

David Avitabile
davitabile@goulstonsturrs.com
(202) 721 1137 (tel)

November 6, 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:

In advance of the December 8, 2025 public hearing, the Applicant hereby submits the following additional information.

Federal Reviews

As Commissioners may recall, projects within the Southeast Federal Center undergo a thorough design review process that integrates feedback from many agencies. At the federal level, this process includes review and approval from the General Services Administration (“GSA”) of the 35% design of each Project, following review and advice provided by the U.S. Commission of Fine Arts (“CFA”) and the National Capital Planning Commission (“NCPC”) as well as input from other “consulting parties.” Copies of letters from CFA and NCPC on the 35% design are attached as Exhibit A and Exhibit B, respectively. The Applicant notes that it has addressed NCPC’s recommendations on the proposed landscape plan.

Advisory Neighborhood Commission 8F Review

The Applicant presented the Application to ANC 8F at its October 21, 2025 public meeting and the ANC voted unanimously to support the Application, including the requested design flexibility and special exception relief.

Design Flexibility

The Applicant expects that the details of the Project will continue to evolve as design advances. Proposed design flexibility consistent with flexibility previously approved by this Commission for projects within The Yards and in other similar design review applications is included as Exhibit C.

November 6, 2025

Page 2

Green Area Ratio

The Applicant notes for the record that based on a plain reading of the Regulations and as confirmed by prior actions by the Zoning Commission and the Zoning Administrator, the Project is exempt from the Green Area Ratio (“GAR”) requirements because the GAR requirements do not apply to the SEFC-4 Zone. This tracks back to the original adoption of the GAR requirements in Z.C. Order No. 12-10, which did not apply GAR to the former W-0 Zone, the antecedent base zone within the former SEFC Overlay for what is now the SEFC-4 Zone. The Zoning Commission previously acknowledged that properties within Yards Park are not subject to any GAR requirement pursuant to confirmation from the Zoning Administrator. See Z.C. Order No. 08-04B, page 5 and Z.C. Case No. 08-04B, Exhibit 6H.)

Hearing Testimony and Witnesses

The Applicant requests 30 minutes for its presentation to the Commission at the public hearing. At the hearing, the Applicant intends to present testimony from:

- Teresa Martin, Managing Director, Living Classrooms Foundation, National Capital Region, as a representative of the Applicant; and
- Brian Pilot, STUDIOS, as an expert in architecture.

The Applicant will also make its transportation consultant, Daniel Solomon of Gorove/Slade Associates, available for questions. Outlines of witness testimony are attached as Exhibit D. The Applicant requests that Mr. Pilot and Mr. Solomon be accepted as experts in their respective fields; Mr. Solomon’s resume was previously submitted, and a copy of Mr. Pilot’s resume is attached as Exhibit E.

Conclusion

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 November 6, 2025.

Joel Lawson
Shepard Beamon
Office of Planning
joel.lawson@dc.gov
shepard.beamon@dc.gov

Erkin Ozberk
Preston Jutte
District Department of Transportation
erkin.ozberk1@dc.gov
preston.jutte@dc.gov

Advisory Neighborhood Commission 8F
8F@anc.dc.gov

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

/s/
David Avitabile