



David Avitabile
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October 8, 2025

VIA IZIS

D.C. Zoning Commission
Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: Z.C. Case No. 25-17: Living Classrooms Design Review Application

Dear Members of the Zoning Commission:

The above-referenced application includes a request for special exception approval for an education use for property located within the 100-year floodplain. Pursuant to Subtitle C, Section 1102.5(a)(1), enclosed please find a site plan prepared and certified by the Applicant's civil engineer that identifies the portion of the site that is currently located within the 100-year floodplain and also identifies the portions of the site that will be elevated out of the 100-year floodplain as a result of the Project.

Please feel free to contact me at (202) 721-1137 if you have any questions regarding the above. We look forward to presenting the application at the December 8, 2025 public hearing.

Sincerely,

/s/
David Avitabile

Enclosure

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be sent by electronic mail to the following addresses on October 8, 2025.

Jennifer Steingasser
Joel Lawson
Shepard Beamon
Office of Planning
jennifer.steingasser@dc.gov
joel.lawson@dc.gov
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Erkin Ozberk
Preston Jutte
District Department of Transportation
erkin.ozberk1@dc.gov
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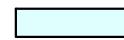
Advisory Neighborhood Commission 8F
8F@anc.dc.gov

Markita Bryant, ANC Single Member District 8F02
8F02@anc.dc.gov

/s/
David Avitabile

SITE LEGEND:

EXISTING 100-YR FLOOD PLAIN



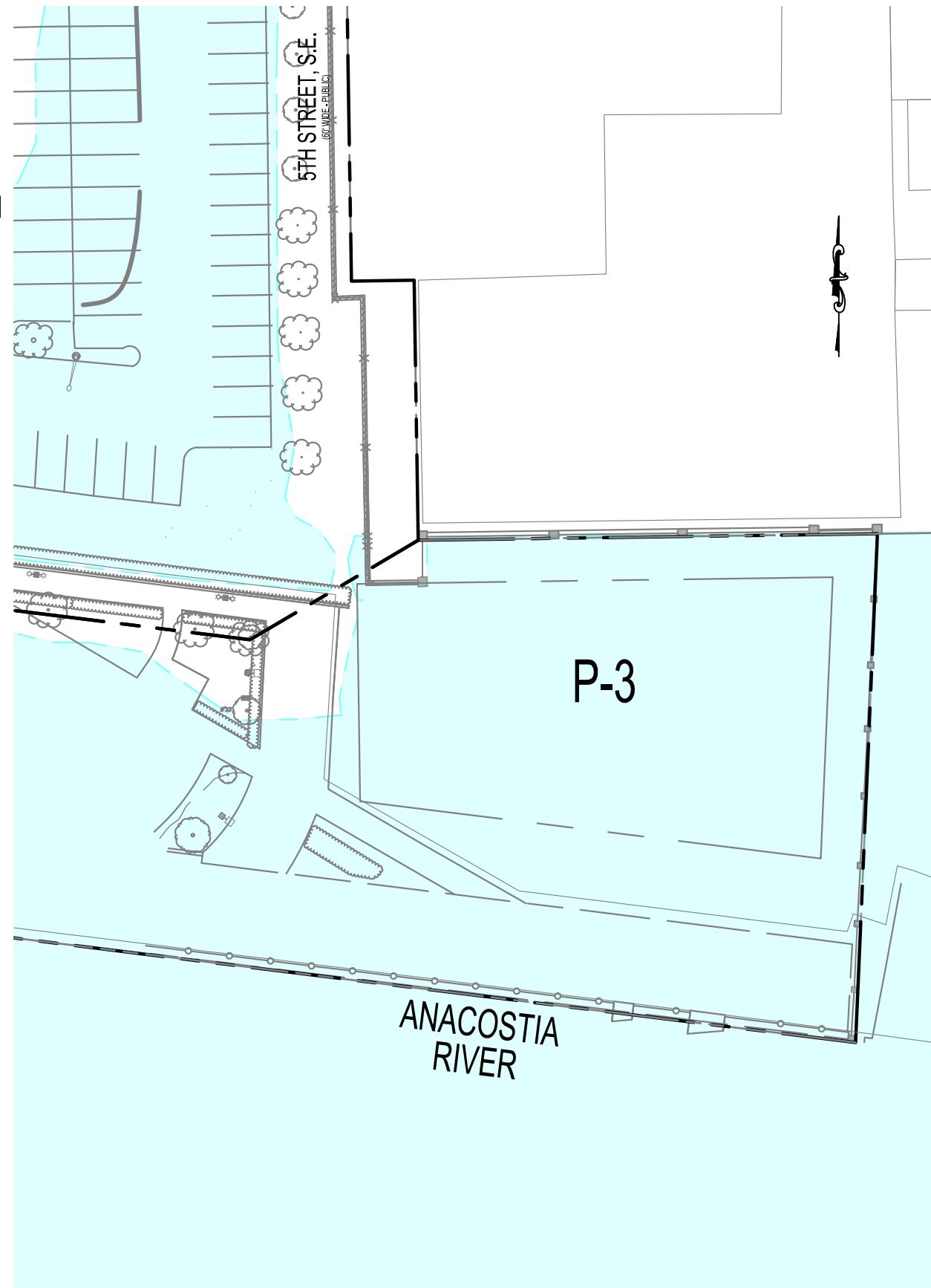
PROPOSED 100-YR FLOOD PLAIN



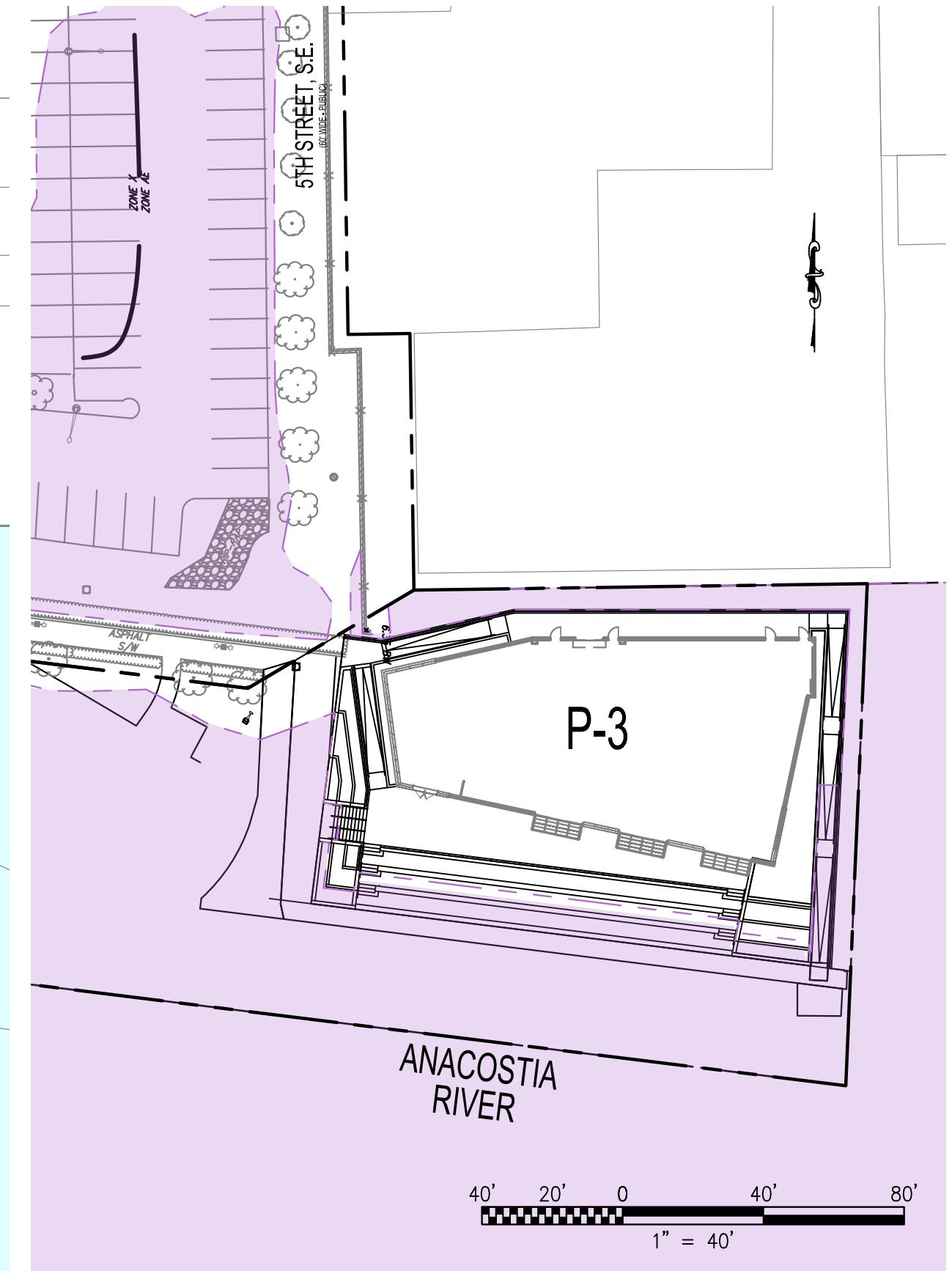
NOTES:

THE PROPERTY KNOWN AS THE YARDS – PARCEL P3 IS SITUATED WEST AND SOUTH OF THE WASHINGTON NAVY YARD, EAST OF 4TH STREET AND SOUTHEAST OF WATER STREET IN SOUTHEAST WASHINGTON, D.C. ALONG THE ANACOSTIA RIVER. THE SITE LIES WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN AND THEREFORE ANY DEVELOPMENT WITHIN THE SITE MUST COMPLY WITH DOEE FLOOD PLAIN REGULATIONS. THE PROPOSED WORK WILL RAISE THE PROPOSED BUILDING ABOVE THE 100-YEAR FLOOD PLAIN ELEVATION, WHICH IS 10.6 FT, ACCORDING TO FEMA FLOODPLAIN MAPS. THIS EXHIBIT ILLUSTRATES WHERE THE 100-YEAR FLOODPLAIN FALLS IN RELATIONSHIP TO THE EXISTING SITE, AS WELL AS WHERE IT WOULD FALL ON THE PROPOSED CONDITION..

THIS PROJECT IS BEING DESIGNED CONSISTENT WITH DOEE'S PROPOSED FLOOD PLAIN REGULATIONS. APPLICANT RESERVES THE RIGHT TO CONDUCT A LETTER OF MAP REVISION (LOMR) WITH FEMA AND THE DISTRICT TO REDRAW THE 100-YEAR FLOOD PLAIN BOUNDARY AND REMOVE THE BUILDING FROM THE SPECIAL FLOOD HAZARD AREA (SFHA); THUS REMOVING THE 100-YR FLOOD PLAIN REQUIREMENTS FROM THE DEVELOPMENT



EXISTING 100-YEAR FLOOD PLAIN



PROPOSED 100-YEAR FLOOD PLAIN