



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:

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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:

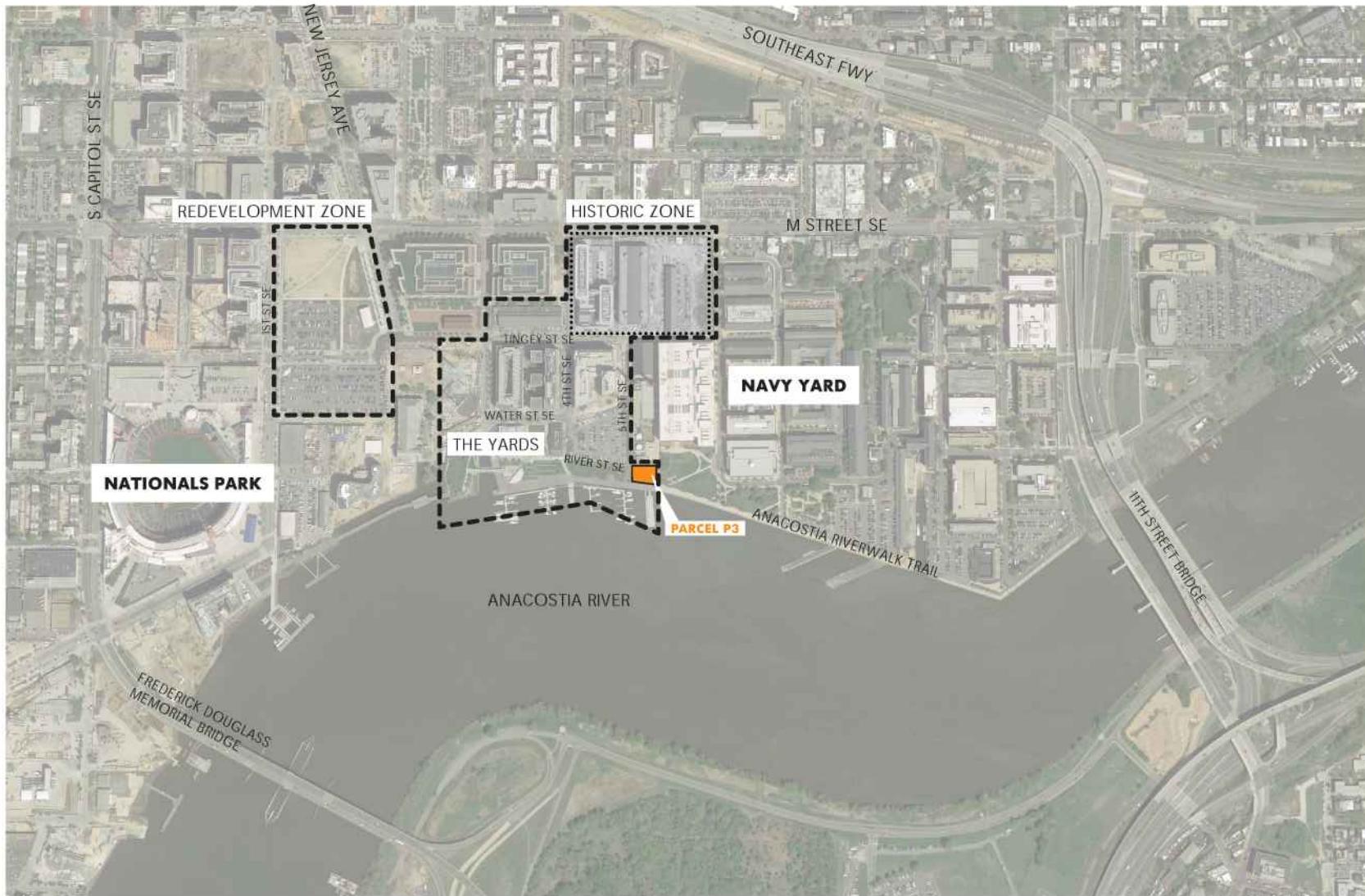
- DESIGN OF EXTERIOR TO BE CONSISTENT WITH HISTORIC PRESERVATION DESIGN GUIDELINES CALLING FOR INDUSTRIAL CHARACTER, MATERIALS, COLORS, AND TEXTURES.
- THE SIMPLE BOLD MASSING OF THE BUILDING IS MEANT TO COMPLEMENT THE HISTORIC INDUSTRIAL SCALE OF THE YARDS WHILE ACKNOWLEDGING EXISTING ADJACENCIES AND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

