

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Shepard Beamon, Development Review Specialist
JB Joel Lawson, AICP, Associate Director, Development Review

DATE: June 6, 2025

SUBJECT: ZC Case 24-18 – Public Hearing Report for a Proposed Zoning Text Amendment to amend Subtitle A, Section 301 and Subtitle K, Sections 200, 230 and 239.

I. RECOMMENDATION

The Office of Planning recommends that the Zoning Commission **approve** the text amendment petition filed by Goulston & Storrs for Living Classrooms Foundation, to allow Living Classrooms to locate its headquarters on Parcel P3 in the Yards. The proposal would be not inconsistent with the 2021 Comprehensive Plan, particularly when evaluated through a racial equity lens.

II. BACKGROUND

At its April 10, 2025 public meeting, the Zoning Commission set down for a public hearing text amendment case 24-18, which would amend the zoning regulations for Subtitle A, Section 301 and Subtitle K, Sections 200, 230 and 239 to amend permitted uses and development standards in the SEFC-4 zone, detailed below. Since the site is in the SEFC zone, new development on the site is subject to mandatory design review and approval from the Zoning Commission, for which the applicant has submitted an application.

III. CHANGES TO THE APPLICATION SINCE SET-DOWN

None.

IV. COMMISSION COMMENTS FROM SET-DOWN MEETING

The following summarizes Zoning Commission comments and requests for additional information relating to the proposed text amendment from the setdown meeting:

Comment	Response	OP Analysis
Has there been additional community engagement or any opposition?	The applicant community outreach is provided at Exhibit 2D, and the applicant is expected to update this at or prior to the public hearing.	See Section VI. (C) of this report.

V. PROPOSED TEXT AMENDMENTS

The proposed text amendment aims to achieve the following:

- Clarify that educational, institutional, and eating and drinking establishment uses are permitted in the SEFC-4 Zone “development area”;
- Amend the “development area” description to add the location of Parcel 3;
- Amend requirements that each development site within the SEFC-4 zone be on a subdivided lot, without expanding the development sites beyond the current development sites and the proposed P-3 site; and
- Simplify and clarify the FAR aggregation principles applicable in the SEFC-4 Zone.

Approximate location of Parcel P3



Please refer to the applicant filing at [Exhibit 2B](#) for the requested text amendments to Subtitle A AUTHORITY AND APPLICABILITY and Subtitle K SPECIAL PURPOSE ZONES, Chapter 2 Southeast Federal Center Zones – SEFC-1 through SEFC-4; and [Exhibit 2C](#) for the applicant explanation of the purpose for each of the proposed amendments.

In summary, the petitioner has requested the following text amendments to the Zoning Regulations (text to be deleted is marked with ~~**bold and strikethrough**~~, text to be added is marked with **bold and underlined**):

Proposed Amendment	OP Description and Analysis
<p>SUBTITLE A § 301 BUILDING PERMITS 301.3 ...a building permit shall not be issued for the proposed erection, construction, or conversion of any principal structure, or for any addition to any principal structure, unless the land for the proposed erection, construction, or conversion has been divided so that each structure will be on a separate lot of record; except a building permit may be issued for:</p> <p>...</p> <p><u>(h) Buildings and structures within the SEFC-4 Zone District pursuant to Subtitle K, Chapter 2</u></p>	<p>Parcel P3 is the southeastern portion of Yards Park, which is a five-acre public park and a tax lot (Square 771, Lot 816). Subtitle A § 301, only allows building permits to be issued for development on a record lot. The applicant requested amendment would exempt buildings and structures in the SEFC-4 zone from this requirement. OP has no objection.</p>
<p>SUBTITLE K § 200 GENERAL PROVISIONS (SEFC) ...</p> <p>200.6 The SEFC-4 zone provides for a five (5) acre minimum public park along the Anacostia River, with a defined retail area <u>defined areas for retail, cultural, education, and institutional uses</u> to serve residents of the neighborhood and the District of Columbia....</p> <p>200.7 Additional objectives for the SEFC-4 zones are to:</p> <p>...</p> <p>(d) Provide a development area for retail, and cultural, <u>educational, and institutional</u> uses;</p>	<p>These two amendments would broaden the range of uses permitted within the development area of the SEFC-4 zone, to accommodate the proposed uses for the subject site. As noted below, these uses would be permitted, under the proposal, only with Zoning Commission approval, which would happen as part of the mandatory Zoning Commission review of the building at this location. OP has no objection.</p>
<p>200.8 The SEFC-4 zone is divided into two geographic areas:</p> <p>(a) SEFC-4 development area, consisting of <u>(1) the northeastern portion of the SEFC4 zone, specifically the existing Building 173 and that portion of the SEFC-4 zone located directly to the east of Building 173, north of a line extending east from the south elevation of Building 173, and (2) the far eastern portion of the SEFC-4 zone that is immediately south of the Washington Navy Yard and is identified in the Southeast Federal Center Master Plan as Parcel P3;</u> and</p> <p>(b) ...</p>	<p>This amendment would add Parcel P3 as being a permitted development parcel within the zone. OP has no objection.</p>

