

Yards Park - Parcel P3 (Living Classrooms) Petition for Text Amendment *301 Water Street (Square 771, Lot 809)*

Presentation to D.C. Zoning Commission

June 16, 2025

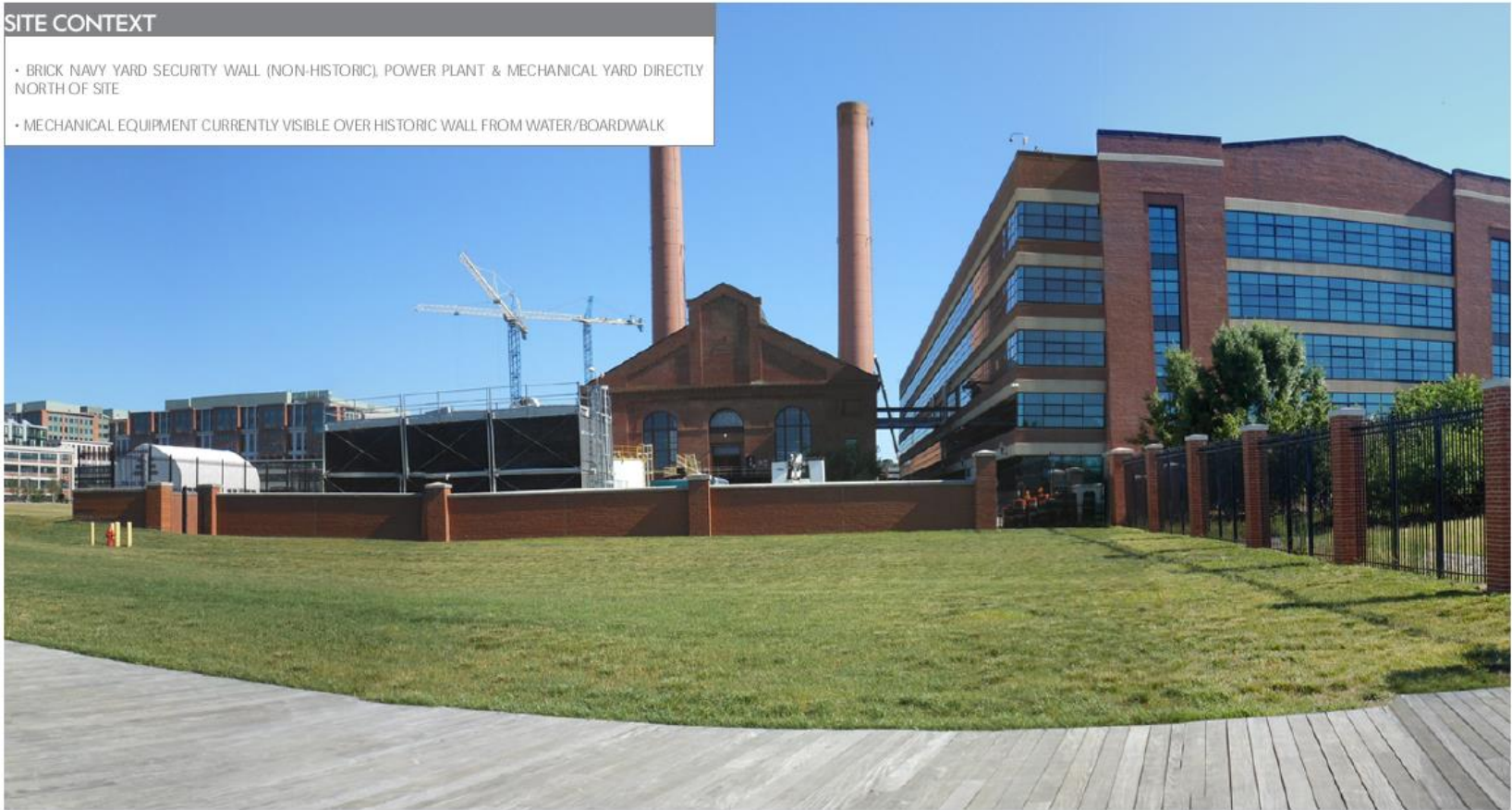
Parcel P3 - Location



Parcel P3 - Existing Conditions

SITE CONTEXT

- BRICK NAVY YARD SECURITY WALL (NON-HISTORIC), POWER PLANT & MECHANICAL YARD DIRECTLY NORTH OF SITE
- MECHANICAL EQUIPMENT CURRENTLY VISIBLE OVER HISTORIC WALL FROM WATER/BOARDWALK