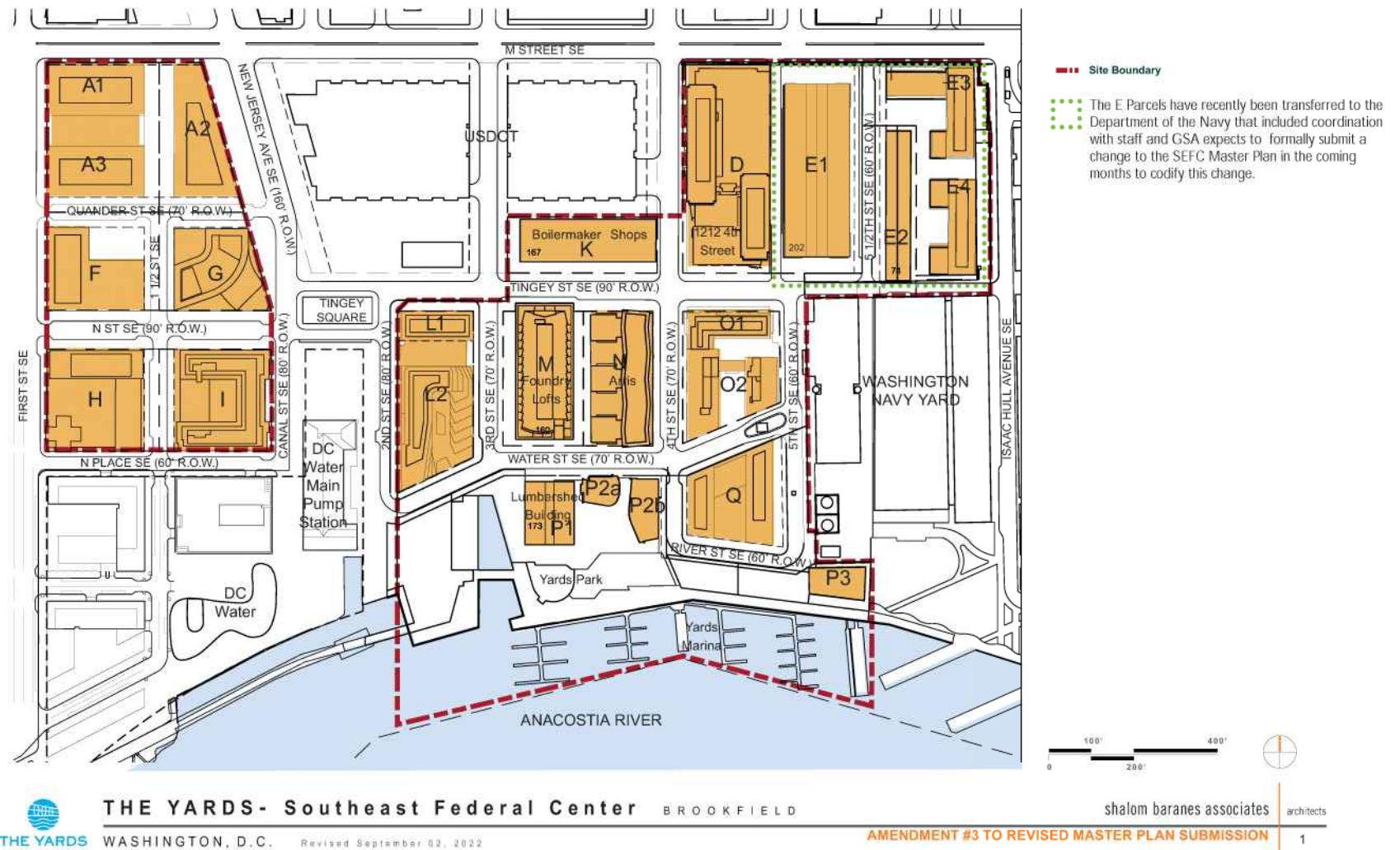


SITE CONTEXT

PARCEL P3 - THE YARDS

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THE YARDS REVISED MASTER PLAN