Proposed Amendment	OP Description and Analysis
<p>200.9 Notwithstanding the subdivision requirements of Subtitle C § 302, two (2) or more principal buildings or structures may be erected as a matter-of-right on a single subdivided lot within the SEFC-4 zone provided that such principal buildings or structures comply with all other theoretical lot subdivision requirements of Subtitle C § 305, <u>except that the maximum permitted density for the SEFC-4 zone District shall be aggregated across the entire SEFC-4 zone and allocated to each theoretical lot in any manner so long as the maximum permitted density set forth in Subtitle K § 230 is not exceeded.</u></p>	<p>This amendment would not change the maximum permitted FAR for the SEFC-4 zone (0.5 FAR), but would allow the density to be allocated to provides that the permitted FAR for the SEFC zone. This would replace existing provisions 230.5 and 230.6, which effectively allow this form of aggregation of density within the SEFC-4 zone. OP has no objection.</p>
<p>SUBTITLE K § 230 DENSITY – FLOOR AREA RATIO (FAR) (SEFC-4) ... 230.5 Two (2) or more lots, whether contiguous or non-contiguous, within the SEFC-4 zone may be combined for the purposes of allocating density as provided for and limited by Subtitle K § 230.7, in accordance with the procedures outlined in Subtitle K § 240. 230.6 A lot or lots in the SEFC-4 development area may receive and use density allocated from a lot or lots in the SEFC-4 open space area, subject to all other applicable area restrictions. If a single lot is included within both geographic areas, the portion of the lot in the SEFC-4 development area may use the unused density from the portion of the lot in the SEFC-4 open space area.</p>	<p>Sections 230.5-230.6 allows for combined lot development within the SEFC-4 zone for the purposes of aggregating density. It includes references to procedures, which were not carried forward from the ZR-58 regulations into ZR-16.</p> <p>The applicant has proposed alternative language in Section 200.9 above that more simply allows such aggregation across the SEFC-4 Zone, and is proposing that these sections be deleted. OP has no objection.</p>
<p>SUBTITLE K § 239 USE PERMISSIONS (SEFC-4) 239.1 Within the SEFC-4 development area, use permissions, including uses permitted as a matter of right, as a special exception, and as an accessory use, and uses not permitted shall be in accordance with the provisions of MU-Use Group B, as prescribed in Subtitle U §§ 505 and 506. <u>In addition, the following uses shall be permitted if reviewed and approved by the Zoning Commission in accordance with the standards specified in</u></p>	<p>This amendment would add education, institutional, and eating and drinking establishment uses as permitted uses in the SEFC-4 Zone development area, and would establish Zoning Commission approval of these uses. The building would also require Zoning Commission approval pursuant to existing Subtitle K § 239.5.</p> <p>The applicant proposal, to allow the listed uses with Zoning Commission approval, is generally consistent with the original intent of the zoning.</p>

Proposed Amendment	OP Description and Analysis
<p><u>Subtitle K § 241 and procedures specified in Subtitle K § 242:</u></p> <p><u>a) Education;</u></p> <p><u>b) Institutional; and</u></p> <p><u>c) Eating and drinking establishments.</u></p>	OP has no objection.