EXISTING CONDITIONS - WATER/BOARDWALK VIEW LOOKING NE
PARCEL P3 - THE YARDS

July/August 2024

living **STUDIOS**
classrooms learning
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MISSION STATEMENT:

LIVING CLASSROOMS FOUNDATION STRENGTHENS COMMUNITIES AND INSPIRES YOUNG PEOPLE TO ACHIEVE THEIR POTENTIAL THROUGH HANDS-ON EDUCATION AND JOB TRAINING, USING URBAN, NATURAL, AND MARITIME RESOURCES AS "LIVING CLASSROOMS."





"MANY OF THE INDIVIDUALS WE SERVE COME TO US WITH ODDS RIDING AGAINST THEM: POVERTY, LACK OF FAMILY AND SOCIAL SUPPORT, FAILURE IN SCHOOL, NOT FITTING IN, OR PAST CRIMINAL INVOLVEMENT.

THE CHOICE TO STAY OFF THE STREETS AND GET A JOB, OR TO GO TO SCHOOL AND BUILD A FUTURE, OR SIMPLY THE CHOICE TO BELIEVE IN ONESELF, AFFECTS AN INDIVIDUAL'S LIFE AND HAS A TREMENDOUS RIPPLE EFFECT THAT CAN BE FELT BY PEERS, FAMILY MEMBERS, AND THE LARGER COMMUNITY.