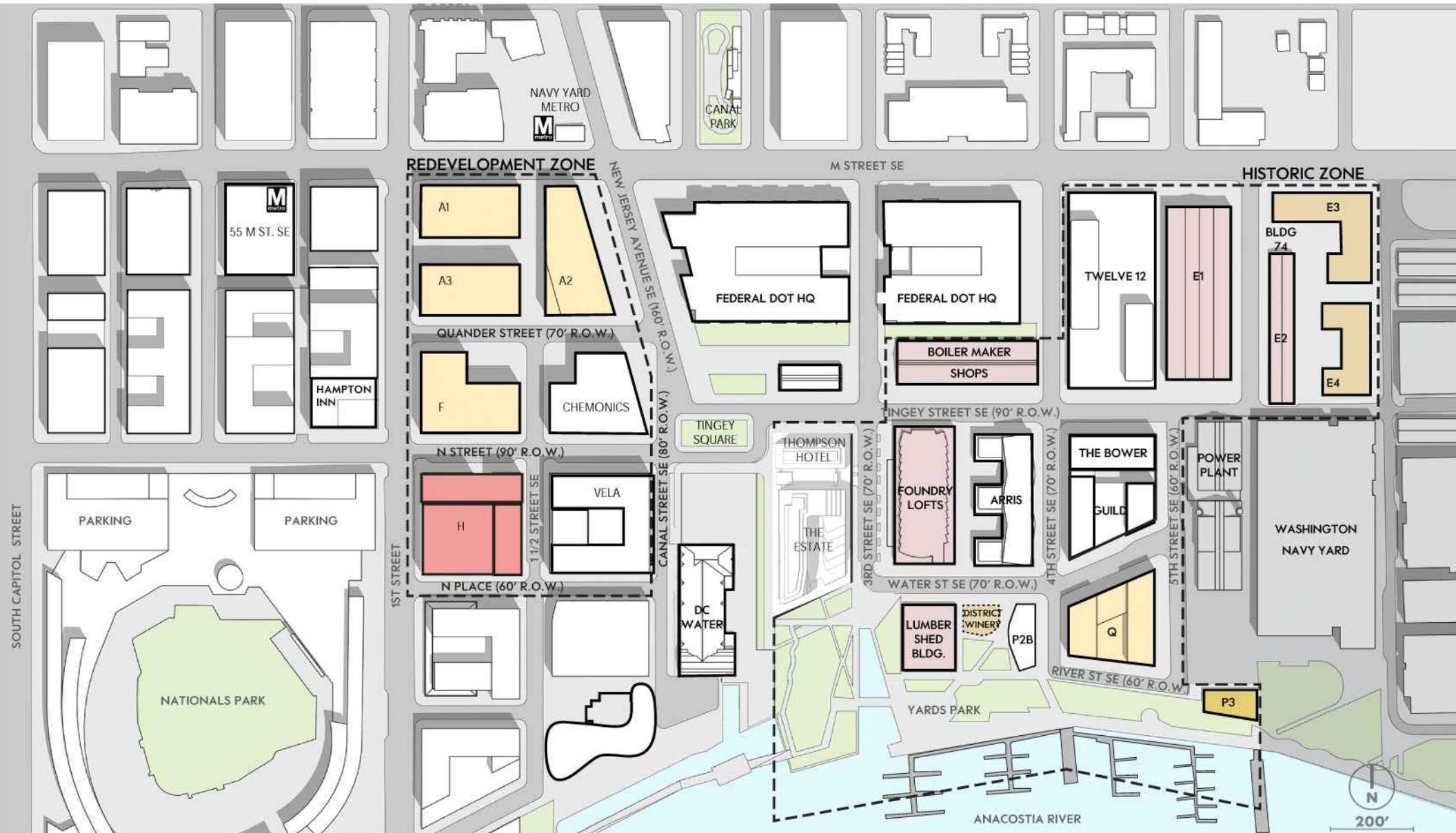


YARDS MASTER PLAN PARCEL P3 - THE YARDS

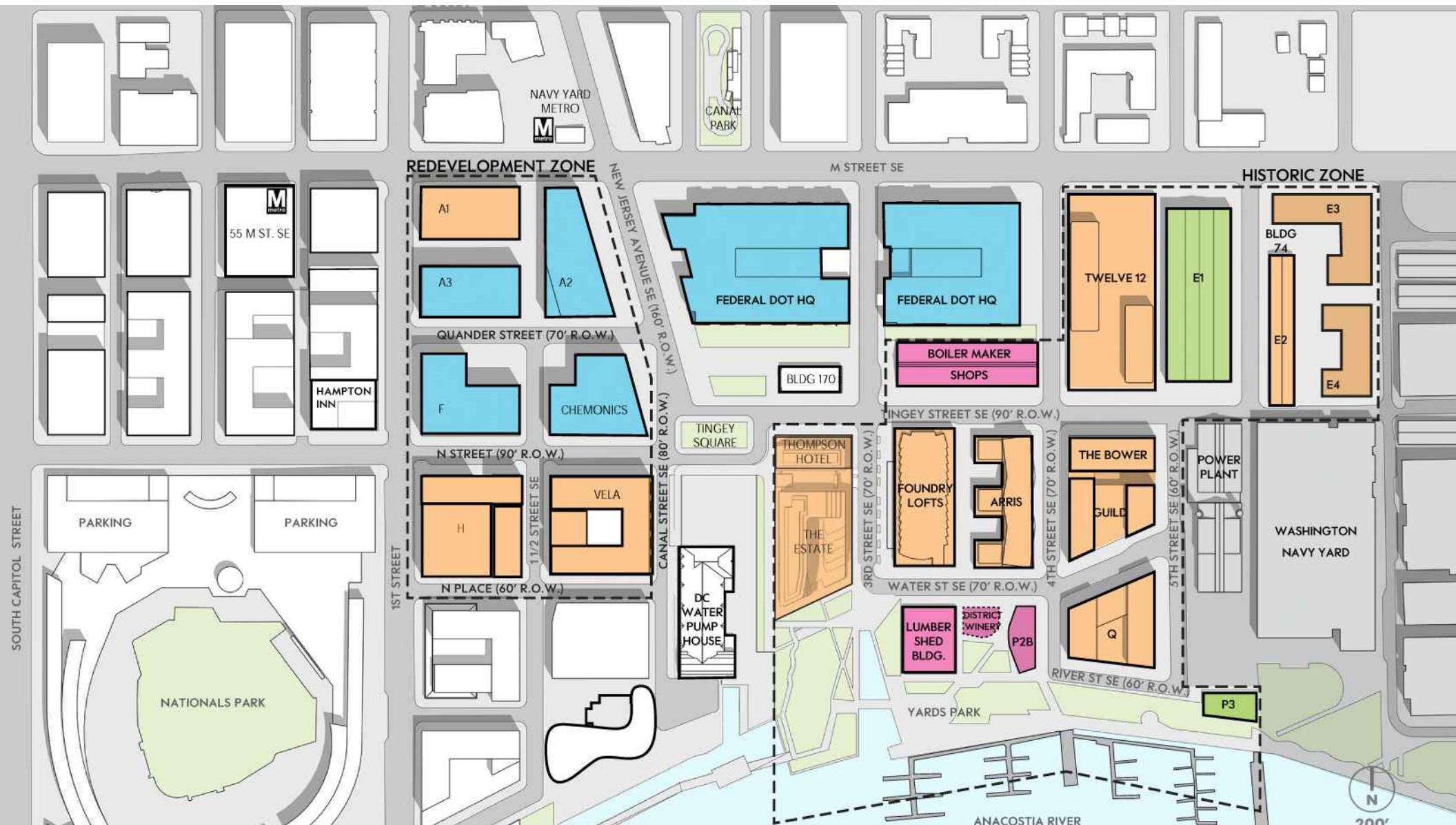
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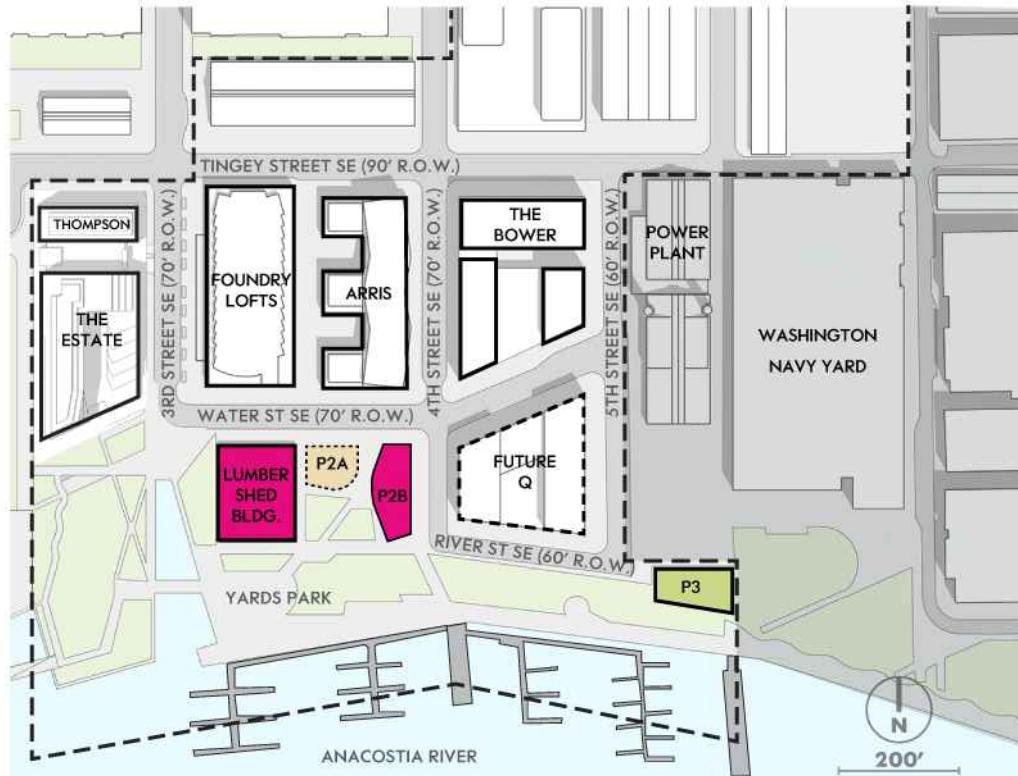
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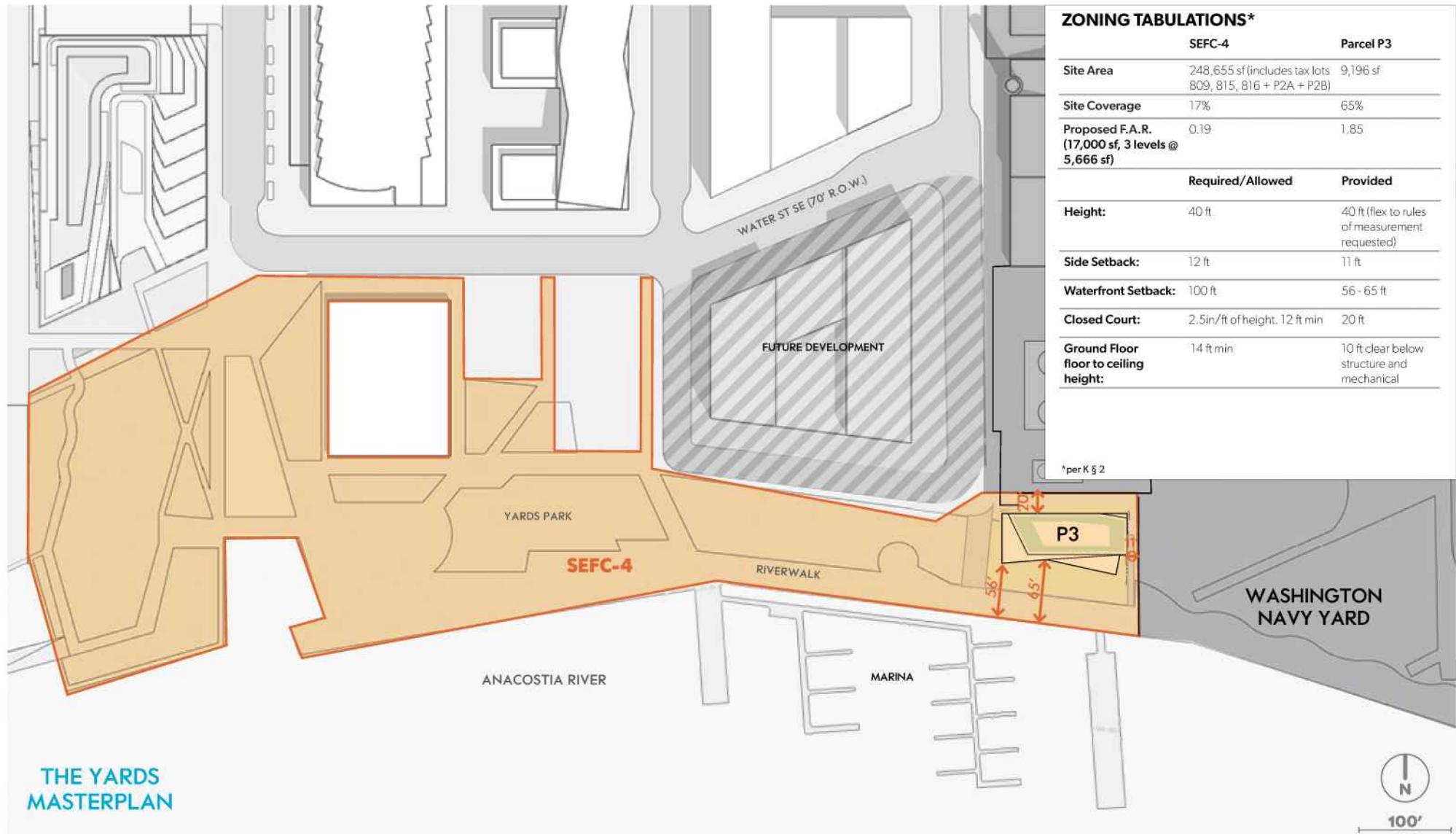
EXISTING PAVILION BUILDINGS

