



SOUTHEAST FEDERAL CENTER

# PARCEL P3

DECEMBER 2025

**ZONING DESIGN REVIEW APPLICATION**  
FOR ZONING COMMISSION REVIEW  
UNDER THE SEFC-2 ZONE

PREPARED FOR  
**DC ZONING COMMISSION**

PREPARED BY  
**THE U.S. GENERAL SERVICES ADMINISTRATION**  
**BROOKFIELD PROPERTIES**  
**LIVING CLASSROOMS FOUNDATION**

WITH THE ASSISTANCE OF  
**STUDIOS ARCHITECTURE**

**ZONING COMMISSION**  
District of Columbia  
CASE NO. 25-17  
EXHIBIT NO. 20

## GENERAL INFORMATION

**PROJECT NAME:** PARCEL P3, LIVING CLASSROOMS FOUNDATION

**PROJECT LOCATION:** WEST AND SOUTH OF WASHINGTON NAVY YARD, EAST OF 5TH ST AND SOUTHEAST OF RIVER STREET.

**PROJECT SUMMARY:** PARCEL P3 WILL HOUSE THE LIVING CLASSROOMS FOUNDATIONS EDUCATION CENTER BUILDING. THE MISSION OF THE FOUNDATION IS TO BENEFIT THE COMMUNITY AT LARGE THROUGH EDUCATION AND HANDS-ON TRAINING. THE DESIGN OF THIS BUILDING STRIVES TO EMBRACE AND EDUCATE THE PUBLIC TO THESE SAME VALUES. LOCATED ON THE EASTERNMOST SECTION OF YARDS PARK VISITORS WILL EXPERIENCE THE LIVING CLASSROOMS BUILDING AS THE FINAL YARDS PARK PAVILION BUILDING BEFORE THE PARK TRANSITIONS INTO THE NAVY YARD. THE BUILDING'S ARCHITECTURE REFERENCES THE NAVY YARDS SHIPBUILDING PAST THROUGH BOTH ITS FORM AND MATERIALITY, CONNECTING TO THE RICH INDUSTRIAL HISTORY OF THE SITE. THE BUILDING'S GESTURAL FORM CAN BE EXPERIENCED FROM ALL 4 SIDES AS FLOOR PLATES SLIP PAST EACH OTHER TO CREATE BOTH MULTI-LEVEL TERRACES AND A DRAMATIC CANTILEVERED PROW OVER THE MAIN BUILDING ENTRY. AS VISITORS APPROACH FROM THE FROM THE SOUTH, EAST, OR WEST, SIDES OF THE RIVERWALK, A TRANSPARENT GROUND LEVEL EXPOSES THE CULINARY TRAINING RESTAURANT AND IS DESIGNED TO ENGAGE THE LANDSCAPE AND PUBLIC. THE FLOORS OF LEVELS TWO AND THREE FORM A MORE PRIVATE ZONE TO WORK AND TEACH THAT IS ADAPTABLE TO THE EVOLVING CULTURE OF LIVING CLASSROOMS. DRAMATIC, PANORAMIC VIEWS OF THE RIVER ARE EXPERIENCED FROM BOTH INSIDE THE BUILDING AND FROM THE TERRACES THAT SUPPLEMENT THE UPPER-FLOOR CLASSROOM PROGRAM.

**PROJECT DEVELOPER:** GSA, BROOKFIELD PROPERTIES & LIVING CLASSROOMS FOUNDATION

**ARCHITECT:** STUDIOS ARCHITECTURE

### PROJECT MANAGERS:

BRETT BANKS  
PROJECT EXECUTIVE  
U.S. GENERAL SERVICES ADMINISTRATION  
OFFICE OF PORTFOLIO MANAGEMENT AND CUSTOMER ENGAGEMENT  
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202.538.5642

**LIVING CLASSROOMS**  
802 S. CAROLINE STREET  
BALTIMORE, MD 21231  
410-685-0295

## PROJECT REPORT PARCEL P3 - THE YARDS

December 2025

**PROPOSED USES (P3):** CIVIC / CULTURAL

### TOTAL SITE AREA:

PARCEL P3: **9,196 SF**

### SITE COVERAGE:

PARCEL P3: **65%**, 6,010 SF (OVERALL FOOTPRINT)

TOTAL SEFC-4: **17%**

**PROPOSED F.A.R.** - 17,000 SF (3 LEVELS @ 5,666 SF):

PARCEL P3: **1.85 FAR**

TOTAL SEFC-4: 0.19 FAR

## DESIGN INFORMATION

### NEW DEVELOPMENT:

- NEW CONSTRUCTION ADJACENT TO ANACOSTIA RIVERWALK TRAIL
- EVENT SPACE & COOKING CLASSROOMS LOCATED AT GRADE.
- CLASSROOMS AND OFFICES ON 2ND FLOOR
- IMPORTANT DESIGN FEATURES TO POSSIBLY BE INCORPORATED IN NEW CONSTRUCTION TO MAINTAIN AN AESTHETIC THAT IS COMPATIBLE WITH THE HISTORIC CONTEXT OF THE NAVY YARD ANNEX: INDUSTRIALLY INSPIRED METAL PANELING, LARGE AREAS OF GLASS, AND OTHER APPROPRIATE MATERIALS THAT REFLECT THE INDUSTRIAL HERITAGE OF THE SITE.

### EXTERIOR DESIGN:

- DESIGN OF EXTERIOR TO BE CONSISTENT WITH HISTORIC PRESERVATION DESIGN GUIDELINES CALLING FOR INDUSTRIAL CHARACTER, MATERIALS, COLORS, AND TEXTURES.
- THE SIMPLE BOLD MASSING OF THE BUILDING IS MEANT TO COMPLEMENT THE HISTORIC INDUSTRIAL SCALE OF THE YARDS WHILE ACKNOWLEDGING EXISTING ADJACENCIES AND MASSING NEAR THE SITE.


### SITE WORK:

- DESIGN OF EXTERIOR SPACES TO BE CONSISTENT WITH HISTORIC PRESERVATION DESIGN GUIDELINES.
- LANDSCAPING SHOWN FOR CONTEXT ONLY AND IS SUBJECT TO CHANGE.

## BUILDING HISTORY

**DESIGNATIONS:** THIS SITE IS WITHIN THE PORTION OF THE NAVY YARD ANNEX THAT IS INCLUDED WITHIN THE BOUNDARIES OF THE WASHINGTON NAVY YARD HISTORIC DISTRICT. THE WASHINGTON NAVY YARD IS LISTED AS AN HISTORIC DISTRICT IN THE NATIONAL REGISTER OF HISTORIC PLACES AND THE DC INVENTORY OF HISTORIC SITES.



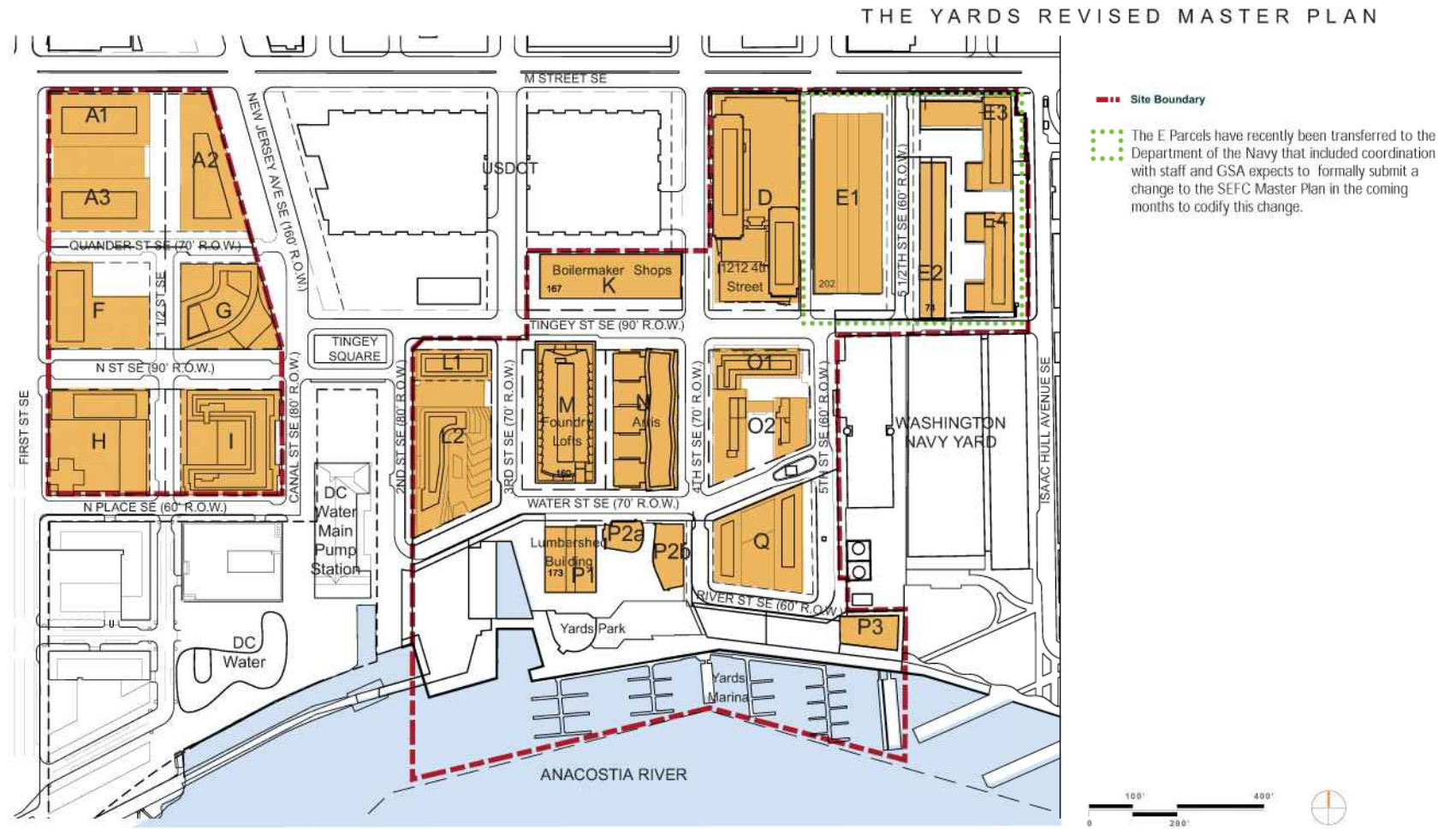
 GSA TRANSFERRED THIS AREA TO THE NAVY IN 2024