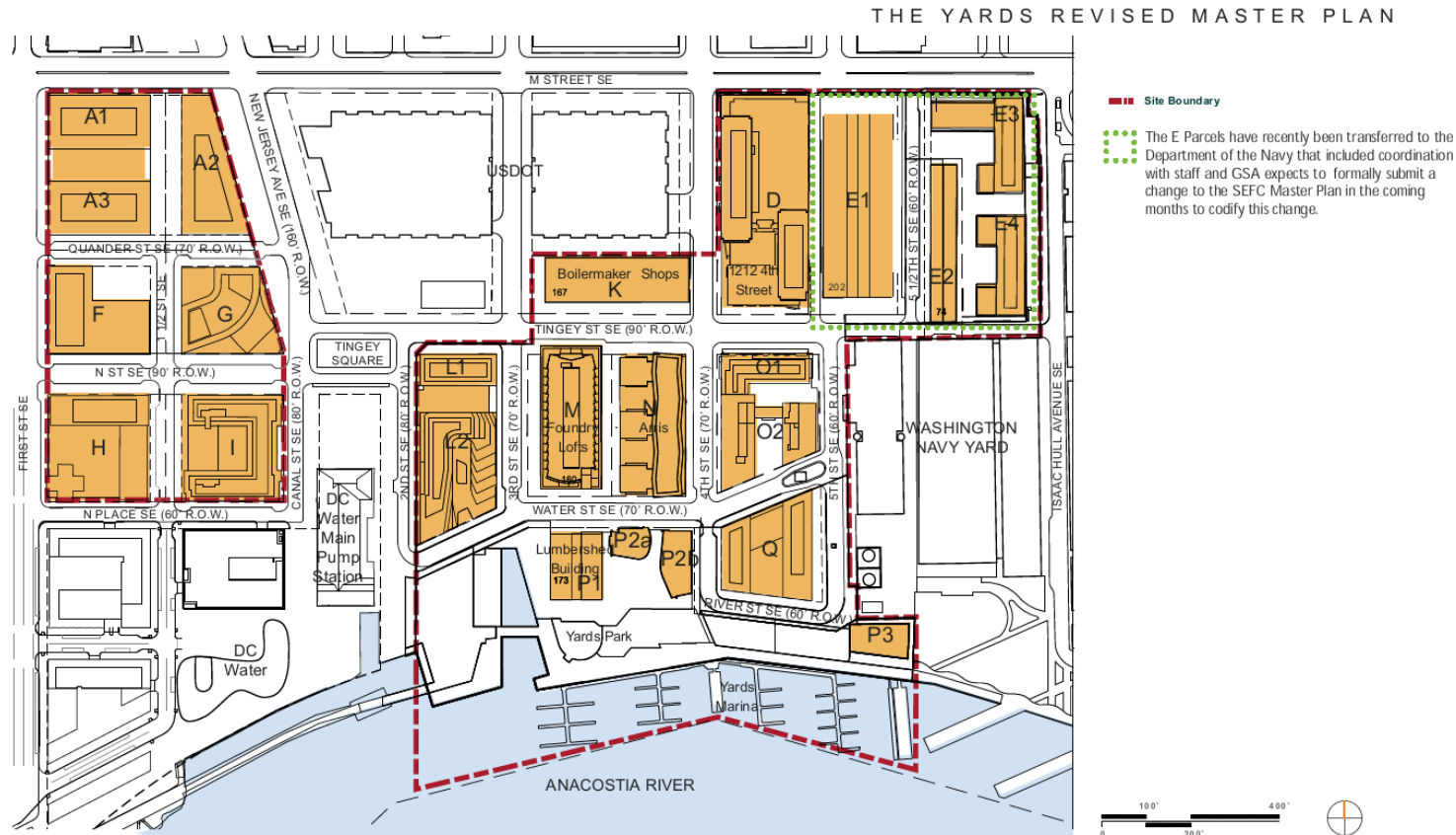
THEIR POSITIVE EXAMPLE BECOMES AN INSPIRATION FOR OTHERS."