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



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

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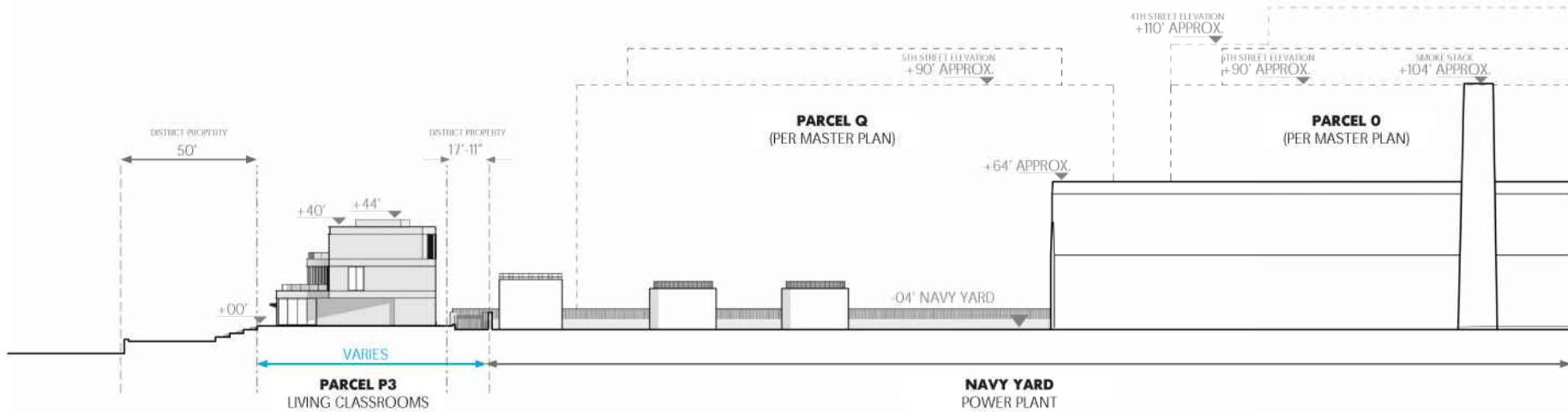