## SITE CONTEXT PARCEL P3 - THE YARDS

December 2025

living  
 classrooms  
 learning  
 by doing

STUDIO



**THE YARDS- Southeast Federal Center** BROOKFIELD

WASHINGTON, D.C. Revised September 02, 2022

shalom baranes associates

architects

AMENDMENT #3 TO REVISED MASTER PLAN SUBMISSION

1

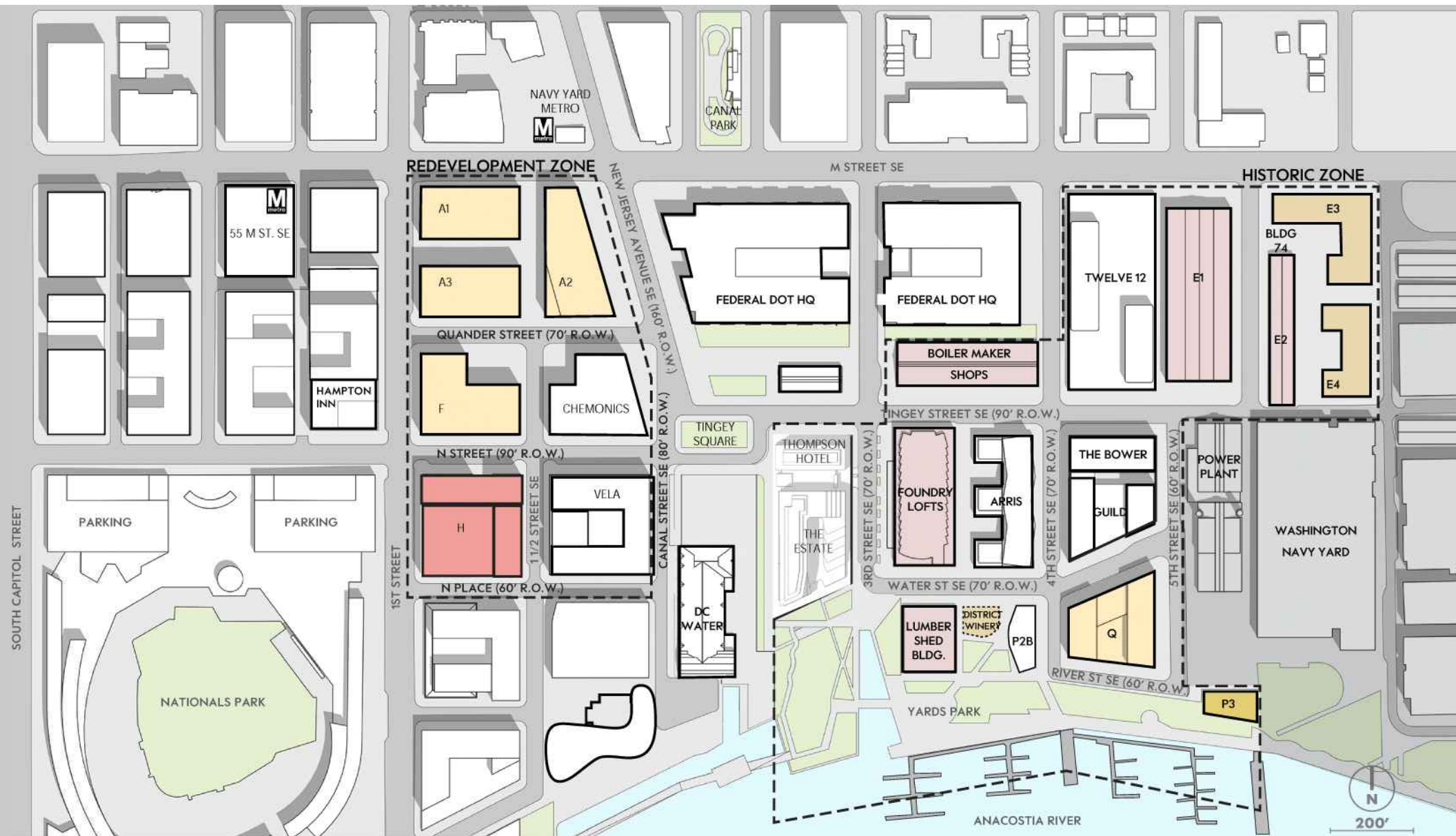
## YARDS MASTER PLAN PARCEL P3 - THE YARDS

December 2025

living  
classrooms  
learning  
by doing

STUDIO

4

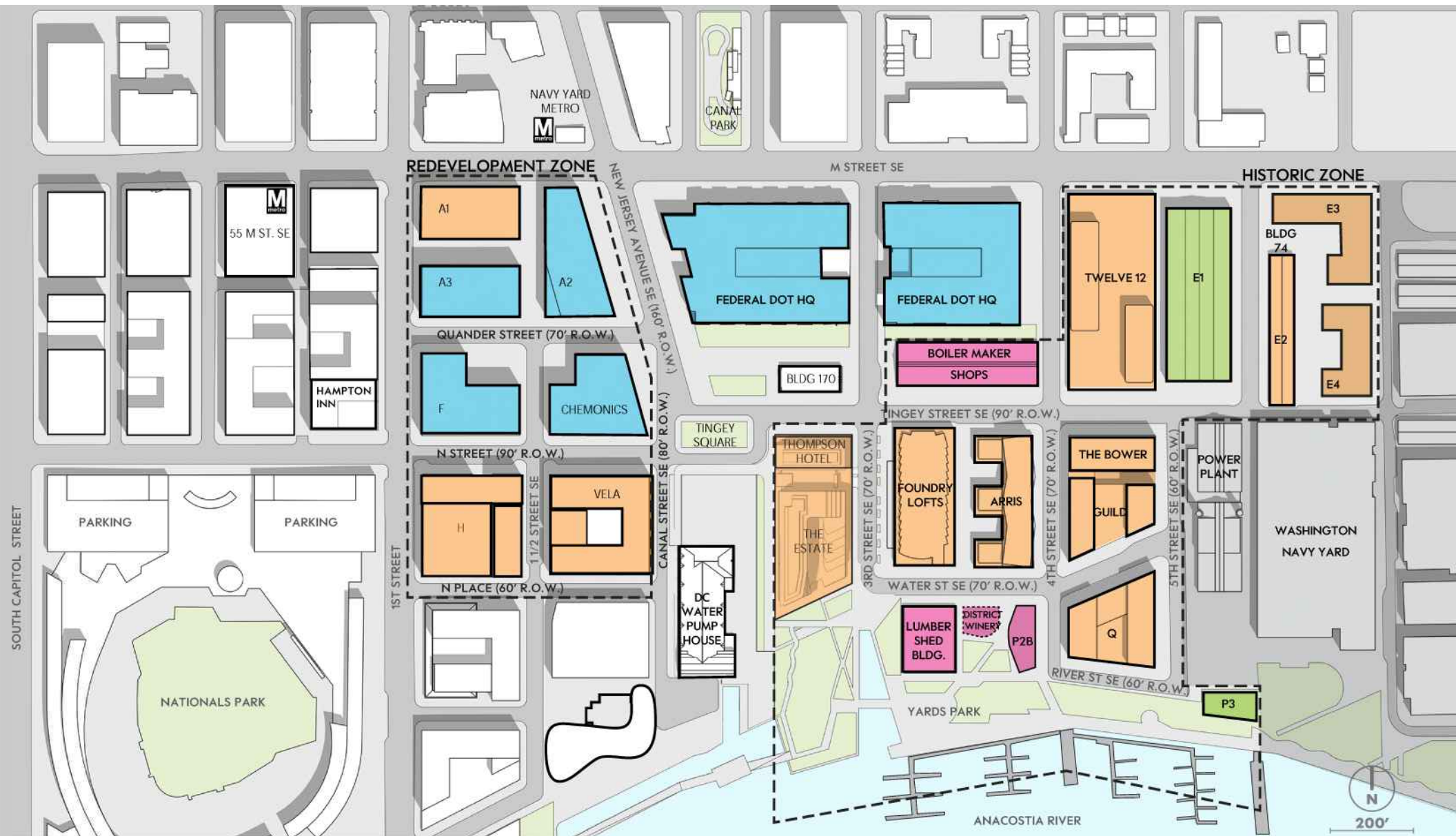


## NEIGHBORHOOD SITE PLAN PARCEL P3 - THE YARDS

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living  
classrooms  
learning  
by doing