JAMES PIPER BOND

PRESIDENT AND CEO



Southeast Federal Center Master Plan



THE YARDS - Southeast Federal Center BROOKFIELD

WASHINGTON, D.C. Revised September 02, 2022

shalom baranes associates architects

AMENDMENT #3 TO REVISED MASTER PLAN SUBMISSION

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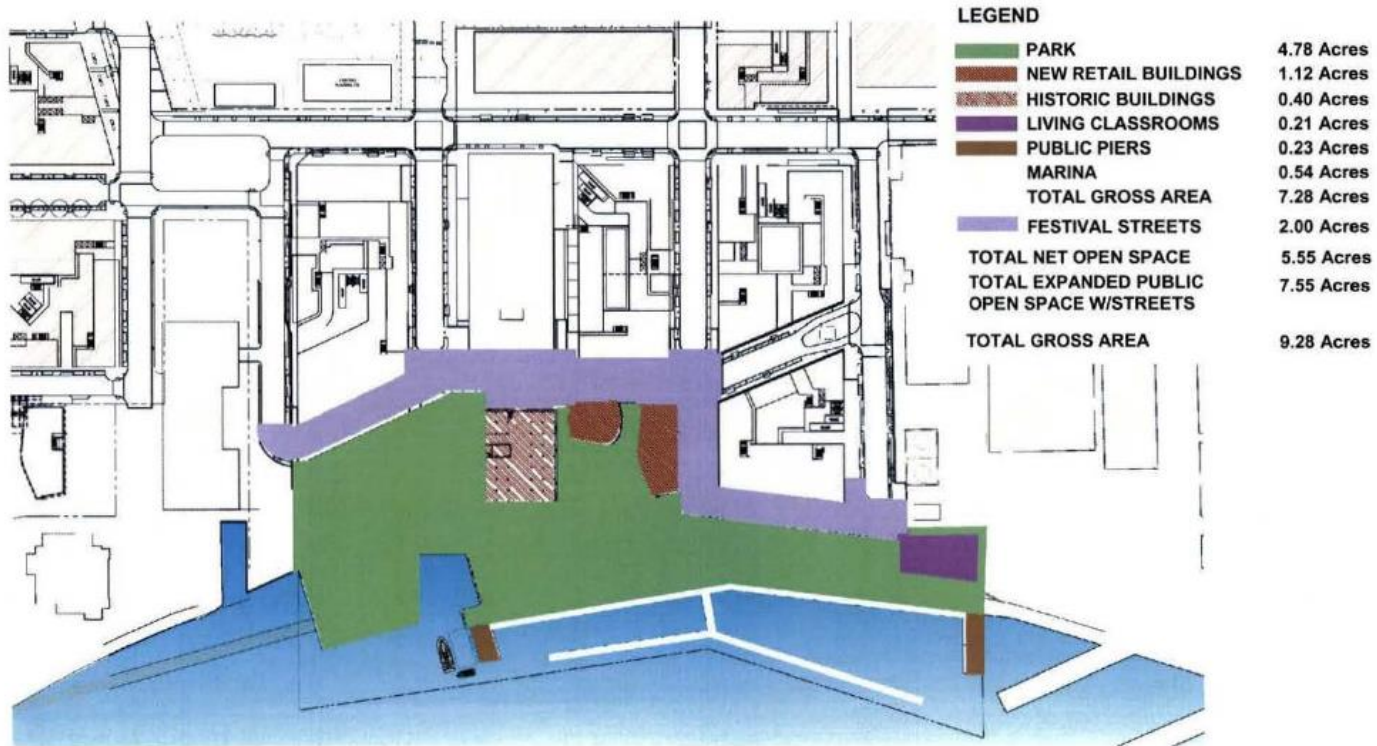
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Southeast Federal Center Master Plan