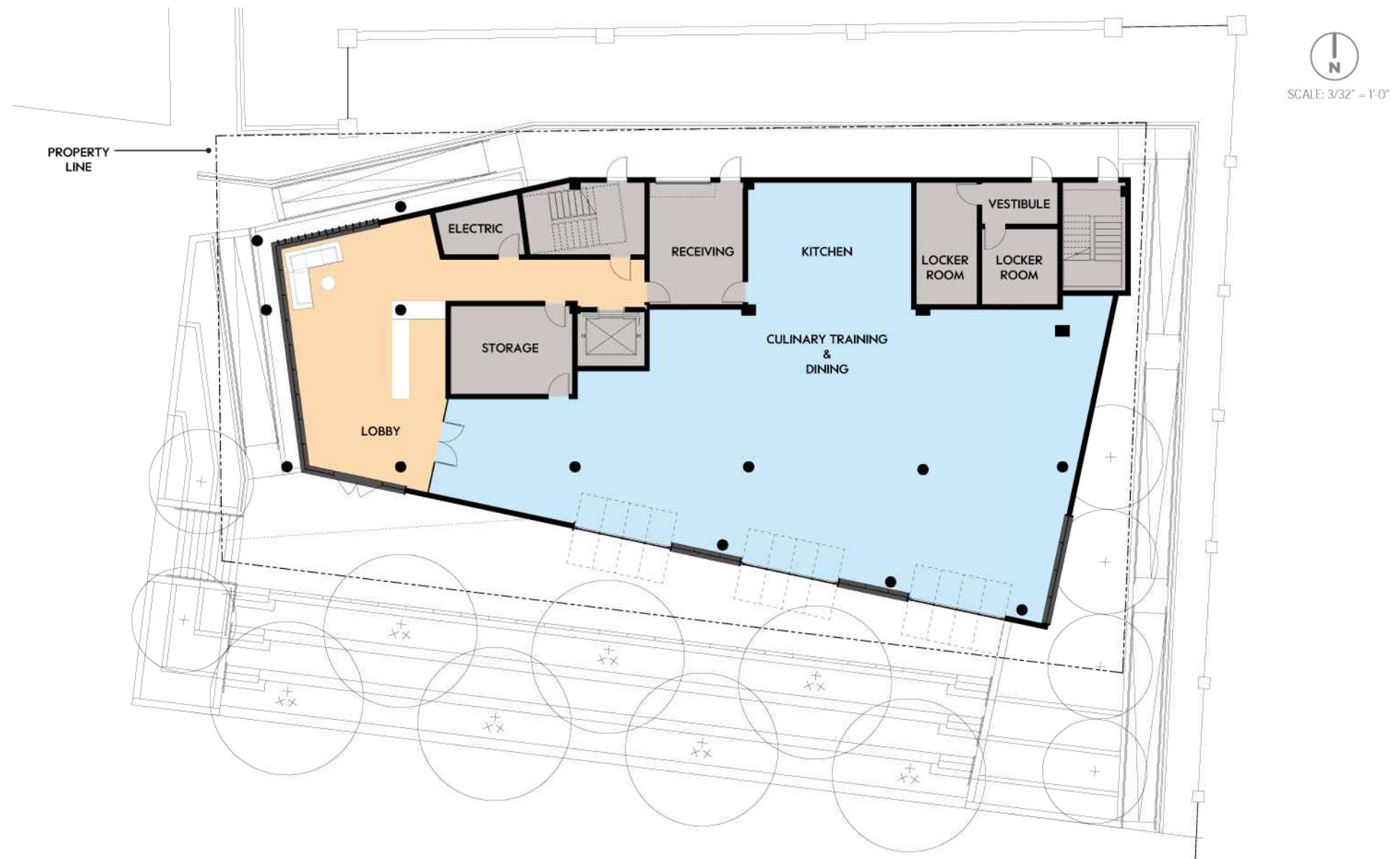
SITE PLAN CONCEPT DIAGRAM - ENLARGED MARINA PLAN
PARCEL P3 - THE YARDS

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KEY SEFC HISTORIC GUIDELINE IDEAS

