOREST CITY ENTERPRISES–MUSEUM TOWERS

Philadelphia PA, public spaces and amenities

### FOREST CITY ENTERPRISES–HUDSON EXCHANGE

Jersey City, NJ, One acre terrace, public spaces and amenities

### GEOLO / JW CAPITAL–THOMPSON HOTEL AT THE YARDS

Washington, DC, 120,000 gsf hotel and retail base building

### GEORGETOWN UNIVERSITY SCHOOL OF CONTINUING STUDIES

Washington, DC, 100,000 sf off-campus classrooms and office space for graduate programs

### HOFFMAN & ASSOCIATES–THE BANKS

Washington, DC, 165,000 sf mixed use development and masterplanning and residential PUD

### HOFFMAN & ASSOCIATES–THE WHARF PHASE 2 WATER BUILDING 3

Washington, DC, 4,000 sf “jewel-box” amenity building for wharf live-aboards.

### HOWARD UNIVERSITY–BOND BREAD & WRECO REDEVELOPMENT

Washington, DC, 750,000 SF mixed-use development

### JBG SMITH–2001 SOUTH BELL STREET

Arlington, VA, 19-story, 380-unit multifamily residential building

### JBG SMITH–NORTH BETHESDA MARKET II

Rockville, MD 740,000 sf Mixed Use Development and Masterplanning

### JBG SMITH–RESTON TOWN CENTER WEST (RTC WEST) OFFICE BUILDING

Reston, VA, new 396,000 sf trophy office tower and 160,000 sf jewelbox office base building

### JBG SMITH MIDLINE MASTER PLAN

Reston, VA, Masterplanner for entire site plus Residential Mixed-Use Concept Development and 260,000 sf Office Building

### PENZANCE–AUBREY AT THE HIGHLANDS

Arlington, VA, 425,000 sf mixed-use development, including multi-family housing and retail

### ROSELAND EAST PIER 5 & 6

Boston, MA, residential amenity design

### STARWOOD HOTEL & RESORTS HEADQUARTERS

White Plains, NY, 200,000 sf Workplace

### USO FAMILY CENTERS

Bethesda, MD and Fort Belvoir, VA, 25,000 sf standalone recreation, entertainment and care centers for wounded warriors and their families

### WASHINGTON CANAL PARK

Washington, DC, 3 acre sustainable park and cafe pavilion

### WC SMITH–150 I STREET, SE

Washington, DC, 15,000 sf lobby, common areas, and amenity spaces for new 375-unit residential building

### WMATA DC HEADQUARTERS

Washington, DC, 230,000 sf office building repositioning and addition, including 160,000 sf DC headquarters for the Washington Metro Area Transit Authority, 10,000 sf retail, and 60,000 sf shell office

**SHANE L. DETTMAN**



**EDUCATION**

**State Univ. of New York at Buffalo**  
M.U.P. – Urban Planning

**State Univ. of New York at Buffalo**  
B.S. – Environmental Science

**AREAS OF EXPERTISE**

Comprehensive planning | zoning  
and land use | environmental and  
historic preservation analysis and  
compliance | collaborative  
problem solving

**PROFESSIONAL BACKGROUND**

Shane has over twenty years of public and private sector experience working in urban planning, land use, and zoning. He is currently an Urban Planner at Goulston & Storrs, P.C., Washington, DC office. Prior to entering the legal industry, Shane worked at the National Capital Planning Commission (NCPC), the federal government's central planning agency in the National Capital Region. Shane is a former NCPC representative, and vice chairperson, of the District of Columbia Board of Zoning Adjustment. He is currently an adjunct professor teaching land use controls at the Georgetown University, School of Continuing Studies, Master's in Urban & Regional Planning program, and has been a guest lecturer on the topics of urban policy and community development at American University.

**EXPERIENCE**

**Goulston & Storrs, P.C.**  
Urban Planner (July 2022 – Present)

**Holland & Knight LLP**  
Director of Planning Services (February 2015 – June 2022)

Notable projects: Southwest Waterfront / The Wharf PUD, McMillan Reservoir PUD, Fannie Mae headquarters, Square 701 Ballpark, Children's National Research and Innovation Center zoning map and text amendment, Barry Farm zoning map and text amendment, Cotton Annex design review and federal interest review, Johns Hopkins Pennsylvania Avenue redevelopment federal interest review, Square 695 design review.