STUDIO



## NEIGHBORHOOD PROGRAM PLAN PARCEL P3 - THE YARDS

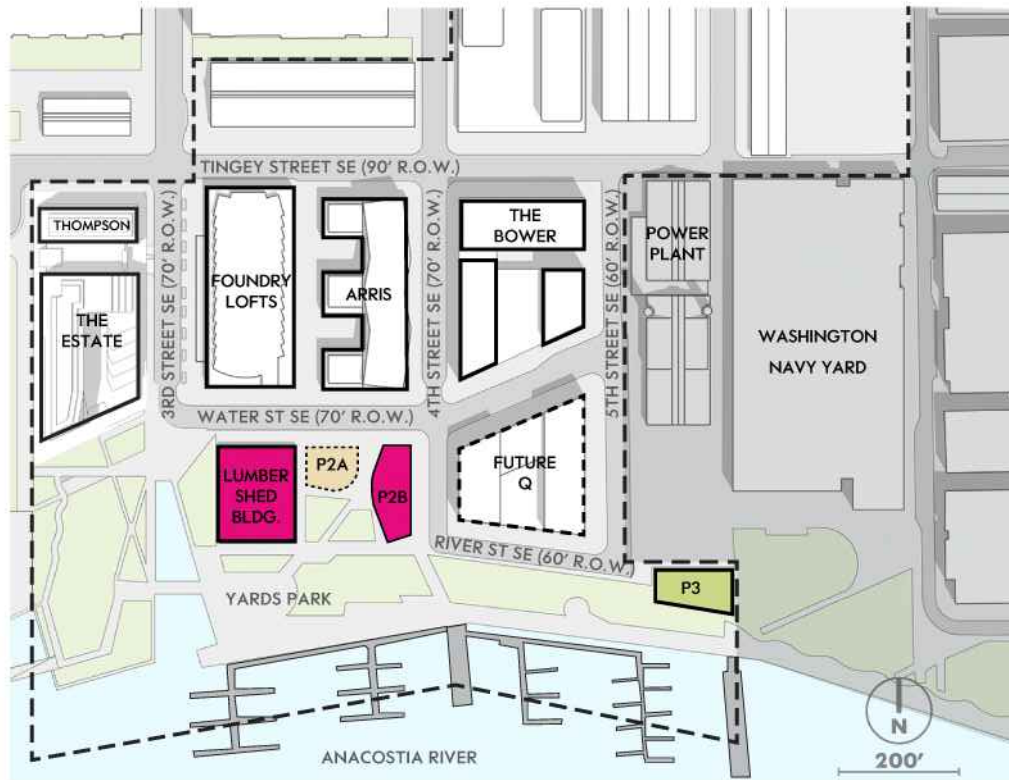
December 2025

living  
classrooms  
learning  
by doing

STUDIOS

## EXISTING PAVILION BUILDINGS

- PARCEL P2B (DISTRICT WINERY) FACADE IS COMPOSED OF NATURAL WOOD SIDING & LARGE DARK METAL FRAMED STOREFRONT WINDOWS.
- THE LUMBER SHED BUILDING IS WRAPPED IN GLASS WITH DARK METAL TRIM



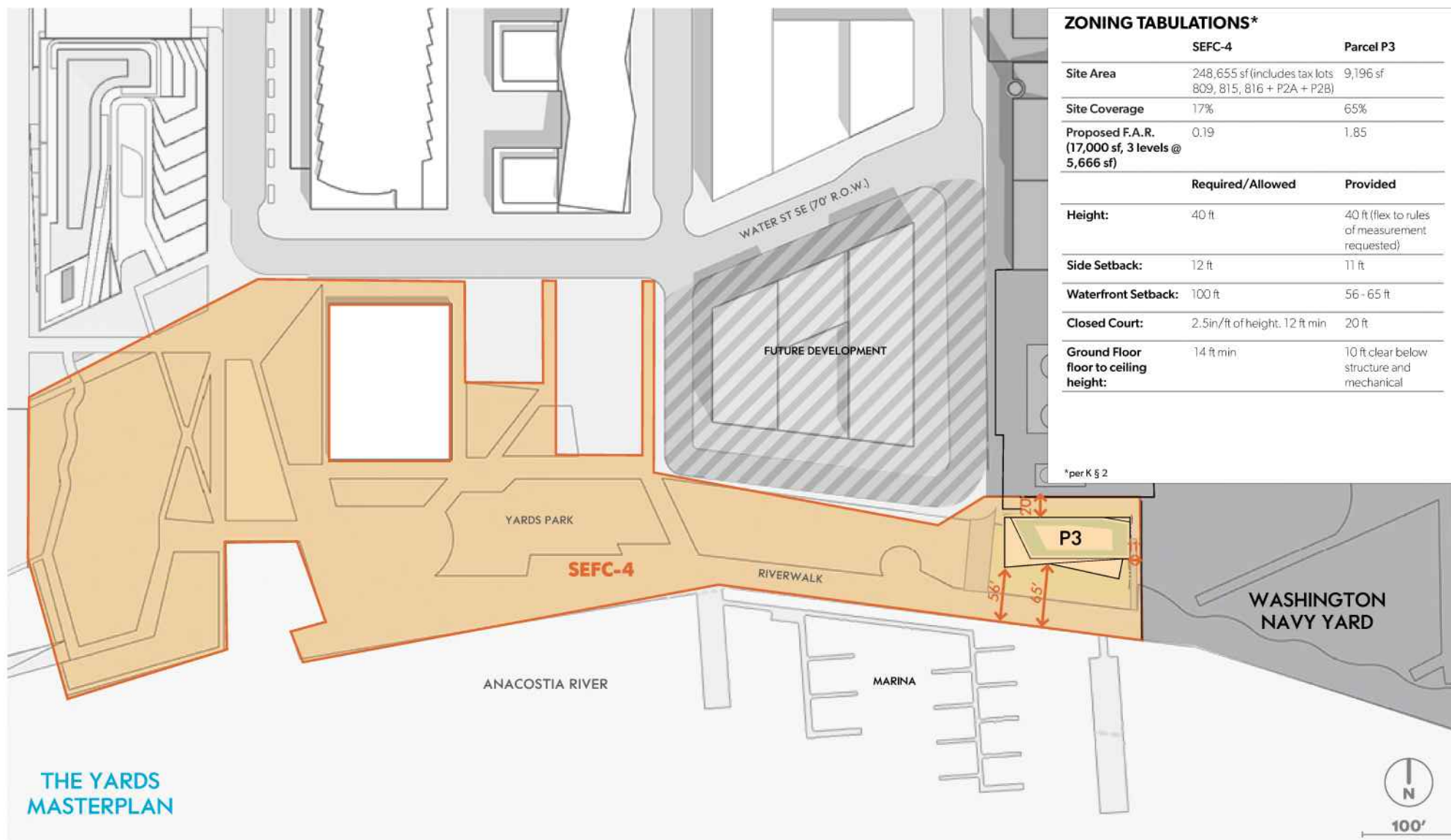
DISTRICT WINERY



LUMBER SHED

## EXISTING CONDITIONS - YARDS PARK PAVILION BUILDINGS PARCEL P3 - THE YARDS

December 2025



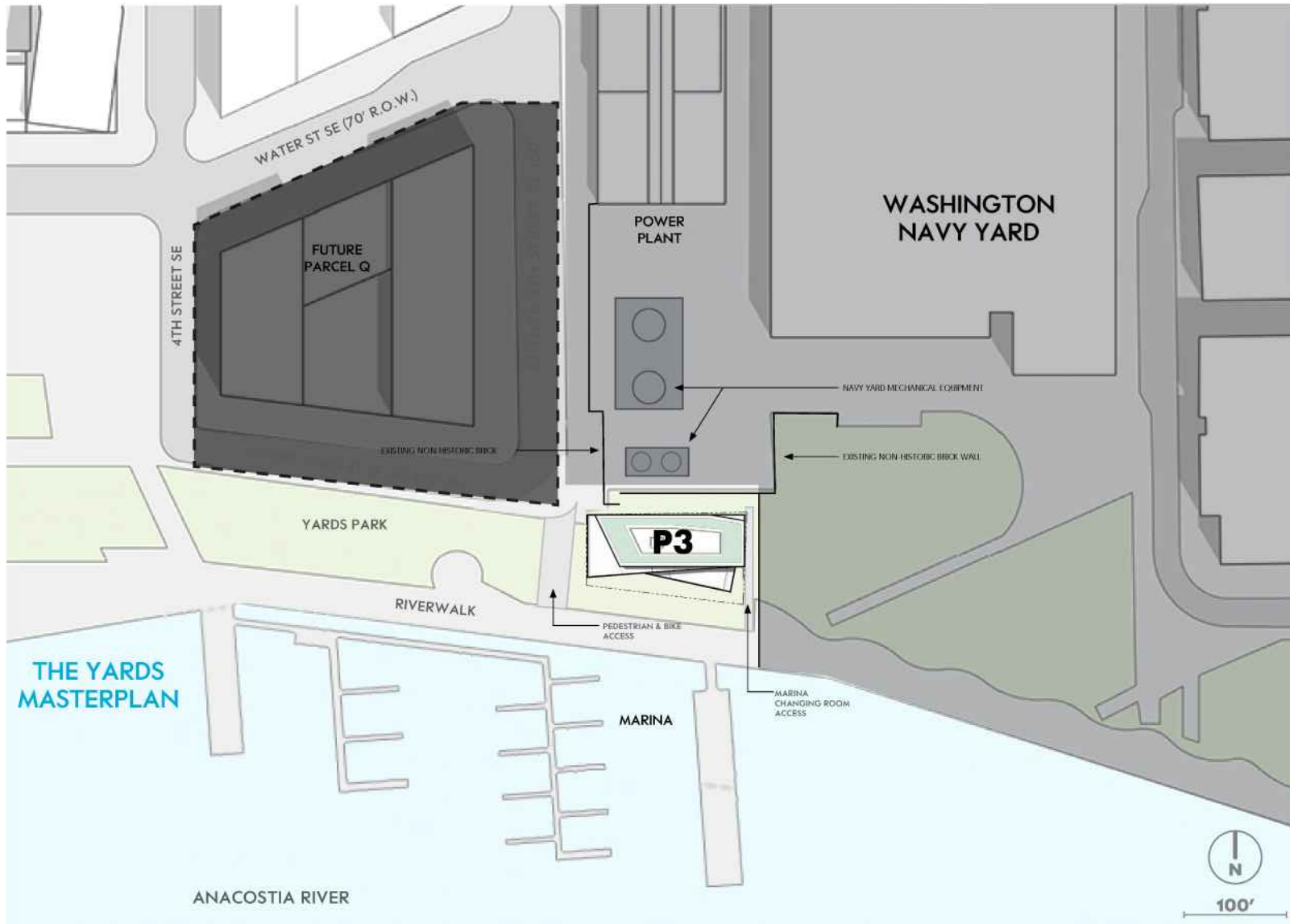
# ZONING TABULATIONS\*

	SEFC-4	Parcel P3
Site Area	248,655 sf (includes tax lots 809, 815, 816 + P2A + P2B)	9,196 sf
Site Coverage	17%	65%
Proposed F.A.R. (17,000 sf, 3 levels @ 5,666 sf)	0.19	1.85
	Required/Allowed	Provided
Height:	40 ft	40 ft (flex to rules of measurement requested)
Side Setback:	12 ft	11 ft
Waterfront Setback:	100 ft	56 - 65 ft
Closed Court:	2.5in/ft of height. 12 ft min	20 ft
Ground Floor floor to ceiling height:	14 ft min	10 ft clear below structure and mechanical

