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The Honorable Phil Mendelson

Executive Director
Marcel Acosta

IN REPLY REFER TO:
NCPC File No. ZC 24-18

July 11, 2025

Zoning Commission of the District of Columbia
2nd Floor
Suite 210
441 4th Street, NW
Washington, DC 20001

Members of the Zoning Commission:

Pursuant to delegations of authority adopted by the Commission, I found that the proposed Text Amendment to Subtitle A and K Regarding the Living Classrooms Foundation located at 1300 5th Street, SE, Washington, DC is not inconsistent with the *Comprehensive Plan for the National Capital* and would not adversely impact any other identified federal interests. A copy of the Delegated Action of the Executive Director is enclosed and available online at www.ncpc.gov/review/archive/2025/7/ as part of the July 2025 meeting materials.

Sincerely,

Marcel Acosta
Executive Director

Enclosures

cc: Anita Cozart, Director, DC Office of Planning



Delegated Action of the Executive Director

PROJECT**Proposed Text Amendments to Subtitles A and K regarding Living Classrooms**

Southeast Federal Center

1300 5th Street, SE

Washington, DC

SUBMITTED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 24-18

NCPC MAP FILE NUMBER

41.11(06.00)46027

ACTION TAKEN

Approval of report to the Zoning Commission

REVIEW AUTHORITY

Advisory

Per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a)

The Zoning Commission of the District of Columbia has referred text amendments to Subtitles A and K of the Zoning Regulation for review and comment. The amendments related to the Southeast Federal Center (SEFC) zoning, which was established two decades ago in accordance with the SEFC Master Plan. The Master Plan was created to support the development of a mixed-use neighborhood along with waterfront, resulting from the disposition of federal properties. The proposed text amendments to the SEFC-4 zone would align the Zoning Regulations with the Master Plan and permit Living Classrooms to locate its headquarters on Parcel P3. Living Classrooms is a nonprofit organization committed to educational and workforce development opportunities.

Parcel P3 is surrounded by the Yards Marina to the south along with the Riverwalk Trail, the Washington Navy Yard to the north and east, and the Yards Park to the west. The proposed new Living Classrooms facility will include maritime education classrooms that work in tandem with its in-water programming, other educational facilities, and space devoted to workforce training and job readiness, including a ground floor culinary training program. Pursuant to a 2005 MOU between NCPC and the United States General Services Administration (GSA), GSA has also separately submitted 35-percent design drawings for the proposed Living Classrooms development on Parcel P3 for NCPC review (File No. 8654).

Originally, Parcel P3 was a part of Zoning Case 03-06 (2004), which rezoned the SEFC site and created a new SEFC Overlay District. The parcel was formerly zoned SEFC/W-0, and with the 2016 zoning regulations revisions, the SEFC/W-0 zone was renamed to the SEFC-4 zone. With this zoning change the list of permitted uses was condensed and some of the originally intended uses were no longer included. According to the District of Columbia Office of Planning (DCOP) report submitted to the Zoning Commission on March 31, 2025, the proposed text amendments seek to:

- 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 P3;
- 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 Parcel P3 site; and
- Simplify and clarify the FAR aggregation principles applicable in the SEFC-4 Zone.

These requested amendments are not inconsistent with the NCPC-approved 2007 Southeast Federal Center Master Plan, which originally called for Parcel P3 to be a Community/Cultural land use. The Master Plan was amended and approved by NCPC in 2016 and again in 2023. The proposed zoning text amendments would permit an educational and institutional use that would meet the Master Plan goals of activating the waterfront environment. Further, the amendments are not inconsistent with the policies set forth in the federal elements of the *Comprehensive Plan for the National Capital* nor would they adversely impact any other identified federal interest.

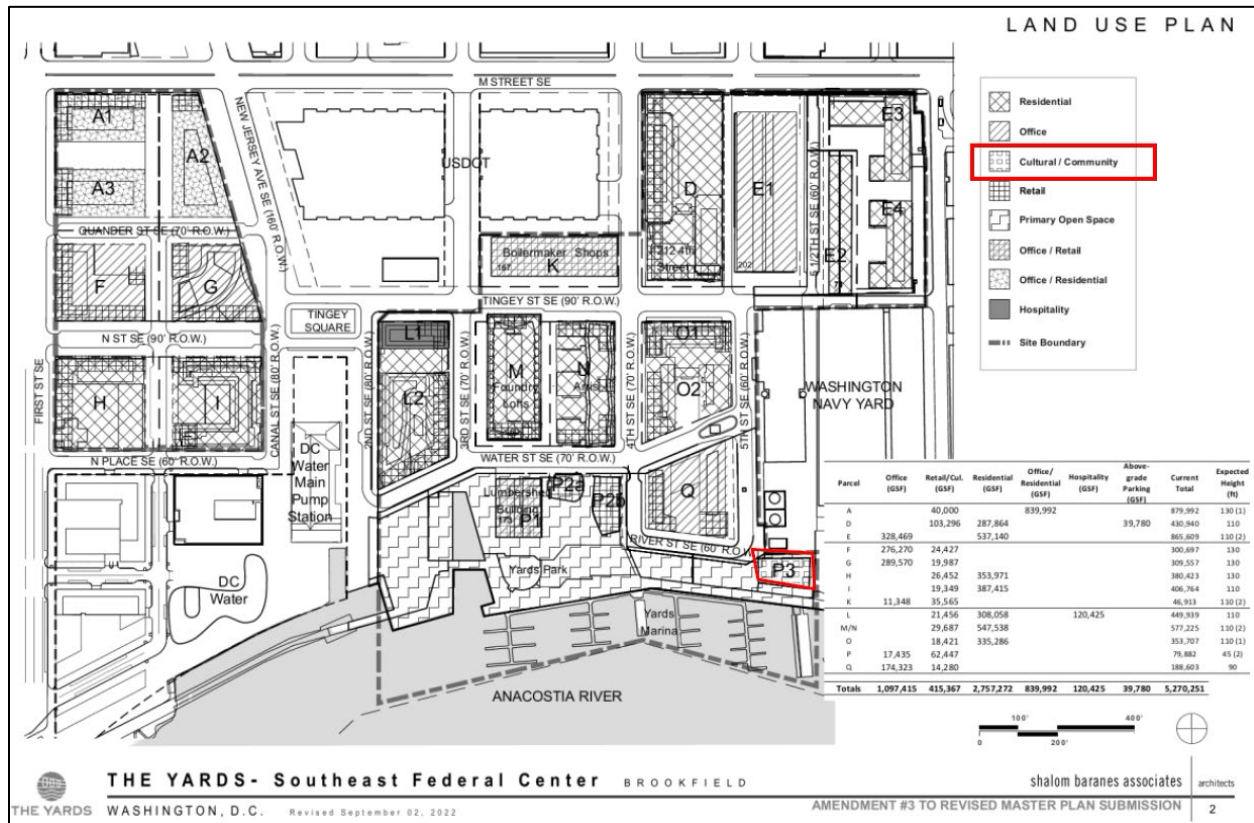


Figure 1: Land Use Plan from the 2022 Southeast Federal Center Master Plan Amendment #3.

Pursuant to delegations of authority adopted by the Commission on April 1, 2021 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the proposed Text Amendments to Subtitles A and K of the Zoning Regulations would not be inconsistent with the policies set forth in the federal elements of the *Comprehensive Plan for the National Capital* nor would they adversely impact any other identified federal interest.

Marcel Acosta

Marcel Acosta
Executive Director

July 3, 2025

Date