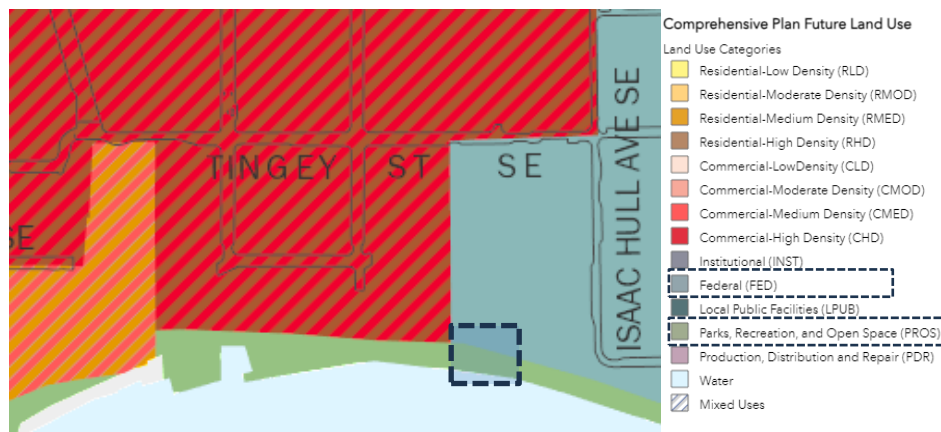
VI. PLANNING CONTEXT AND RACIAL EQUITY ANALYSIS

A. COMPREHENSIVE PLAN

As discussed in the OP Setdown report from March 31, 2025 ([Exhibit 9](#)), the proposed text amendment would further Comprehensive Plan policy objectives, particularly with respect to policies within the Land Use, Economic Development, Parks and Open Space, and the Lower Anacostia Waterfront/Near Southwest (LAW/NSW) Elements. In general, OP concurs with the applicant's analysis that the proposal would not on balance be inconsistency with the Comprehensive Plan, including when viewed through a Racial Equity Lens.

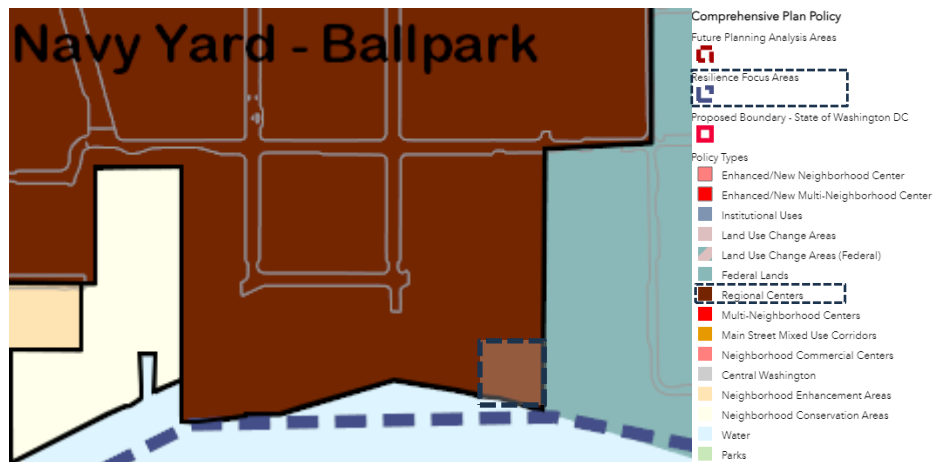
As described below, the proposed zoning text amendment would not be inconsistent with the Comp Plan's map designations.

The Future Land Use Map (FLUM) designates the site as Federal (FED) (north portion) and Parks, Recreation, and Open Space (PROS) (south portion). The FED category includes land and facilities occupied by DC government or other agencies; however, other non-government facilities may also be located on these sites. The PROS category can include facilities dedicated to classes and services relating to health and wellness, culture, arts and crafts, or education. The proposed Living Classrooms currently operates the marina at The Yards and provides hands-on education and job training, using urban, natural, and maritime resources. Therefore, the proposed educational and institutional uses are not inconsistent with the FLUM designations.