\*per K § 2

## PARCEL P3 - THE YARDS - SITE PLAN

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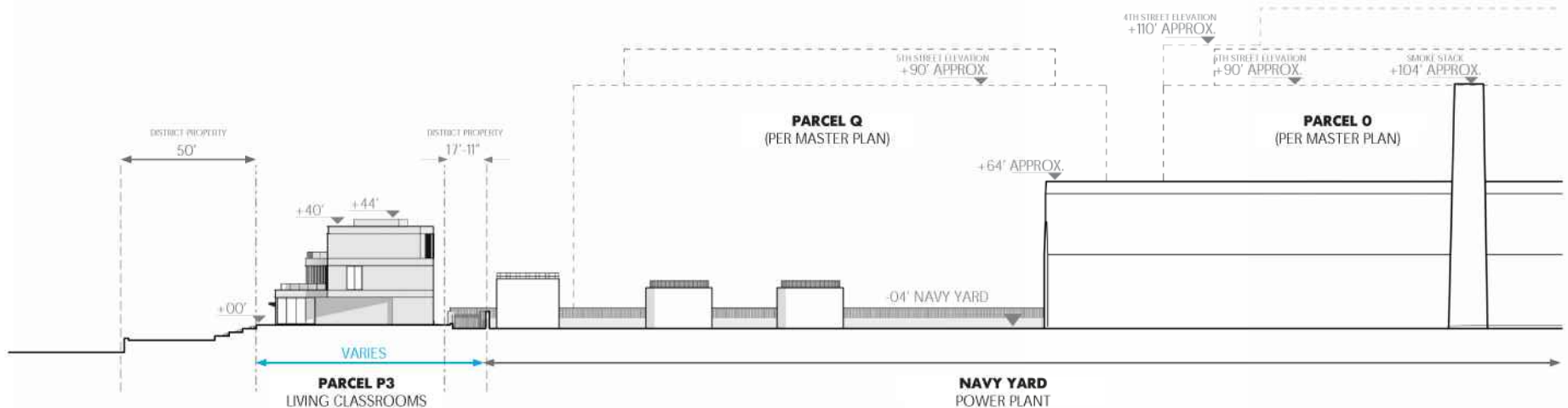


**SITE PLAN CONCEPT DIAGRAM - ENLARGED MARINA PLAN**  
**PARCEL P3 - THE YARDS**

December 2025

## KEY SEFC HISTORIC GUIDELINE IDEAS

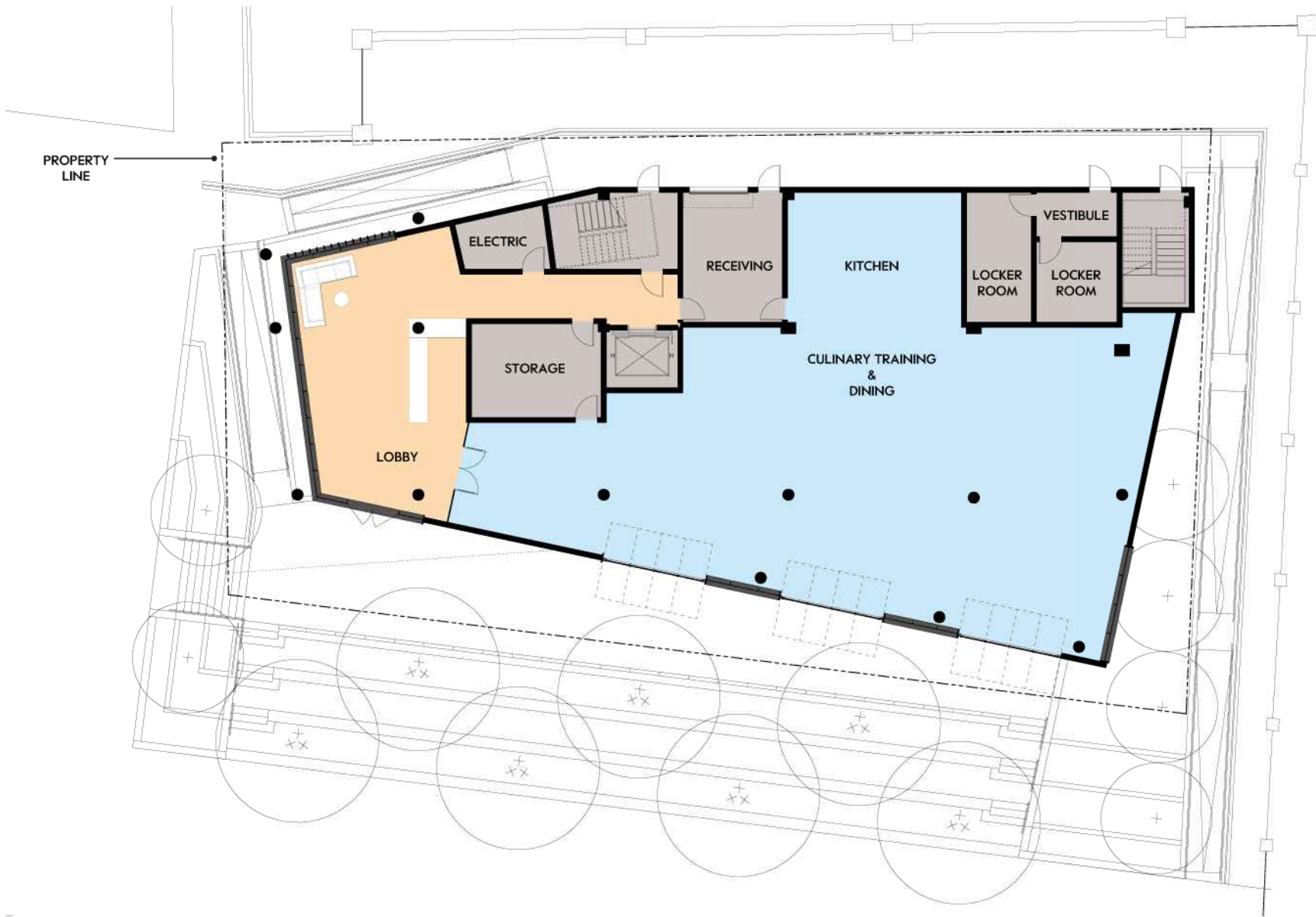
- THE MASSING AND SCALE OF THE NEW BUILDINGS IN THE HISTORIC ZONE WILL BE COMPLEMENTARY TO THAT OF THE HISTORIC BUILDINGS UTILIZING DESIGN CONCEPTS SUCH AS **STRONG HORIZONTALITY**
- NEW PAVILIONS WILL BE FREESTANDING, **OPEN AND TRANSPARENT** AND WILL RELATE TO THE SCALE OF THE LUMBER SHED BUILDING
- EXPRESSIVE ENGINEERING AND INNOVATIVE DESIGNS ARE ENCOURAGED TO **EVOKE THE CHARACTER** OF THIS AND OTHER INDUSTRIAL WATERFRONT SITES
- HEIGHT, BULK AND SITING OF BUILDINGS SHALL **PROVIDE OPEN VIEWS AND VISTAS** TO AND FROM THE WATERFRONT AND, WHERE PRACTICAL, MAINTAIN VIEWS OF FEDERAL MONUMENTAL BUILDINGS



## SECTION DIAGRAM - MASSING RESPONSE TO EXISTING HISTORIC CONTEXT BUILDINGS

### PARCEL P3 - THE YARDS

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N  
SCALE: 3/32" = 1'-0"

PARCEL P3 - THE YARDS - LEVEL 1

December 2025

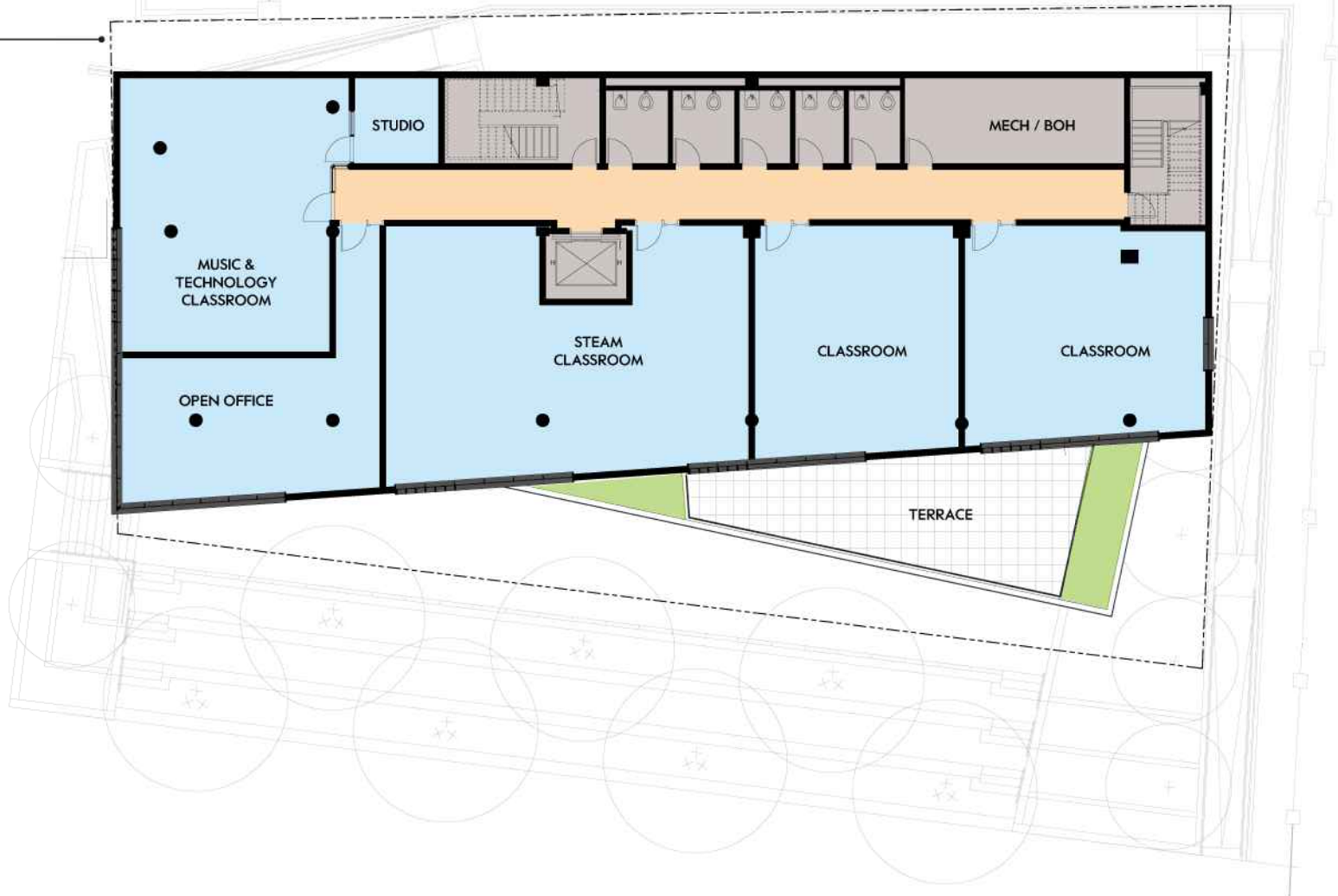
living  
classrooms  
learning  
by doing