**National Capital Planning Commission (NCPC)**  
Director, Urban Design and Plan Review (June 2014 – February 2015)  
Senior Urban Planner (May 2010 – June 2014)  
Urban Planner (December 2001 – May 2010)

Notable projects: *Monumental Core Framework Plan; Comprehensive Plan for the National Capital; Old Post Office Rehabilitation; Intelligence Community Campus – Bethesda; Dwight D. Eisenhower Memorial, Martin Luther King, Jr. Library Renovation.*

**District of Columbia Board of Zoning Adjustment**  
NCPC Representative / Vice Chairperson (Sept. 2007 – Sept. 2010)



# EXHIBIT C

## CERTIFICATE OF COMPLIANCE WITH SUBTITLE Z, CHAPTER 3 OF THE DISTRICT OF COLUMBIA ZONING REGULATIONS

The petition to which this Certificate pertains complies with the requirements set forth in Subtitle Z, Section 305 of the Zoning Regulations.

1. **Application (Sections 305.1, 305.3, 305.4):** Exhibit 1 in the record for this petition is an application form. Exhibit 2A is a letter of authorization from the petitioner, Living Classrooms Foundation (the “**Petitioner**”).
2. **Fees (Section 305.2; Section 1600.1):** The Petition has paid (or attaches) by enclosure under separate cover the requisite filing and hearing fees established pursuant to Subtitle Z, Chapter 16. Form 116, the Hearing Fee Calculation Form, is attached herewith as Exhibit D.
3. **Statement and Supplemental Filing (Sections 305.5, 501.5(a), (d), (e), (f)):** The statement of the Petitioner at Exhibit 2C explains the purposes and objectives of the petition and the petition’s consistency with the guidance and direction in the current Comprehensive Plan, including an evaluation of the impact of the proposed Petition on racial equity. Such statements as well as the letter to which this Certificate is attached provide other information needed to understand the implications of the proposed change. This petition includes no plans, drawings, or other documents.
4. **Witnesses and Presentation Time (Section 501.1(b), (c), (g)):** The letter to which this Certificate is attached includes a list of witnesses prepared to testify on behalf of the Petitioner. Exhibit A attached herewith includes a summary of testimony of all witnesses. Exhibit B includes a resume for the proffered expert witnesses. The Petitioner anticipates requiring 30 minutes to make its presentation.
5. **Certificate of Service (Section 305.6):** The cover letters accompanying the Petition and this Certificate contain a certificate of service demonstrating that a copy of the application and all accompanying documents have been served upon the Office of Planning and ANC 8F.

/s/

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David Avitabile

# EXHIBIT D



## BEFORE THE ZONING COMMISSION OF THE DISTRICT OF COLUMBIA



### FORM 116 – HEARING FEE CALCULATOR

Pursuant to Subtitle Z, Chapter 16, the following hearing fees shall be paid when the Zoning Commission schedules a public hearing on a petition or application. In the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Please show ALL computations.

A department, office, or agency of the Government of the District of Columbia is not required to pay a hearing fee where the property is owned by the agency and the property is to be occupied for a government building or use.

#### MAP AMENDMENT

Pursuant to Subtitle Z § 1601.1, if the Commission schedules a public hearing on a petition or application for an amendment to the Zoning Map, prior to advertisement of the hearing, the petitioner/applicant shall pay a hearing fee in accordance with the following schedule:

Petition or Application for Rezoning to any:	Unit	Fee	Quantity	Total
R-1 through R-3, R-6 through R-17, or R-19 through R-21 zone	43,560 sq. ft. or part of that area	\$ 650		
RF-1 through RF-3 zone and RA-1 or RA-6	43,560 sq. ft. or part of that area	\$1,625		
RA-2, RA-7, RA-8, or RC-1	43,560 sq. ft. or part of that area	\$3,250		
RA-3 through RA-5, RA-9, RA-10, D-1-R, SEFC-2, SEFC-3, or CG-1 zone	43,560 sq. ft. or part of that area	\$6,500		
MU-1, MU-2, MU-10 through MU-16, MU-22, MU-23, MU-29, D-2, SEFC-1, SEFC-4, CG-4 through CG-7, and ARTS-4 zone	10,000 sq. ft. or part of that area	\$2,600		
MU-3 through MU-6, MU-17 through MU-19, MU-24 through MU-27, NC-1 through NC-5, NC-7, NC-9 through NC-11, NC-14, NC-16, NC-17, D-4-R, CG-2, ARTS-1, ARTS-2, RC-2 and RC-3 zone	10,000 sq. ft. or part of that area	\$1,625		
MU-7 through MU-9, MU-20, MU-21, MU-28, NC-6, NC-8, NC-12, NC-13, NC-15, D-3 through D-5, D-5-R, D-6, D-6-R, D-7, D-8, CG-3, and ARTS-3 zone	10,000 sq. ft. or part of that area	\$3,250		
PDR-1 through PDR-7 zone	20,000 sq. ft. or part of that area	\$2,600		
<b>TOTAL</b>				