LAND USE PLAN



Yards Park Overall Use Plan



PARK AREA DIAGRAM



Zoning Commission 5/29/2008

FOREST CITY | WASHINGTON

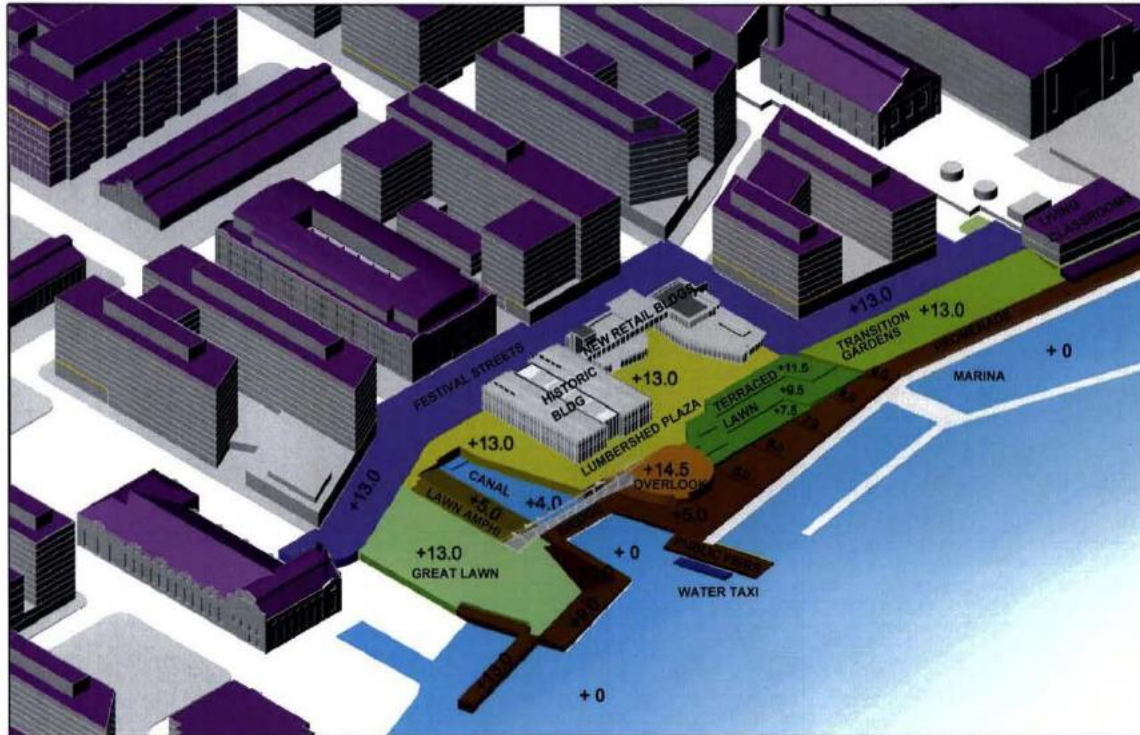
M. Paul Friedberg and Partners



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Yards Park Overall Massing Plan



Zoning Commission 5/29/2008

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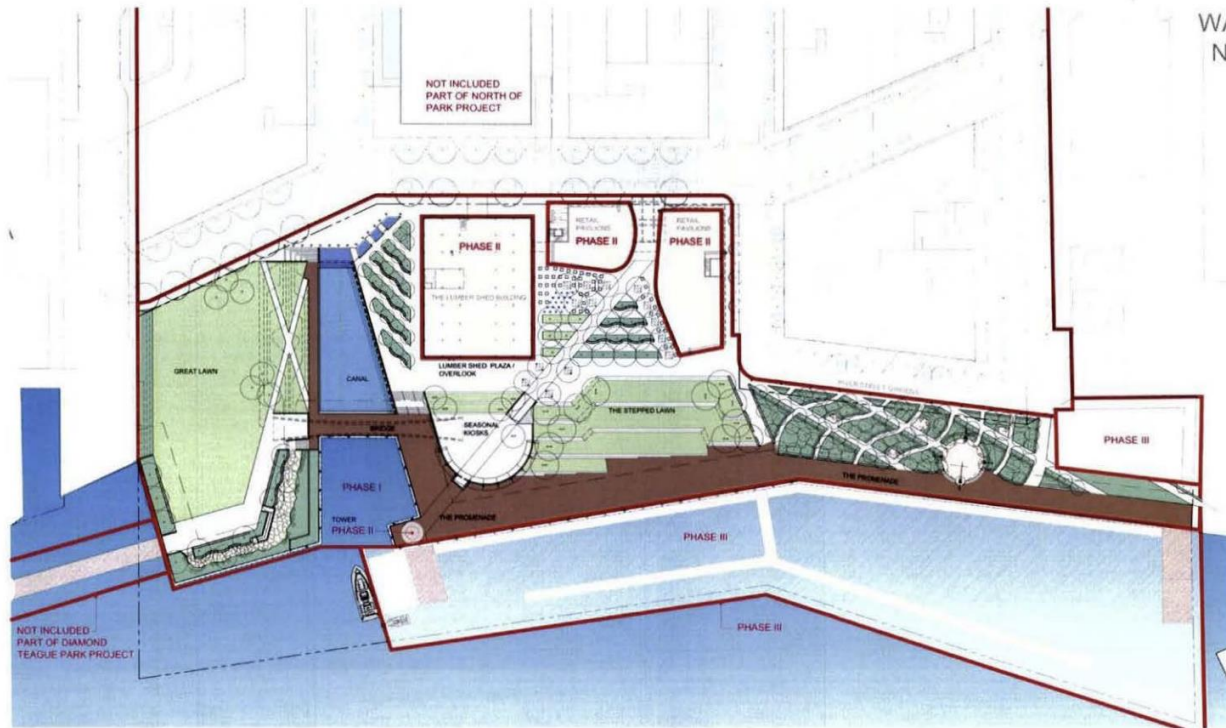


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Yards Park Phase 1 (2008)

Z.C. Case No. 08-04



PHASING PLAN



Zoning Commission 5/29/2008

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Yards Park Phase 2 (2009)