STUDIOS

PROPERTY  
LINE



SCALE: 3/32" = 1'-0"



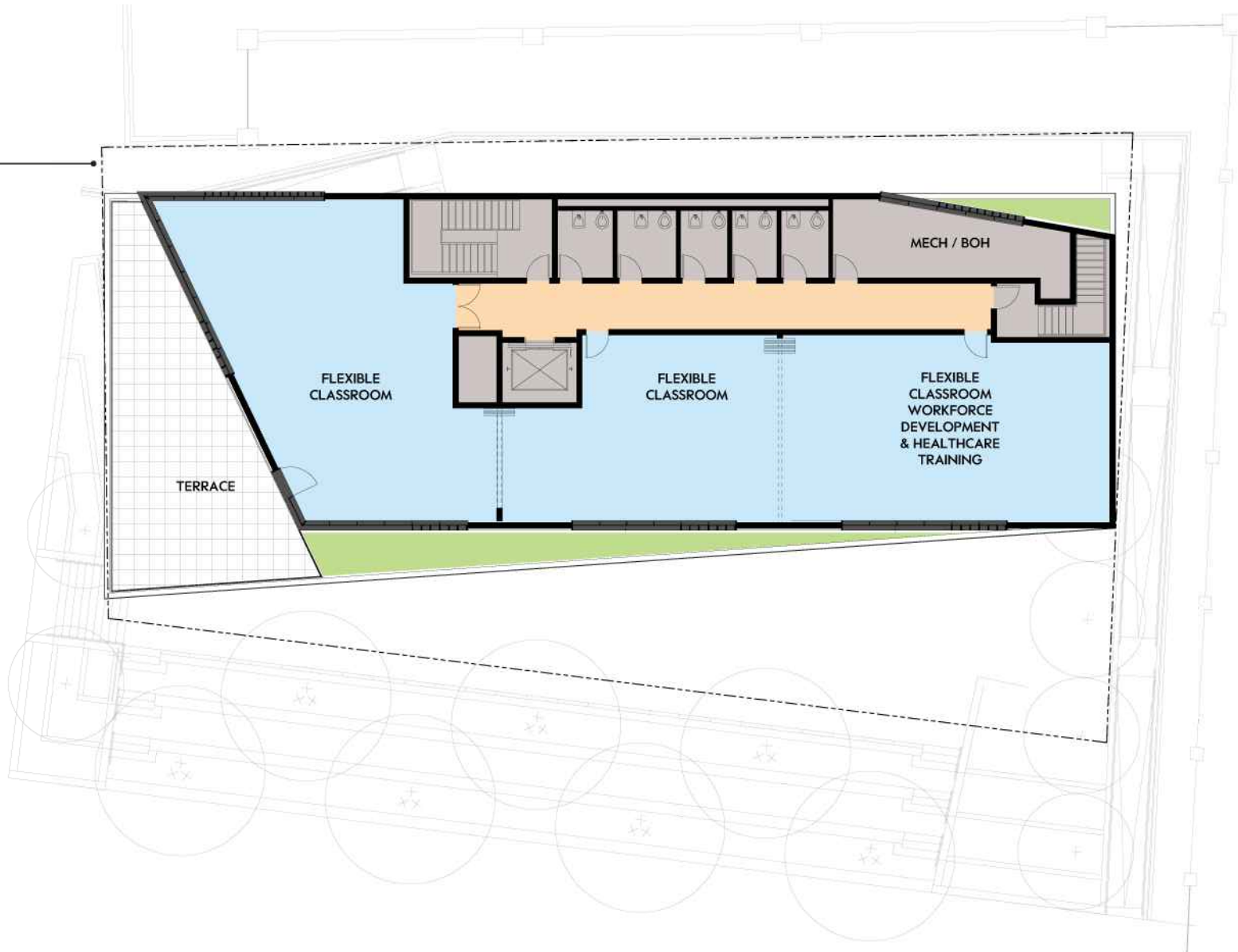
## PARCEL P3 - THE YARDS - LEVEL 2

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PROPERTY  
LINE



SCALE: 3/32" = 1'-0"



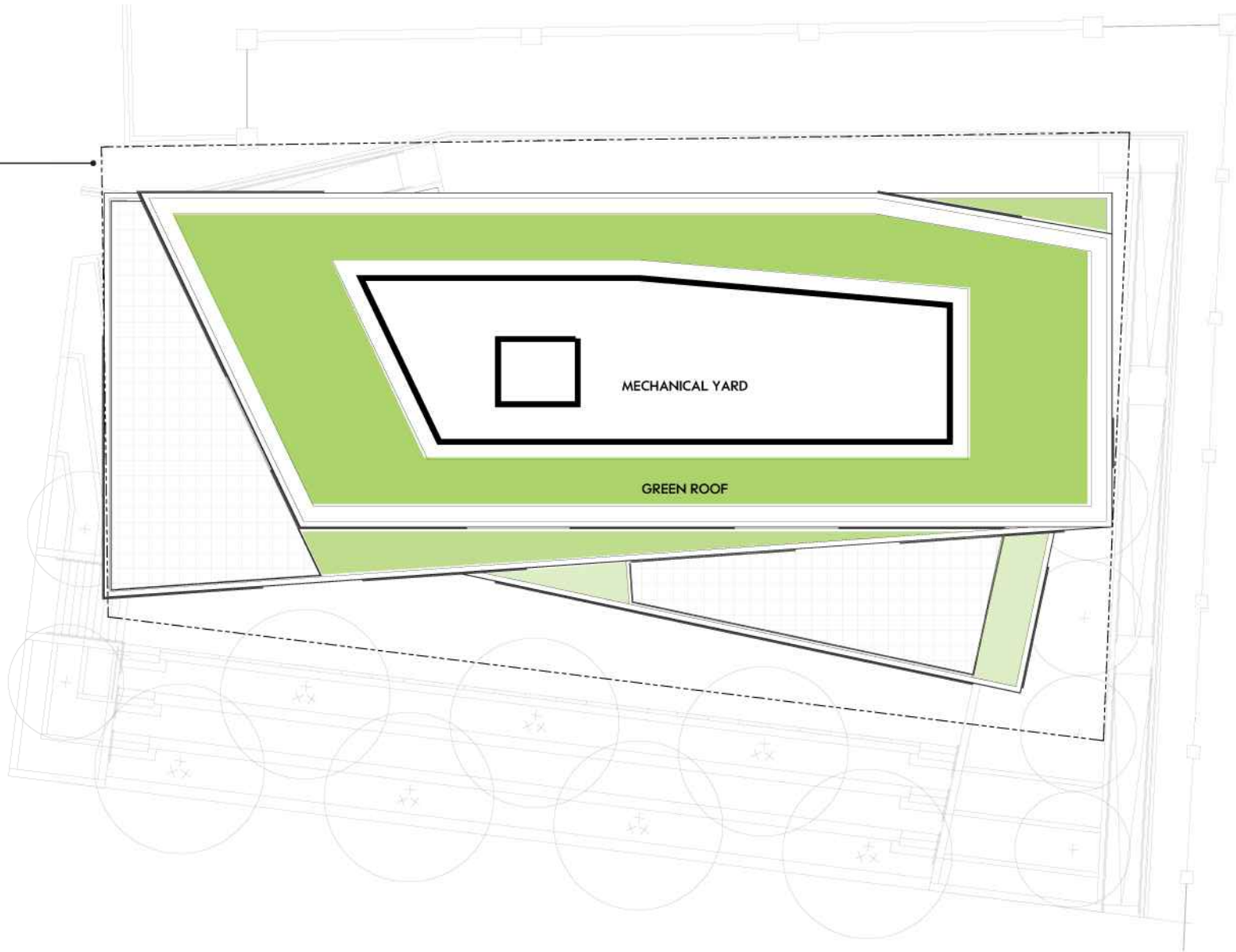
### PARCEL P3 - THE YARDS - LEVEL 3

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PROPERTY  
LINE



SCALE: 3/32" = 1'-0"



### PARCEL P3 - THE YARDS - LEVEL 3

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RENDERED VIEW - RIVER WALK  
**PARCEL P3 - THE YARDS**

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living  
classrooms  
learning  
by doing