The Generalized Policy Map (GPM) designates the site as with a Regional Center as well as within a Resilience Focus Area (RFA). Infill development in Regional Centers could include large office, new retail, entertainment, service uses, additional housing, and employment opportunities. Resilience Focus Areas anticipate future planning efforts to ensure resilience to flooding for new development. Site-specific solutions, design guidelines and policies for a climate-adaptive and resilient city are encouraged and expected, to which the applicant is committed.

The Navy Yard RFA has significant riverine (100- and 500-year) and tidal inundation flooding due to its location along the Anacostia River. There are several areas throughout the RFA that are low-lying and also have significant interior flood risk. (*Source: Resilience Focus Area Strategy (2023); Page 20*) Because this site is within an RFA, the applicant will need to coordinate a DOE review as part of any building permit process. Since the applicant proposes a facility that focuses on maritime education and training, the educational and institutional uses are appropriate for the site when compared to GPM policies.



B. OTHER PLANNING DOCUMENTS

The site is located within the boundaries of the Anacostia Waterfront Initiative Framework Plan (AWI Plan) (2003) and the Southeast Federal Center (SEFC) Master Plan (2007). The AWI Plan encourages environmental education on the Anacostia River. Environmental education can be combined with job training to help broaden young people's exposure to different fields of learning and future employment possibilities, just as environmental programs can be combined with recreation for the subject Parcel P3. The SEFC Master Plan originally called for the subject site to be Community/Cultural land use as part of the Waterfront Park. The requested petition would incorporate the subject site in the development area and create new space for educational and institutional use that would continue to promote a lively, interactive waterfront environment. Therefore, the text amendment would not be inconsistent with both plans.

C. RACIAL EQUITY ANALYSIS

The Comprehensive Plan requires the Zoning Commission and staff to consider equity as part of its Comp Plan consistency analysis through a racial equity lens. The scope of the review and Comprehensive Plan policies that apply depend on the nature of the proposed zoning action.

10-A DCMR § 2501.8

Prepare and implement tools, including training, to assist District agencies in evaluating and implementing the Comprehensive Plan's policies and actions through an equity, particularly a racial equity lens. This includes tools to use as part of the development review process, preparation of plans, zoning code updates, and preparation of the capital improvement program, that consider how to apply an equity analysis in these processes, including any information needed. This shall specifically include a process for the Zoning Commission to evaluate all actions through a racial equity lens as part of its Comprehensive Plan consistency analysis.

The Comprehensive Plan Framework Element also states that equity is achieved by targeted actions and investments to create equitable opportunities. (10-A DCMR § 213.6.) Further, “equitable development is a participatory approach for meeting the needs of underserved communities through policies, programs and/or practices [and] holistically considers land use, transportation, housing, environmental, and cultural conditions, and creates access to education, services, healthcare, technology, workforce development, and employment opportunities.”

The Commission’s four-part Racial Equity Tool outlines information to be provided to assist in the evaluation of zoning actions through a racial equity lens. In this case, the proposal would not change the use or development pattern of the area; rather, it would allow continuation of an existing use for a small historic building located adjacent to high density development and park space. As such, the proposal should have no impact on land use patterns, long term policies, or racial equity.

Racial Equity Part 1: Comprehensive Plan Policies

The text amendment proposal is also, on balance, not inconsistent with the Citywide Elements of the Comprehensive Plan, particularly related to new resilient waterfront development, public space design, education and workforce development, compatible development with the surrounding historic context and the waterfront. The LAW/NSW Area Element encourages enhancing public access to and along the waterfront, and incorporating resilient design to mitigate flooding. The petition would facilitate new activity and development that would complement the waterfront and not detract from the waterfront park experience.

Racial Equity Tool Part 2: Applicant Community Outreach and Engagement

The applicant identified ANC 8F, residents in the southeast Waterfront area, and users of the marina as impacted communities with the petition. However, the proposed development and programming would draw in residents, visitors and workers from all over the District. The applicant’s outreach efforts have included presentations to ANCs 6D and 8F, and discussions with the Capitol Riverfront BID and other District and federal agencies. To date, no formal comments from ANCs or the community have been submitted to the case record, however, the applicant has indicated they anticipate ANC 8F taking a vote during the design review process.