Z.C. Case No. 08-04A



THE YARDS

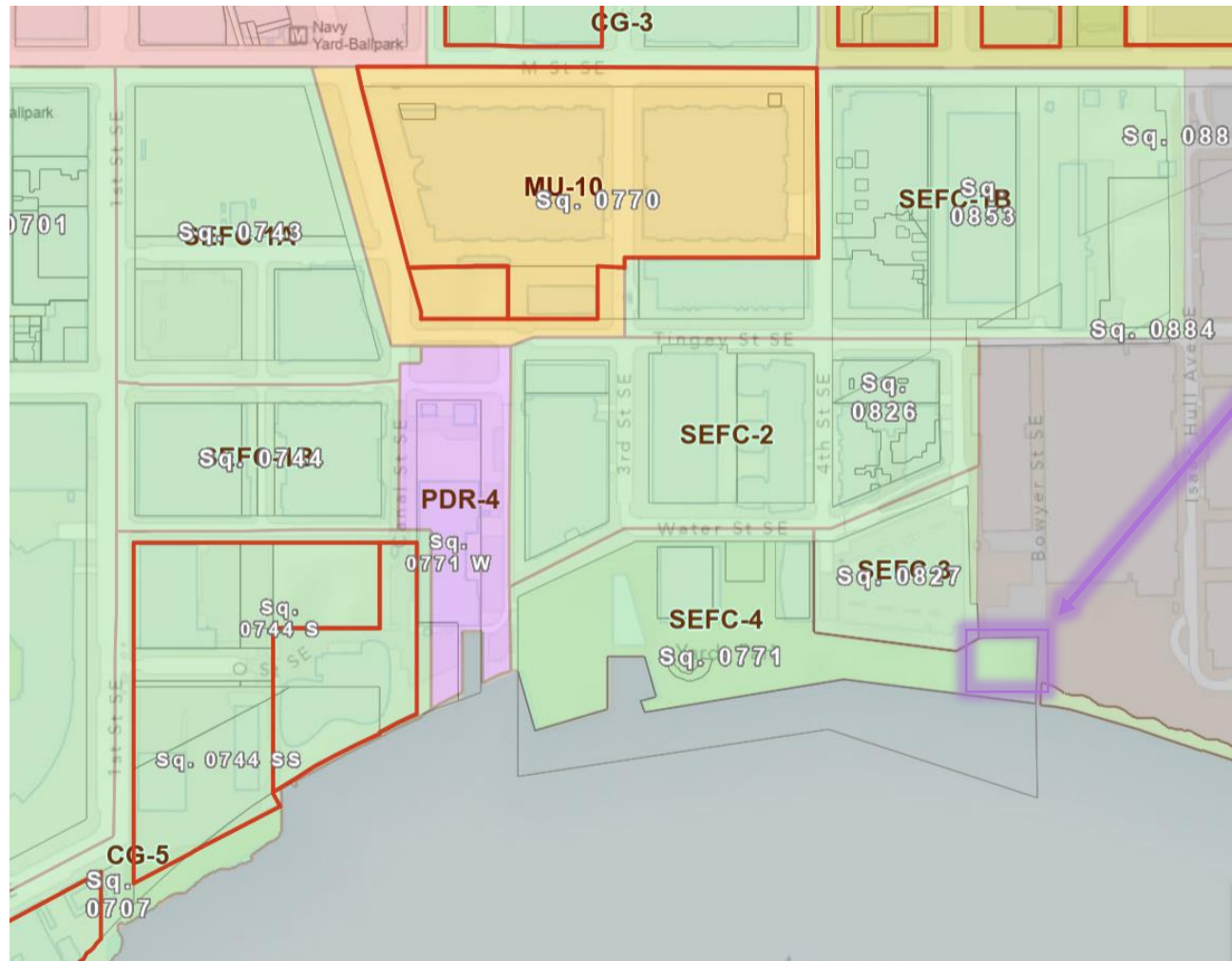
ZONING COMMISSION DESIGN REVIEW / PUBLIC HEARING SUBMISSION (REVISED)

SITE PLAN 5

WASHINGTON, D.C. | March 2, 2009 | CONSULTANTS: Gensler | M. PAUL FRIEDBERG & PARTNERS / MPFP LLC | ROBERT SILMAN ASSOCIATES PLLC | HISTORY MATTER LLC | James Carpenter Design Associates Inc.