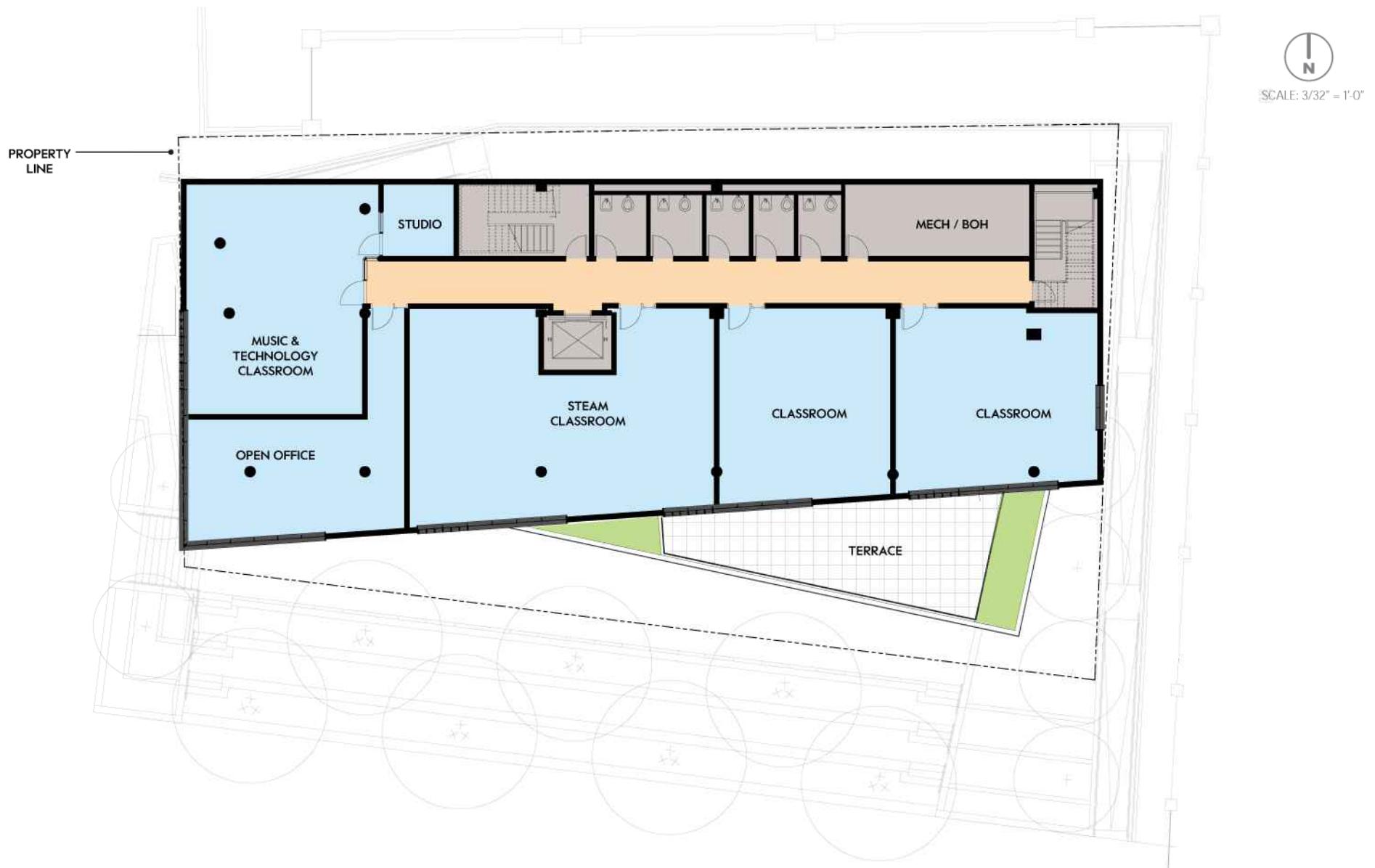
- THE MASSING AND SCALE OF THE NEW BUILDINGS IN THE HISTORIC ZONE WILL BE COMPLEMENTARY TO THAT OF THE HISTORIC BUILDINGS UTILIZING DESIGN CONCEPTS SUCH AS **STRONG HORIZONTALITY**
- NEW PAVILIONS WILL BE FREESTANDING, **OPEN AND TRANSPARENT** AND WILL RELATE TO THE SCALE OF THE LUMBER SHED BUILDING
- 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