**STUDIO** 15



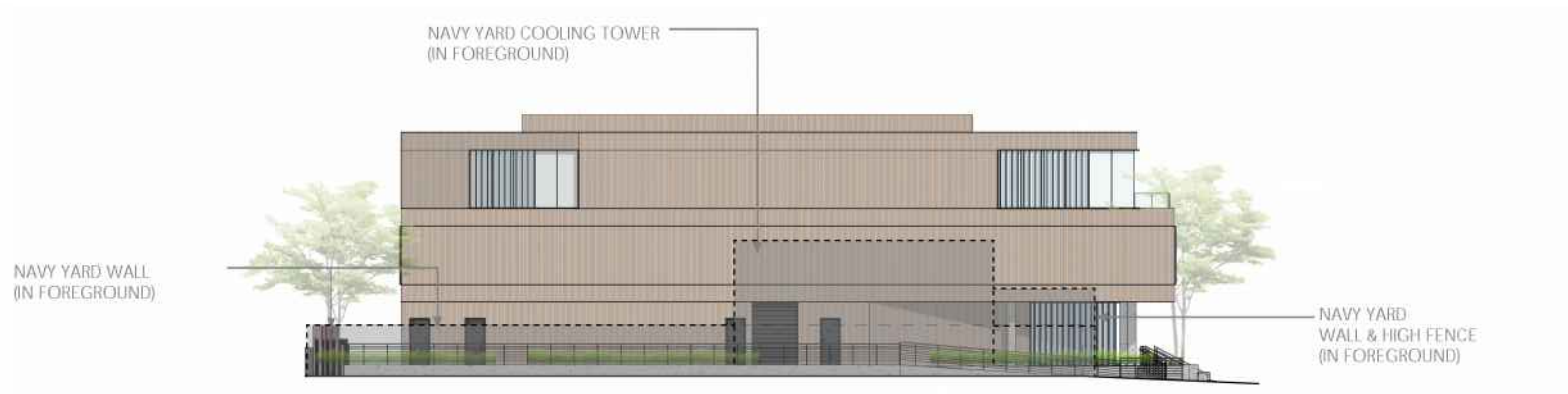
RENDERED VIEW - WATER VIEW  
**PARCEL P3 - THE YARDS**

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classrooms  
learning  
by doing

STUDIOE

16



\*LANDSCAPE SHOWN FOR DEMONSTRATION PURPOSES ONLY

## BUILDING ELEVATION - NORTH & SOUTH PARCEL P3 - THE YARDS

December 2025



\*LANDSCAPE SHOWN FOR DEMONSTRATION PURPOSES ONLY

## BUILDING ELEVATIONS - EAST & WEST PARCEL P3 - THE YARDS

December 2025

## 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.



EXISTING YARDS PARK STEPPED SEATING



EXISTING YARDS PARK STEPPED SEATING



EXISTING YARDS PARK PLANTER EDGE SEATING



EXISTING YARDS PARK GRANITE AND CONCRETE MATERIAL PALETTE



EXISTING YARDS PARK APPROACH TO P3 SITE



EXISTING YARDS PARK APPROACH TO P3 SITE

## EXISTING YARDS PARK LANDSCAPE PARCEL P3 - THE YARDS

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## HISTORIC ZONE DESIGN GUIDELINES

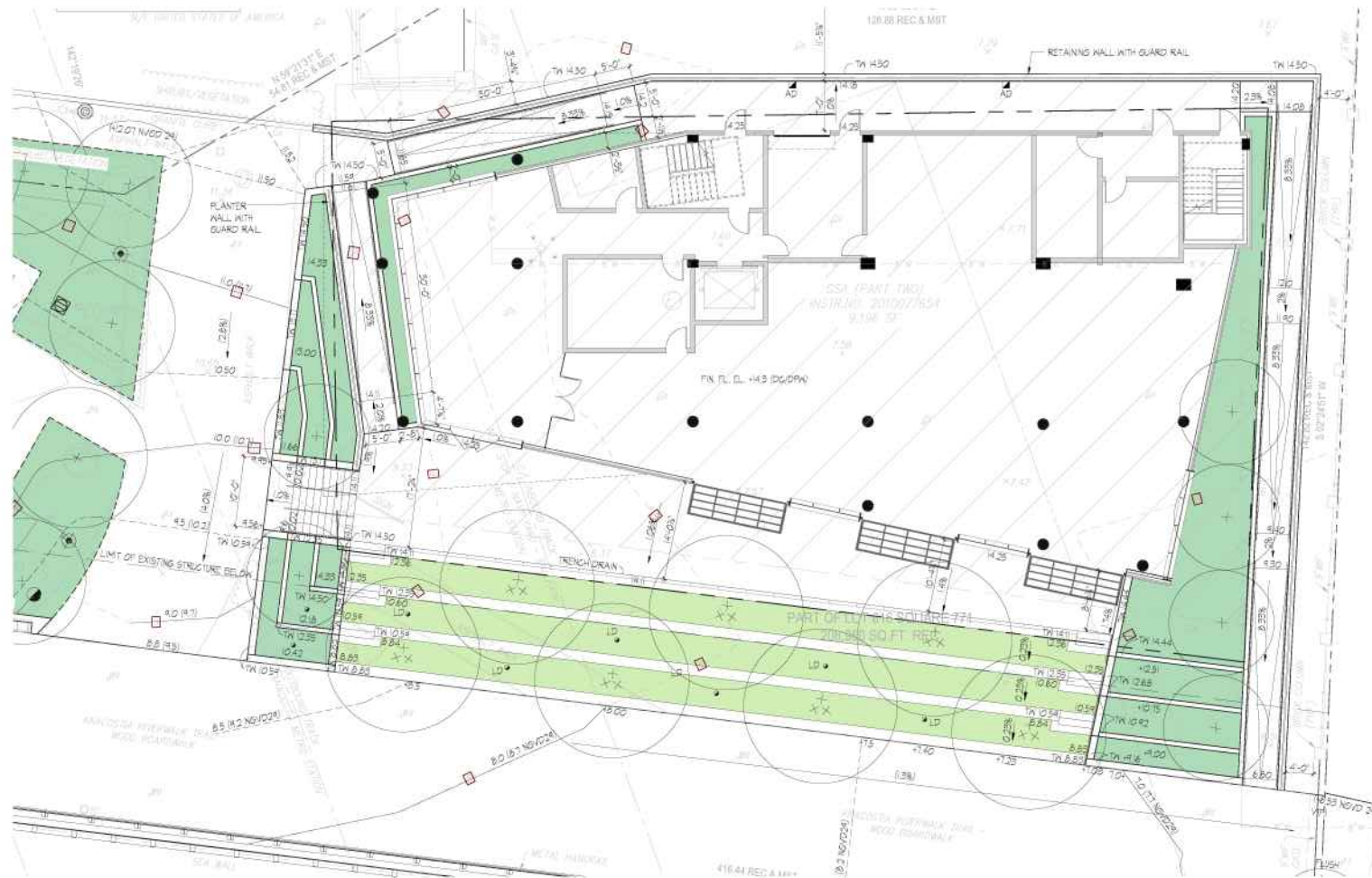
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## PROPOSED LANDSCAPE PLAN PARCEL P3 - THE YARDS

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• 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.



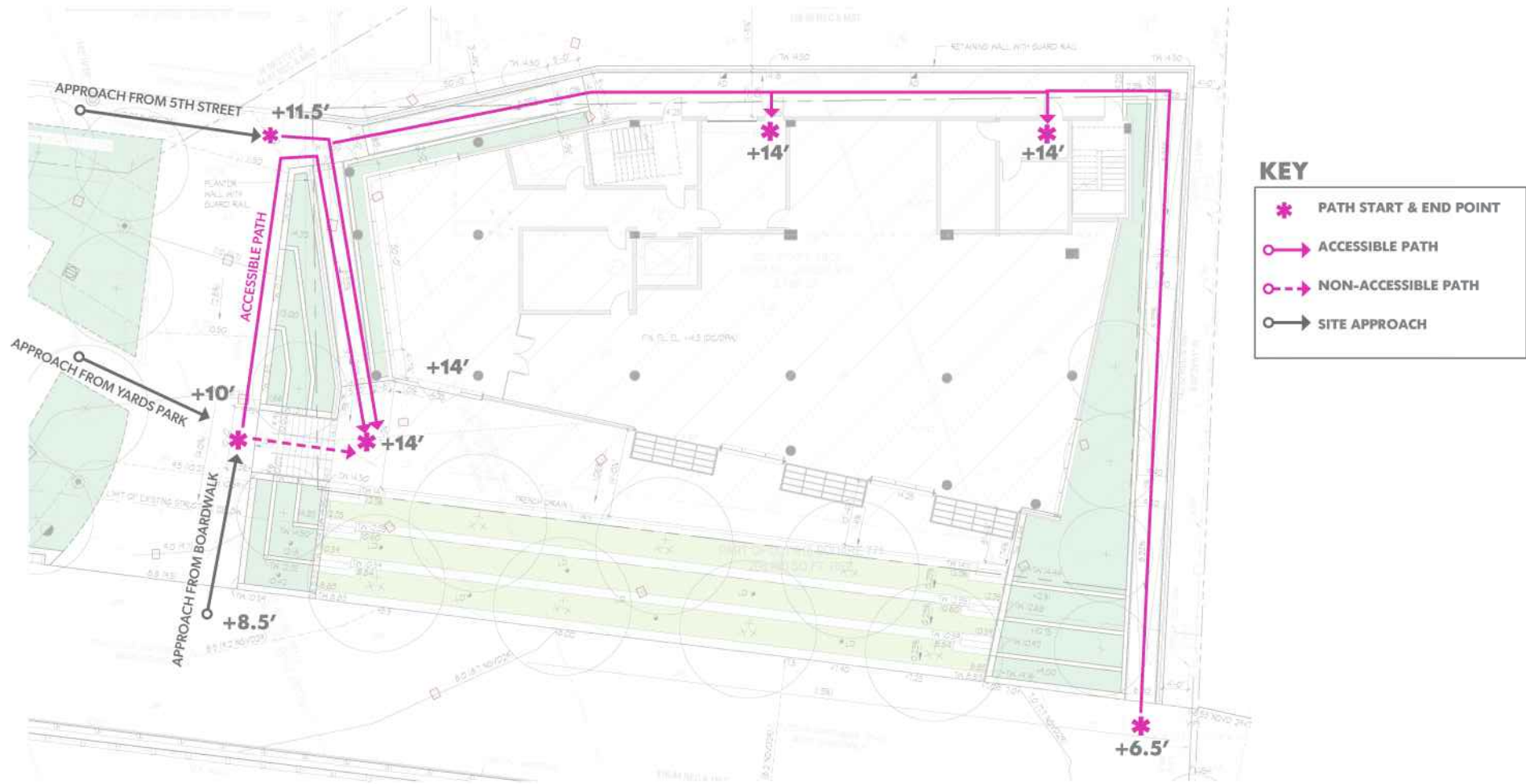
## December 2025

_____	PROPERTY LINE
_____	LIMIT OF EXISTING STRUCTURE
_____	FULL CONTOUR
-----	HALF CONTOUR
●	PO - PLANTING DRAIN - SEE CIVIL DWGS
●	LD - LAWN DRAIN - SEE CIVIL DWGS
●	AD - AREA DRAIN - SEE CIVIL DWGS
⊙	MANHOLES - SEE CIVIL DWGS
+0.25	PROPOSED SPOT GRADE
2.30 (+0.0)	EXISTING SPOT GRADE
	ELECTRICAL HANDHOLE - SEE MEP DWGS