Racial Equity Tool Part 3: Disaggregated Data Regarding Race and Ethnicity

Analysis of data over time can yield insights into trends in the planning area. The following data updates the analysis from the OP setdown report, by comparing the American Community Survey 2012-2016 data with that of the 2019-2023 data, available from [OP’s State Data Center](#). Each table below covers both 5-year periods for both the LAW/NSW planning area and District-wide. The proposal is for a text amendment, rather than for a specific development, but the site is also subject to required Zoning Commission review of both the building and uses on the site, and this will also be subject to Comprehensive Plan review, including through a racial equity lens.

Population by Race/Ethnicity

Table 1: Characteristics of the Lower Anacostia Waterfront / Near Southwest Planning Area

Race or Ethnicity	District 2012-2016	District % 2012-2016	District 2019-2023	District % 2019-2023	LAW/N SW 2012-2016	LAW/NS W% 2012-2016	LAW/N SW 2019-2023	LAW/NSW % 2019-2023
Total Population	659,009	100%	672,079	100%	17,254	100%	27,641	100%
White	266,035	40%	262,549	39%	8,934	52%	15,231	55%
Black	318,598	48%	290,772	43%	6,741	39%	8,680	31%
American Indian and Alaskan Native	2,174	0%	2,044	0%	119	0.7%	114	0%
Asian	24,036	4%	27,465	4%	804	4.7%	1,183	4%
Native Hawaiian and Other Pacific Islander	271	0%	378	0%	22	0.0%	0	0%
Some other race	29,650	4%	32,338	5%	97	0.6%	384	1%
Two or more races	18,245	3%	56,533	8%	538	3.1%	2,049	7%
Hispanic	69,106	10%	77,760	12%	965	5.6%	2,138	8%

*Hispanic or Latino can be of any race, and the data for this ethnicity is included in the disaggregated racial data above.

Table 1 provides general District-wide trend characteristics for the LAW/NSW planning area. The planning area's population increased to 27,641 in 2019-2023 period, demonstrating that the area is growing in population. The table shows that the planning area has a higher percentage of residents who are white as compared to the Districtwide percentage, and a lower percentage of residents who identify as Black or Hispanic. The number of residents who identify as Black or Hispanic in the planning area rose but remained below the Districtwide average. It is unlikely the proposed text amendment would impact, or would be impacted by, these trends.

Age & Vulnerable Population

Table 2. Vulnerable Population

Vulnerable Population	District 2012-2016	District 2019-2023	LAW/NSW 2012-2016	LAW/NSW 2019-2023
Percent Disabled	11.3%	11%	11.8%	8.9%

Table 3: Residents under the age of 18, and 65 and older

People under 18 Years (%)	District 2012-2016	District 2019-2023	LAW/NSW 2012-2016	LAW/NSW 2019-2023
Total Population	17.4	18.70	10.0	8.98
White	11.1	11.76	4.4	3.37
Black	21.5	22.21	16.5	16.73
American Indian and Alaskan Native	12.5	11.69	20.6	0.00
Asian alone	8.5	8.32	9.5	13.11
Native Hawaiian and Other Pacific Islander	0.0	8.99	0.0	0.00
Some other race	28.3	34.72	27.7	14.10
Two or more races	32.8	29.10	14.6	14.96
Hispanic	25.4	27.89	9.0	6.89

People 65 or Older (%)	District 2012-2016	District 2019-2023	LAW/NSW 2012-2016	LAW/NSW 2019-2023
Total Population	11.4	12.72	13.4	9.33
White	10.1	11.85	11.2	6.80
Black	14.0	15.98	18.0	16.21
American Indian and Alaskan Native	14.6	23.63	0.0	0.00
Asian alone	6.5	8.11	6.2	1.96
Native Hawaiian and Other Pacific Islander	3.3	9.52	0.0	0.00
Some other race	3.0	4.28	0.0	4.45
Two or more races	4.7	6.69	7.8	4.62
Hispanic	5.3	6.57	7.9	3.13

Table 3 shows that the percentage of persons 65 years or older in the planning area is decreasing, and is lower than the Districtwide percentage, which was not the case in the 2012-2016 time period. For most racial groups, the percentage of older residents is lower or similar in the planning area than for the District as a whole, and the percentage in the planning area has declined over this time period. The exception is older Black residents, for whom the percentage remains higher than for the District as a whole. The percentage of persons under 18 years in the planning area has remained lower than the Districtwide percentage and overall declined over this period, whereas the District average increased slightly.