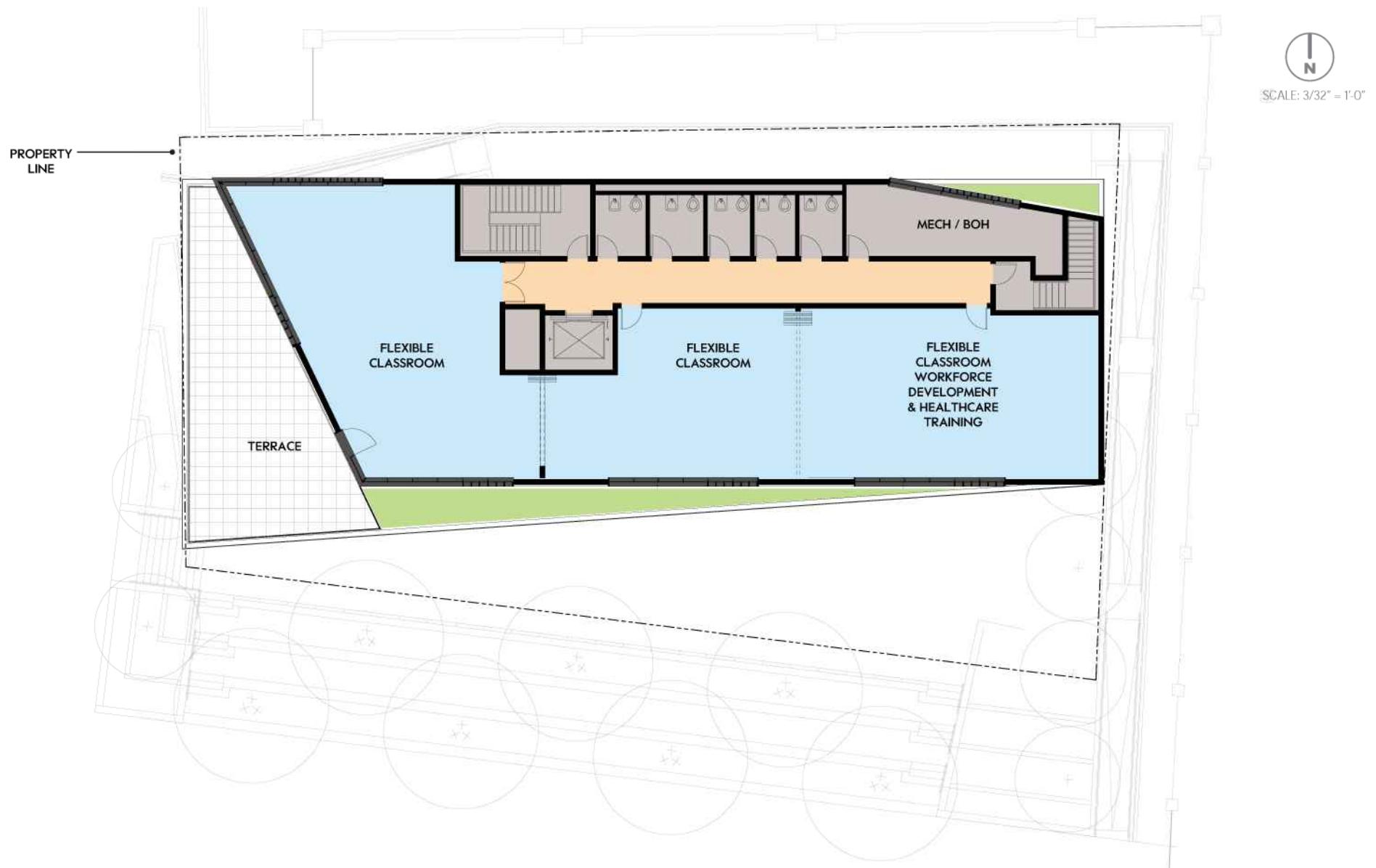
PARCEL P3 - THE YARDS - LEVEL 1

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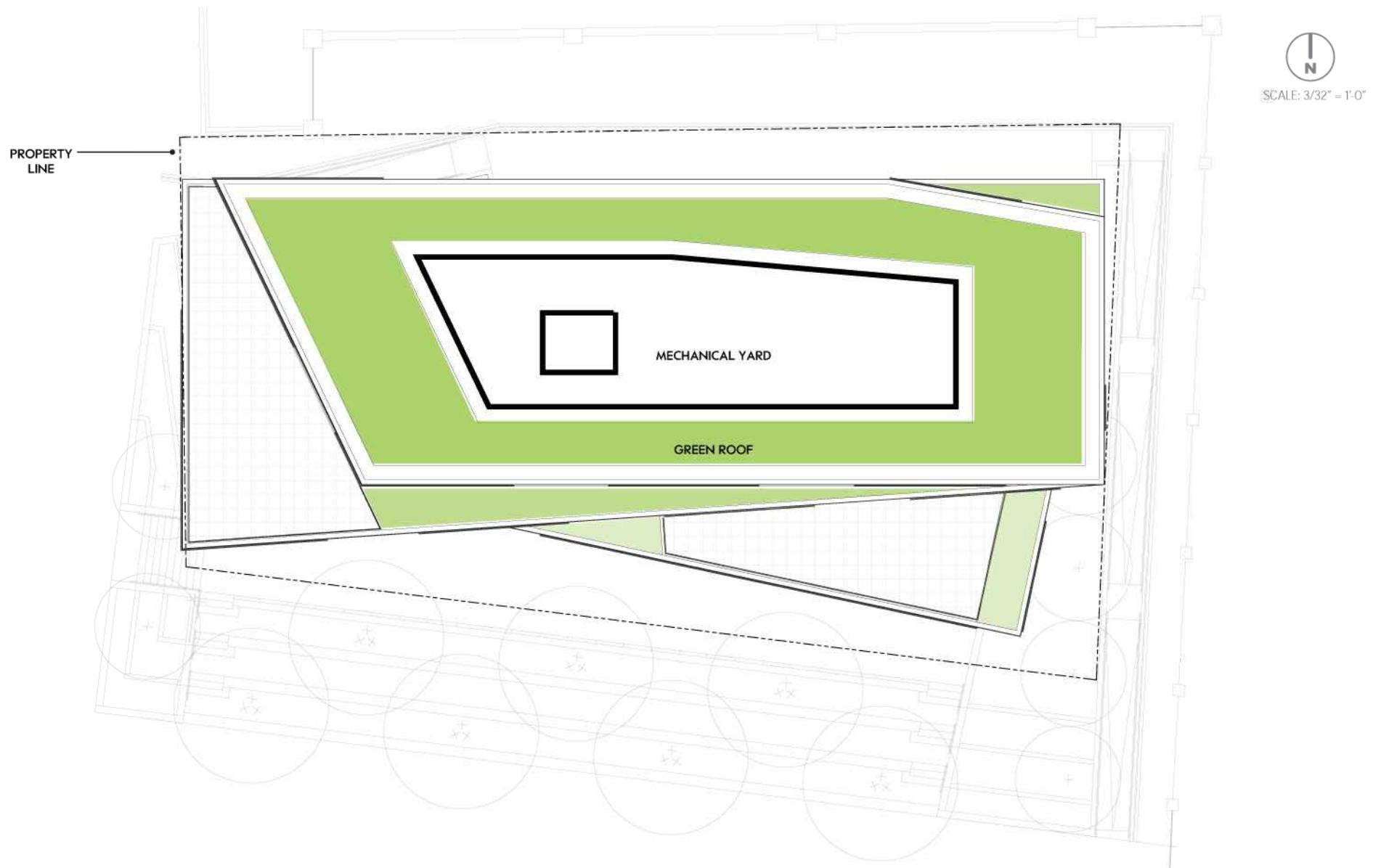
PARCEL P3 - THE YARDS - LEVEL 2

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PARCEL P3 - THE YARDS - LEVEL 3

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PARCEL P3 - THE YARDS - LEVEL 3