Site plan/survey data is relative to DC/DPW  
First floor = 14.3 DC/DPW  
Adjacent grades around the building = 14.2 DC/DPW  
Note that DC/DPW = NAVD88 + 0.1

## HISTORIC ZONE DESIGN GUIDELINES

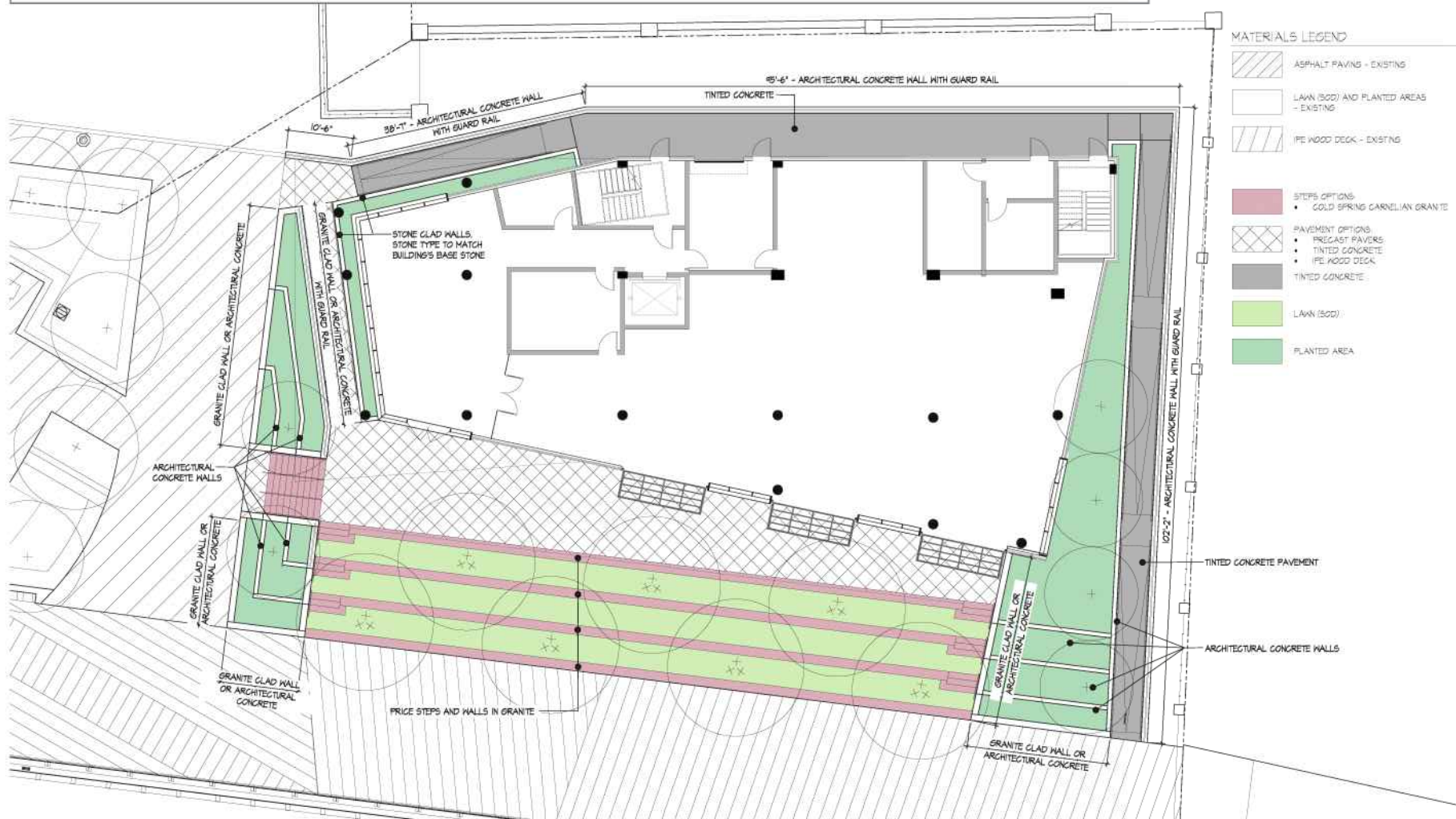
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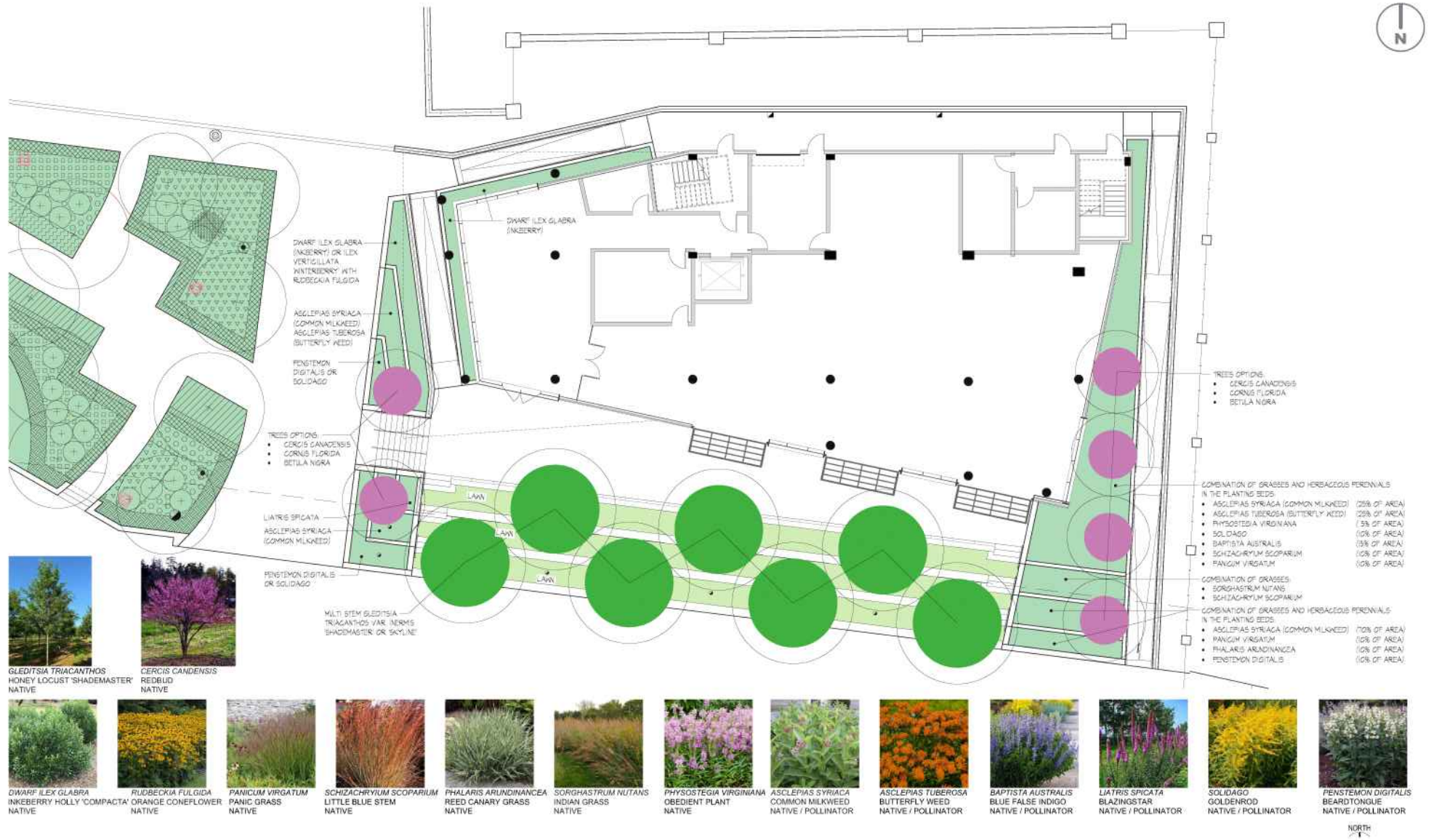
### SITE ACCESS PARCEL P3 - THE YARDS