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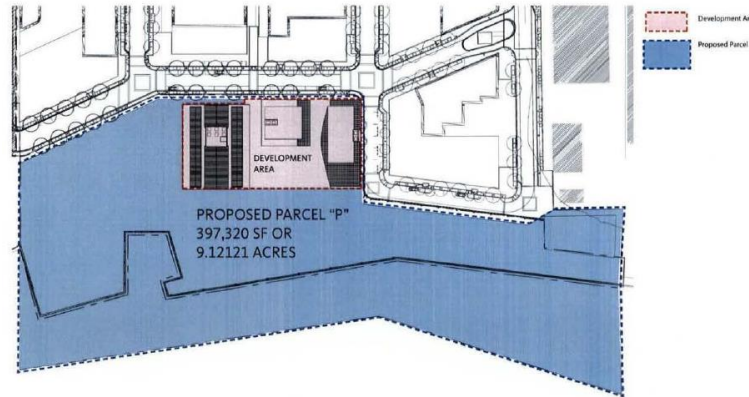
Existing Zoning



Current Zoning Requirements

(per text approved in Z.C. Case No. 03-06, as updated by ZR16)

- Requires each building to be located on a single record lot
- Limits “Development Area” to only area in the center of Yards Park



- Requires use of “combined lot development” process to transfer density among lots
- Permits limited nonresidential uses

Proposed Text Amendments

- A 301.3(h): Exempts SEFC-4 Zone from record lot requirements & allows development based on tax lots
- K 200.8: Adds Parcel P3 to “Development Area”
- K 200.9 & 230.5-230.6: Allows for simple aggregation of density
- K 239.1: Adds education, institutional, and eating & drinking establishments as permitted uses
- K 200.6 & 200.7: Updates purposes and objectives to reflect text amendment

Text Amendment: Goals and Objectives

- Further goals of the SEFC Master Plan
- Expand the diverse mix of uses within The Yards neighborhood
- Increase activity and support vibrancy of Yards Park
- Allow uses that will enhance and enrich the waterfront
- Improve educational and workforce training opportunities

Text Amendment: Goals and Objectives



SITE PLAN CONCEPT DIAGRAM - ENLARGED MARINA PLAN
PARCEL P3 - THE YARDS

July 2025

Text Amendment: Planning Justification

- SEFC Master Plan, as amended, identifies site as “Office / Retail”
- FLUM identifies site as “Parks, Recreation, and Open Space” and “Federal”
- GPM identifies site as “Regional Center”
- Not inconsistent with and furthers goals in Land Use, Economic Development, Educational, Parks, Recreation, and Open Space, Urban Design, Historic Preservation, and Lower Anacostia Waterfront Elements
- Furthers racial equity

Next Steps: Development of Parcel P3 under review through GSA-led process



RENDERED VIEW - RIVER WALK
PARCEL P3 - THE YARDS

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Next Steps: Use and design of Parcel P3 will return to Zoning Commission for Design Review