The disability rate in the planning area is also lower than the Districtwide rate and has also declined. As proposed, the text amendment should not have an impact on vulnerable populations. It is unlikely the proposed text amendment would impact, or would be impacted by, these trends.

Income and Employment

Table 4. Median Household Income

	District Total 2012-2016	District Total 2019-2023	Percentage Change	LAW/NSW 2012-2016	LAW/NSW 2019-2023	Percentage Change
Total households	\$72,935	\$106,287	37%	\$80,779	\$122,548	41%
White alone	\$119,564	\$166,774	33%	\$98,831	\$154,160	43.7%
Black or African American alone	\$40,560	\$60,446	39%	\$41,641	\$73,153	54.9%
American Indian and Alaska Native alone	\$51,306	\$63,617	21%	\$148,020	N/A	N/A
Asian alone	\$91,453	\$121,619	28%	\$85,634	\$120,717	34%
Native Hawaiian and Other Pacific Islander alone	N/A	N/A	N/A	N/A	N/A	N/A
Some Other Race alone	\$48,047	\$74,754	43.5%	\$103,796	N/A	N/A
Two or More Races	\$83,243	\$116,869	33.6%	\$79,722	\$126,830	45.6%
Hispanic or Latino	\$60,848	\$106,435	54.5%	\$85,067	\$138,062	47.5%

Table 4 above shows that the median household income in the planning area has increased and is higher than the Districtwide median household income, and this is the case for many races and

groups except white and Asian residents. The medium income for all races and groups increased over the time period and most groups experienced a higher percentage change compared to the District. Black residents have the lowest median income among all other ethnicities, although higher than the District median, and income increased over this period and at a rate higher than the District as a whole.

Table 5. Unemployment and Poverty

	UNEMPLOYMENT RATE (Population 16 years and over)			
	District Total 2012-2016	District Total 2019-2023	LAW/NSW 2012-2016	LAW/NSW 2019-2023
Total	8.7	6.5	6.3	4.2
White alone	3.1	2.6	3.4	2.7
Black or African American alone	16.8	12.8	14.0	9.5
American Indian and Alaska Native alone	9.8	0.0	0.0	0.0
Asian alone	2.3	2.4	0.0	4.5
Native Hawaiian and Other Pacific Islander alone	4.8	5.1	0.0	N/A
Some Other Race alone	6.8	6.2	0.0	0.0
Two or More Races	6.7	4.4	9.6	0.9
Hispanic or Latino	6.2	4.5	1.2	2.0
Percent in poverty	17.9	14.5	15.6	12.4

Both the District and the planning area have seen a significant decline in the unemployment rate over the period. There was a significant decrease in unemployment for Black residents, however, this group continues to the highest unemployment rate. While the text amendment would impact only a small area of existing unoccupied space, it would facilitate job training skills. The percentage of residents in poverty has declined, both in the District and in the planning area, with the planning area having a lower percentage. The proposed text amendment should not have an adverse impact on employment and poverty in the area as the proposed uses would promote educational coursework, workforce training and economic activity.

Homeownership

Table 6. Housing Tenure

Owners/Renters		District 2012-2016	District 2019-2023	LAW/NSW 2012-2016	LAW/NSW 2019-2023
Total	Owner Households	40.7%	41.4%	34.8%	23.3%
	Renter Households	59.3%	58.9%	65.2%	76.7%
White	Owner Households	47.8%	48%	40.4%	25.4%
	Renter Households	52.2%	52%	59.6%	74.6%
Black	Owner Households	46.6%	34.9%	25.7%	19%
	Renter Households	53.4%	65.1%	74.3%	81%

