




DC HOMELAND SECURITY AND EMERGENCY MANAGEMENT AGENCY

M E M O R A N D U M

DATE: May 27, 2025

TO: District of Columbia Zoning Commission

FROM: Tony Goodman, Senior Program Manager 

RE: ZC Case 24-18 – Living Classrooms Foundation

APPLICATION

The Living Classrooms Foundation is petitioning the Zoning Commission for a text amendment to Subtitle A and Subtitle K of the Zoning Regulations to permit new development in the SEFC-4 Zone that would include a headquarters and educational space at Parcel P3 in the Yards area.

RECOMMENDATION

The Homeland Security and Emergency Management Agency has reviewed the petition materials and has no objection to the text amendment, provided that the newly proposed development continue to adhere to other aspects of the Zoning Regulations. In particular, Subtitle C, Chapter 11 for Waterfront sites.

FLOOD SAFETY

The SEFC-4 Zone is adjacent to the Anacostia River, with portions in the 100-year floodplain at particularly high risk of flooding. The Zoning Regulations do not allow educational, institutional, or certain other uses within these areas as a matter of right. This is to protect the safety of building users, and in particular vulnerable populations such as children who may be temporarily in the care of the applicant.

This text amendment would add educational and institutional uses to the list of “additional objectives” for the SEFC-4 zone. Any such uses should still be subject to the requirements of Subtitle C, Chapter 11. In particular, if the proposed structure at Parcel P3 falls within the 100-year flood plain, it should be required to go through the special exception process under Subtitle X, Chapter 9 if a building permit is sought for educational or institutional uses. As part of that process, our agency would be provided an opportunity to review flood mitigation measures and proposed evacuation procedures.