- Notes:
- The maximum hearing fee for rezoning to any Residence District (R, RF, RA, D-1-R, SEFC-2, SEFC-3 or CG-1) is \$65,000.
  - For an application that proposes rezoning to more than one (1) zone district or is in the alternative, the fee shall be the total of the amounts for the area devoted to each proposed district or alternative computed separately.
  - A "part of an acre" or "part of that area" should be rounded to the next whole number.

#### TEXT AMENDMENT

Pursuant to § Subtitle Z § 1601.3, if the Commission schedules a public hearing on a petition for an amendment to the text of the Zoning Regulations, prior to the advertisement of the hearing, the petitioner shall pay a hearing fee in accordance with the following schedule:

Petition	Fee	Quantity	Total
Each section proposed to be added, deleted, or amended (Maximum of \$1,300)	\$325.00		
<b>TOTAL</b>			

## FORM 116 – HEARING FEE CALCULATOR – Side 2

### PLANNED UNIT DEVELOPMENT (PUD) OR AIR SPACE DEVELOPMENT

Pursuant to Subtitle Z § 1601.4 if the Commission schedules a public hearing on an application for approval of a planned unit development or air space development, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Application	Fee	Quantity	Total
For each 100 sq. ft. of gross floor area (GFA), or part thereof, included in the application devoted to dwelling units, and the immediate area needed to serve that dwelling unit (Maximum of \$65,000.)	\$7.00		
For each 100 sq. ft. of GFA, or part thereof, included in the application devoted to any use other than a dwelling unit and the immediate area needed to serve that dwelling unit	\$13.00		
<b>TOTAL</b>			

**Notes:**

- There is no charge for the hearing on the second-stage of a two-stage PUD application
- A "part thereof" should be rounded to the next whole number.

### MODIFICATION TO AN APPROVED PUD OR AIR SPACE DEVELOPMENT

Pursuant to Subtitle Z § 1601.6, if the Commission schedules a public hearing on an application for a modification to an approved planned unit development, air space development, or any other review of a specific site or building plan, prior to the advertisement of the hearing, the applicant shall pay a hearing fee in accordance with the following schedule:

Request for Modification	Fee	Total
Modification to a previously approved case	26% of original hearing fee or \$1,300, whichever is greater	
<b>TOTAL</b>		

### APPLICATION/ FEE OF PETITION

Pursuant to Subtitle Z § 1601.5, in the case of a petition or application combining two (2) or more actions on this form, the fee charged shall be the greatest of all the fees computed separately. Below, please list the total fee for each action requested and enter the fee of the greatest fee calculated.

Type of Petition/Application	Total
Map Amendment	
Text Amendment	
PUD/Air Space Development	
Modification to an approved PUD or Air Space Development	
<b>GREATEST OF CALCULATED FEES</b>	

### CERTIFICATION

I/We certify that the information on this form is true and correct to the best of my/our knowledge, information and belief. Any person(s) using a fictitious name or address and/or knowingly making any false statement on this application/petition is in violation of D.C. Law and subject to a fine of not more than \$1,000 or 180 days imprisonment or both.  
(D.C. Official Code § 22-2405)

Name:  Signature:  Date:



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning  
441 4th Street, N.W., Ste. 200-S, Washington, D.C. 20001  
(202) 727-6311 \* (202) 727-6072 fax \* [www.dcoz.dc.gov](http://www.dcoz.dc.gov) \* [dcoz@dc.gov](mailto:dcoz@dc.gov)