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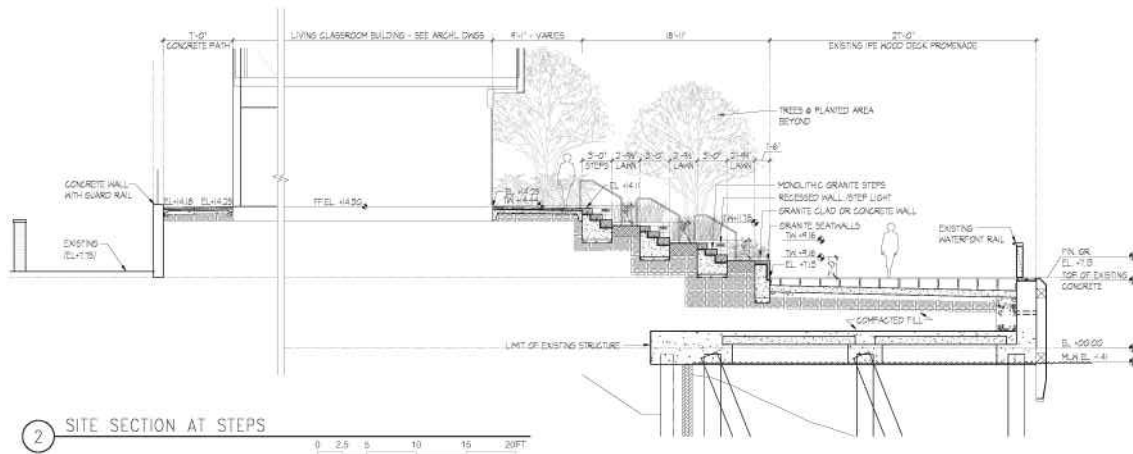
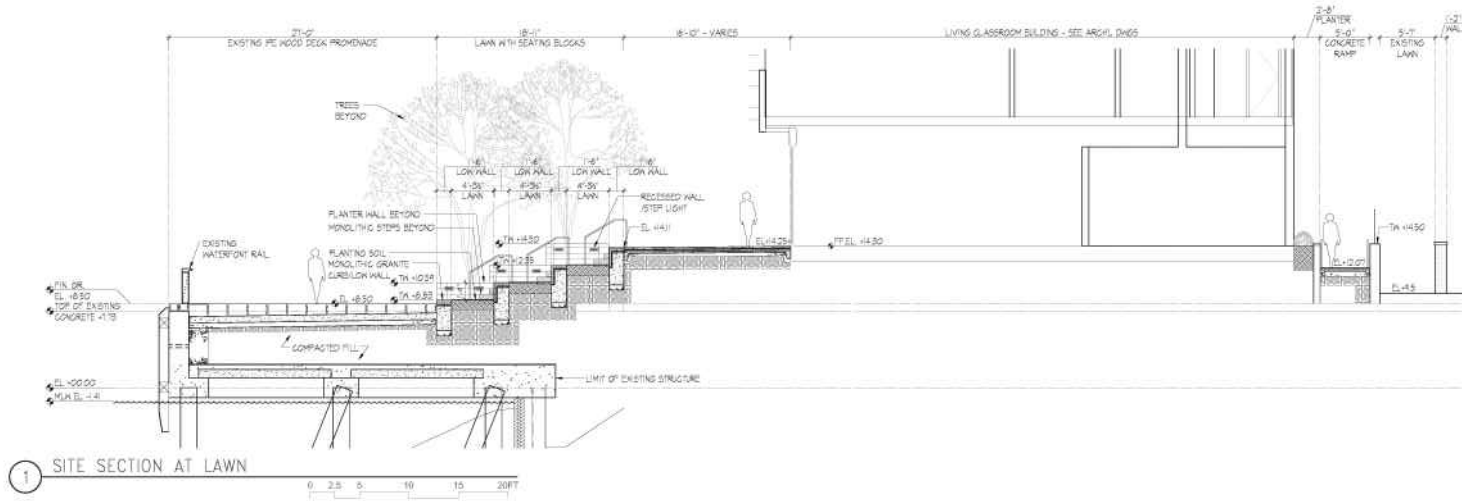


## PROPOSED LANDSCAPE PLANTING PLAN PARCEL P3 - THE YARDS

December 2025

## HISTORIC ZONE DESIGN GUIDELINES

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KEY PLAN

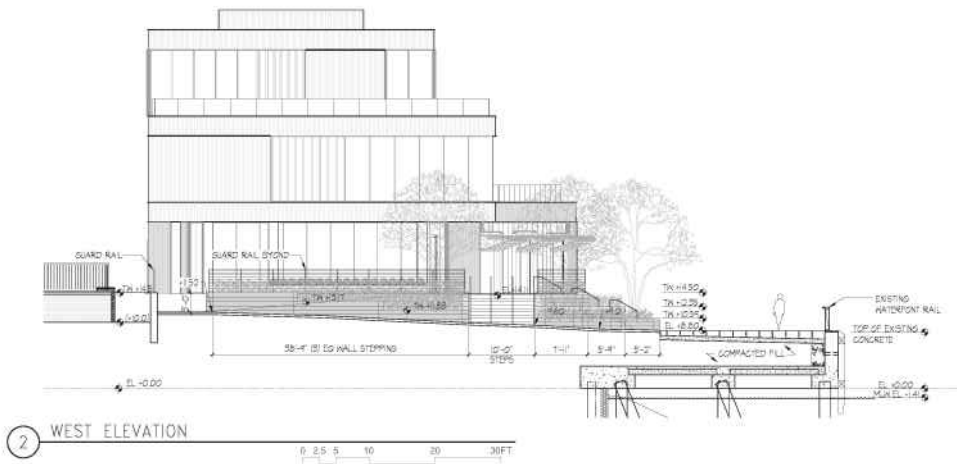
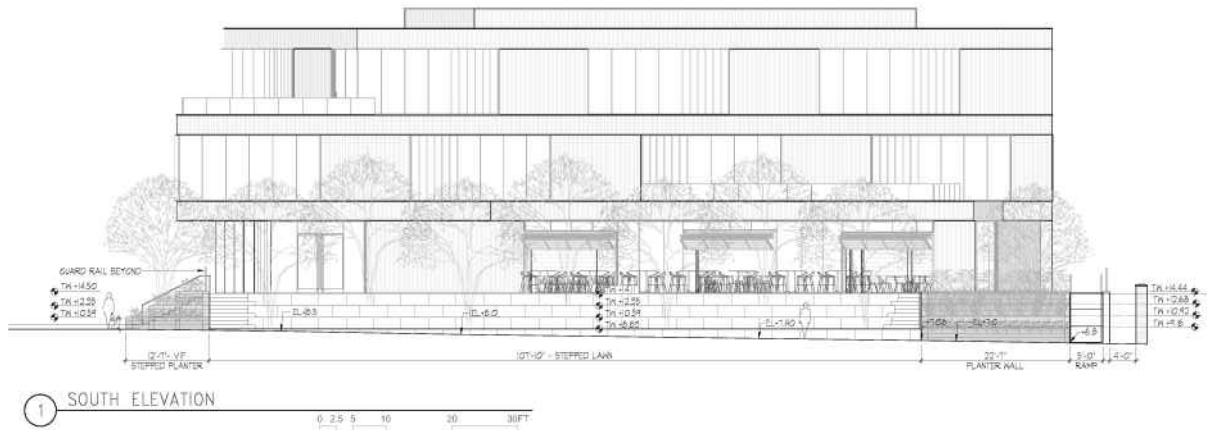
NORTH

## PROPOSED LANDSCAPE SECTIONS PARCEL P3 - THE YARDS

December 2025

## HISTORIC ZONE DESIGN GUIDELINES

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KEY PLAN

## PROPOSED LANDSCAPE ELEVATIONS PARCEL P3 - THE YARDS

December 2025

Loading would occur along either the planned roadway extensions of River St SE and the 5th St SE, constructed as part of the Parcel Q redevelopment northwest of the site

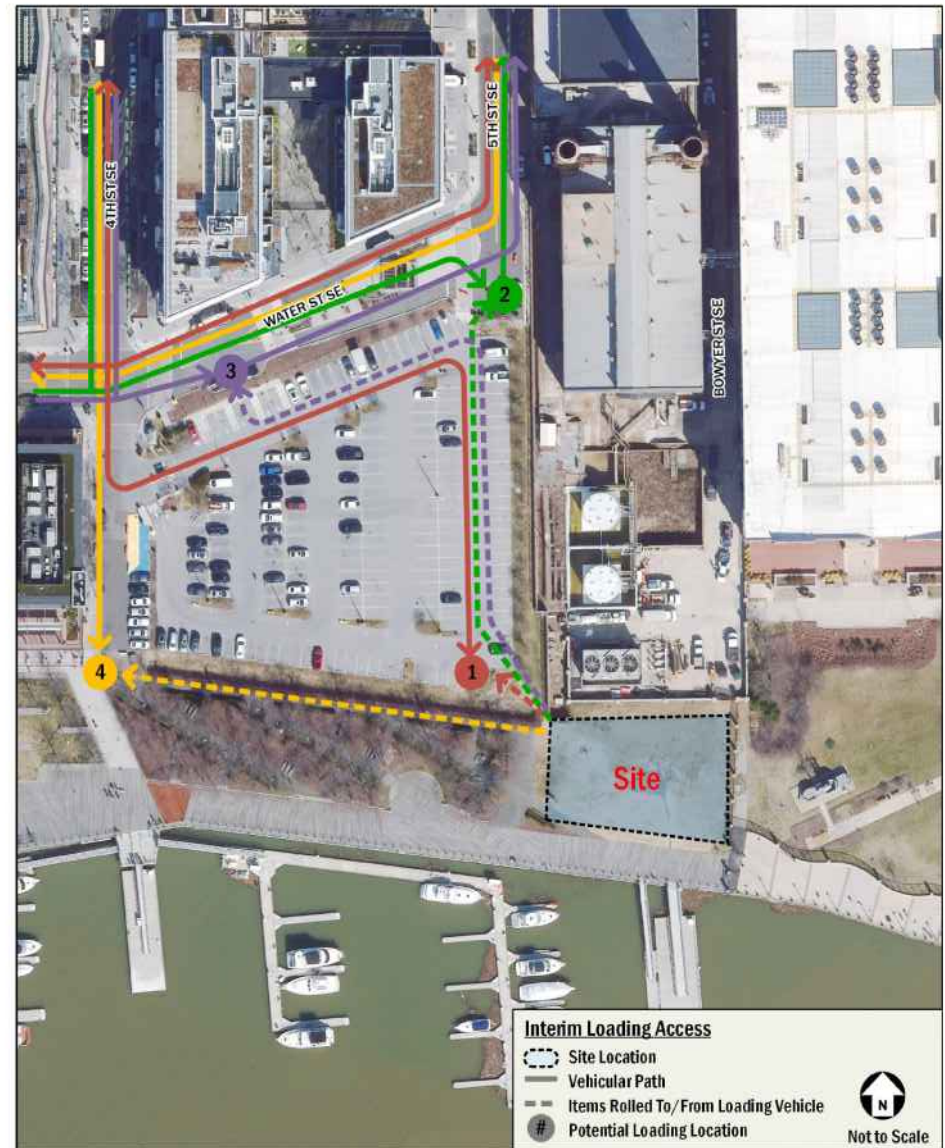


**LOADING - PARCEL Q FULL BUILD OUT CONDITION**  
**PARCEL P3 - THE YARDS**

December 2025

Multiple potential loading areas under review:

1. Parcel Q Surface Lot: Load/roll items to/from the southeast corner; vehicle access through Parcel Q
2. Water Street SE (Barriers Area): Load at the corner of Water Street SE; roll items through Parcel Q lot
3. Water Street SE Layby: Use south-side layby; roll items through Parcel Q lot
4. 4th Street SE Dead End: Load at dead end; roll items along paved path through Yards Park



**LOADING - PARCEL Q FULL BUILD OUT CONDITION**  
**PARCEL P3 - THE YARDS**

December 2025

STUDIOS

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