Owners/Renters		District 2012-2016	District 2019-2023	LAW/NSW 2012-2016	LAW/NSW 2019-2023
American Indian and Alaskan Native	Owner Households	32.8%	19.6%	28.3%	0
	Renter Households	67.2%	80.3%	71.7%	100%
Asian	Owner Households	43.1%	41.4%	48.5%	34.6%
	Renter Households	56.9%	58.6%	51.5%	65.3%
Native Hawaiian and Other Pacific Islander	Owner Households	9.1%	31.8%	0.0%	N/A
	Renter Households	90.9%	68.2%	100%	N/A
Some Other Race	Owner Households	17.5%	28.7%	31.9%	21.8%
	Renter Households	82.5%	71.3%	68.1%	78.2%
Two or More Races	Owner Households	32.7%	41.3%	27.8%	20.3%
	Renter Households	67.3%	58.7%	72.2%	79.7%
Hispanic or Latino	Owner Households	30.9%	36.4%	25.2%	18.4%
	Renter Households	69.1%	63.6%	74.8%	81.6%

Table 6 shows that the percentage of renter households in the planning area is higher than that of owner households in the planning area, is lower than the District percentage, and has decreased between these time periods. This is the case for all groups but is particularly pronounced for Black and Hispanic households. Most of the housing stock in the Lower Anacostia Waterfront/Near Southwest Planning Area is contained in multi-family buildings, and most of these are rental buildings. The proposed text amendment would not result in new housing and should not impact the existing housing stock.

Table 7. Cost Burdened Households

Cost Burdened Households	District 2012-2016	District 2019-2023	LAW/NSW 2012-2016	LAW/NSW 2019-2023
Percent of Households spending 30% of their income on their housing	38.6%	34%	35.8%	32.6%

Housing cost burden by race is not available.

Table 7 shows that, overall, the percentage of households spending more than 30% of their income on housing has declined, both District-wide and in the planning area, but remains high. Only a small amount of the total land area of the District - 28.1% - is dedicated to residential use and this scarcity of land increases the opportunities and the cost of new housing and intensifies housing cost burdens, particularly for lower- and middle-income households. The proposed text amendment should have no impact, positive or negative on this trend.

Racial Equity Tool Part 4: Zoning Commission Evaluation Factors

When considering the following themes/questions based on Comprehensive Plan policies related to racial equity, what are the anticipated positive and negative impacts and/or outcomes of the zoning action? Please refer to OP's analysis above under Part 1 of the Racial Equity Tool

discussion for policies that potentially would be advanced or not advanced by the requested text amendment.

Table 9 below provides the OP response to themes/questions from the Racial Equity Tool, based on Comprehensive Plan policies related to racial equity, that are anticipated to have positive or negative impacts and/or outcomes as a result of the proposed text amendment.

Factor	Question	OP Response
Direct Displacement	Will the zoning action result in the displacement of tenants or residents?	The proposed text amendment would not result in displacements of residents or tenants as this does not involve residential use and there are currently no businesses on this site.
Indirect Displacement	What examples of indirect displacement might result from the zoning action?	OP does not anticipate indirect displacement as a result of this zoning action.
Housing	Will the action result in changes to: ▪ Market Rate Housing ▪ Affordable Housing ▪ Replacement Housing	The text amendment would have no impact on current or future housing options.
Physical	Will the action result in changes to the physical environment such as: ▪ Public Space Improvements ▪ Infrastructure Improvements ▪ Arts and Culture ▪ Environmental Changes ▪ Streetscape Improvements	The action would result in changes to the physical environment as the applicant proposes to develop the vacant site for educational and office use, and food and drink establishments, which could have impacts on public space and the riverfront. The applicant is required to undergo a design review before building permits are issued and construction begins.
Access to Opportunities	Is there a change in access to opportunity? ▪ Job Training/Creation ▪ Healthcare ▪ Addition of Retail/Access to New Services	The zoning action would not result in any changes to access to job, retail, or healthcare opportunities. It would permit job training and professional opportunities
Community	How did community outreach and engagement inform/change the zoning action? ▪ (e.g., did the architectural plans change, or were other substantive changes made to the zoning action in response to community input/priorities etc.?)	The petitioner has not noted any negative impacts from the ongoing office use from the surrounding community, BID, and ANC.

VII. AGENCY COMMENTS

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

VIII. ANC COMMENTS

At [Exhibit 17](#) is a memo from ANC 6/8F, indicating support for the proposed text amendment.

IX. COMMUNITY COMMENTS

Since set-down, there have been no comments from the community added to the record.