RENDERED VIEW - WATER VIEW
PARCEL P3 - THE YARDS

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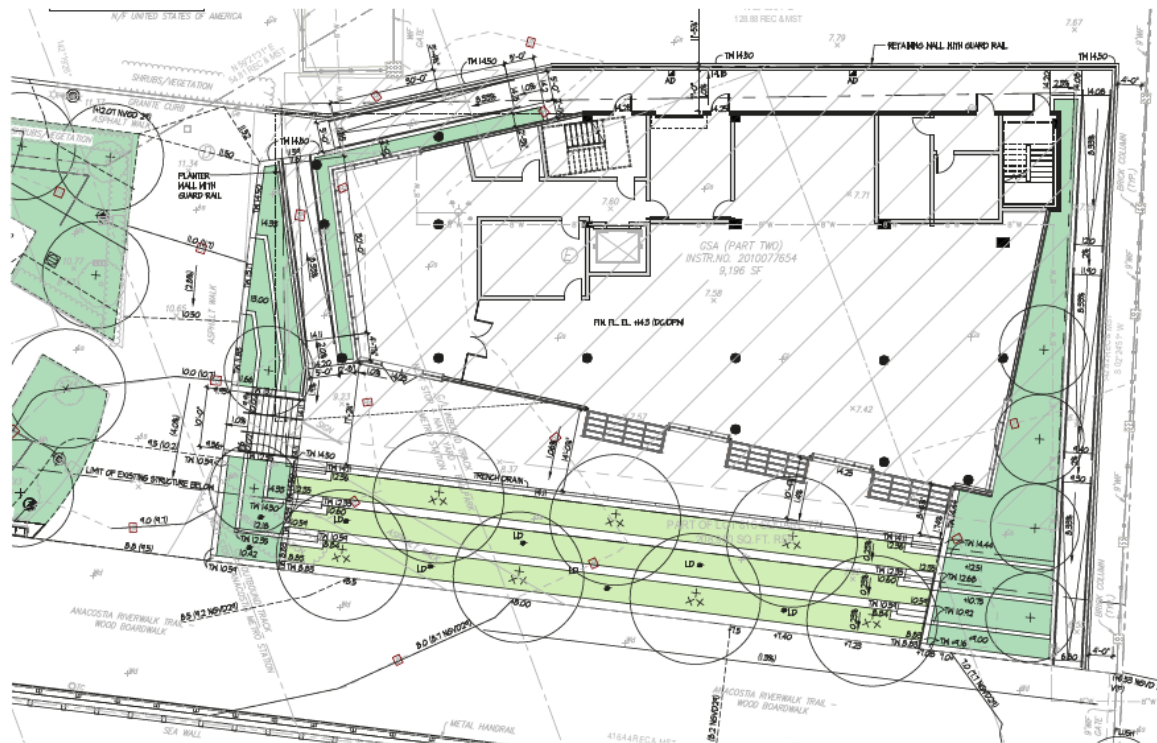
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Next Steps: Development of Parcel P3 will complete Phase III Of Yards Park

HISTORIC ZONE DESIGN GUIDELINES

• LANDSCAPING WHICH COMPLEMENTS PRIVATE DEVELOPMENT AND THE PUBLIC STREETSCAPE AND OPEN SPACE DESTINATIONS SHALL BE PROVIDED. THE PROVISION OF PLAZAS WITH APPROPRIATE LANDSCAPING AND PUBLIC USES AT THE INTERSECTION OF MAJOR STREETS IS ENCOURAGED.



GRADING LEGEND

—	PROPERTY LINE
- - -	LIMIT OF EXISTING STRUCTURE
—	FULL CONTOUR
- - -	HALF CONTOUR
●	PD - PLANTING DRAIN - SEE CIVIL DMS
●	LD - LAMN DRAIN - SEE CIVIL DMS
●	AD - AREA DRAIN - SEE CIVIL DMS
●	HANDRAILS - SEE CIVIL DMS
●	PROPOSED SPOT GRADE
●	EXISTING SPOT GRADE
□	ELECTRICAL HANDRAIL - SEE MEP DMS

The FEMA flood elevations are reported relative to NAVD83. So the 500-year elevation is 14.0 NAVD83 = 14.1 DCDPW

Site plan/survey data is relative to DCDPW
First floor = 14.3 DCDPW
Adjacent grades around the building = 14.2 DCDPW
Note that DCDPW = NAVD83 + 0.1

PROPOSED LANDSCAPE PLAN PARCEL P3 - THE YARDS

July 2025

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