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RENDERED VIEW - RIVER WALK
PARCEL P3 - THE YARDS

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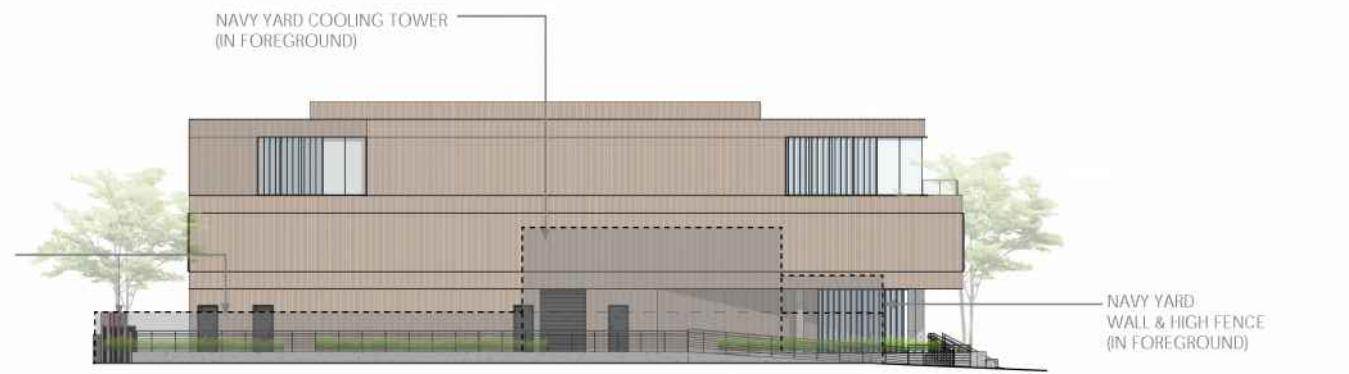
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RENDERED VIEW - WATER VIEW
PARCEL P3 - THE YARDS

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*LANDSCAPE SHOWN FOR DEMONSTRATION PURPOSES ONLY

BUILDING ELEVATION - NORTH & SOUTH PARCEL P3 - THE YARDS

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ANACOSTIA RIVER



ANACOSTIA RIVER

*LANDSCAPE SHOWN FOR DEMONSTRATION PURPOSES ONLY

BUILDING ELEVATIONS - EAST & WEST PARCEL P3 - THE YARDS

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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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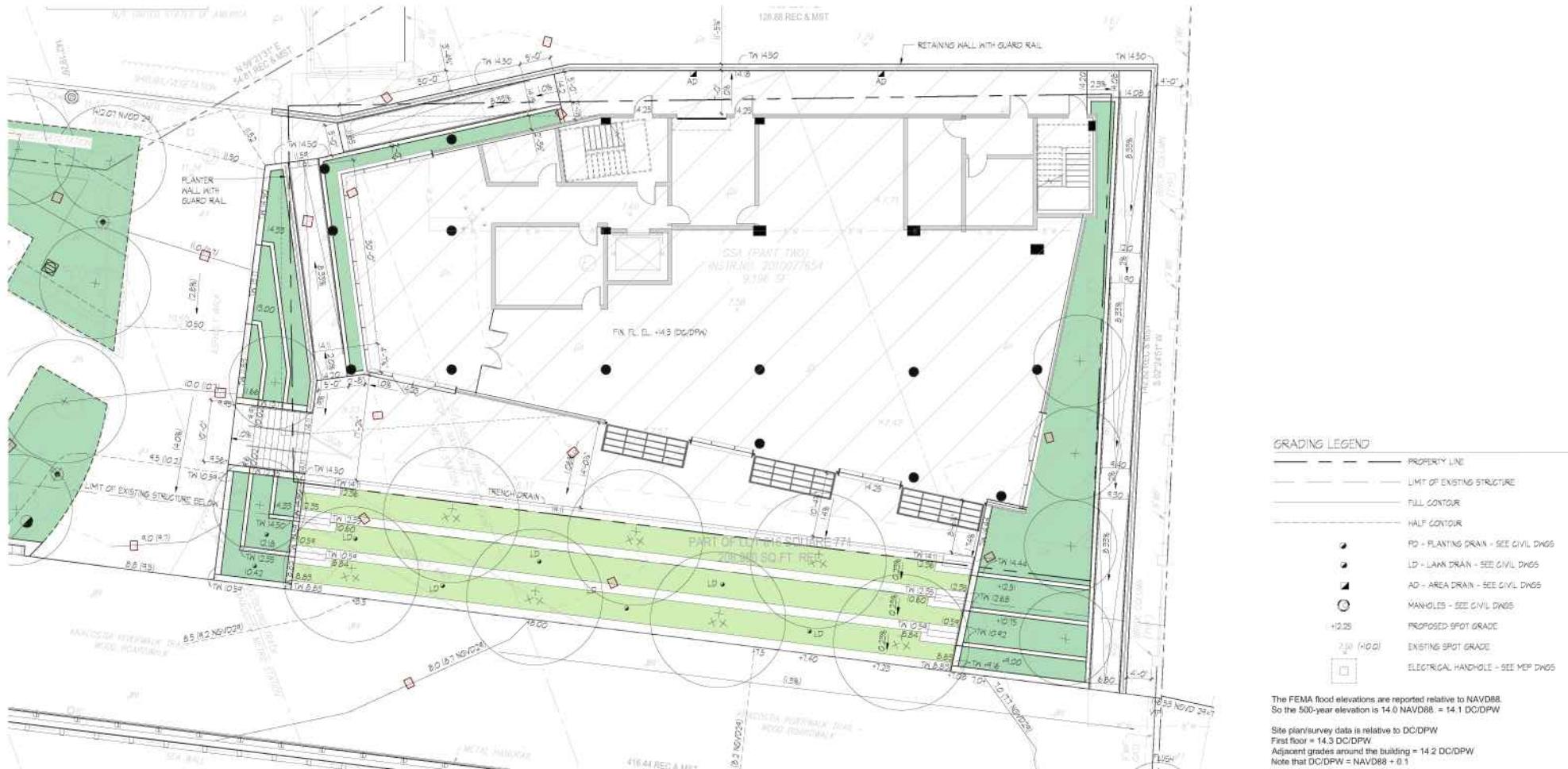
PROPOSED LANDSCAPE PLAN PARCEL P3 - THE YARDS

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PROPOSED LANDSCAPE PLAN **PARCEL P3 - THE YARDS**

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HISTORIC ZONE DESIGN GUIDELINES



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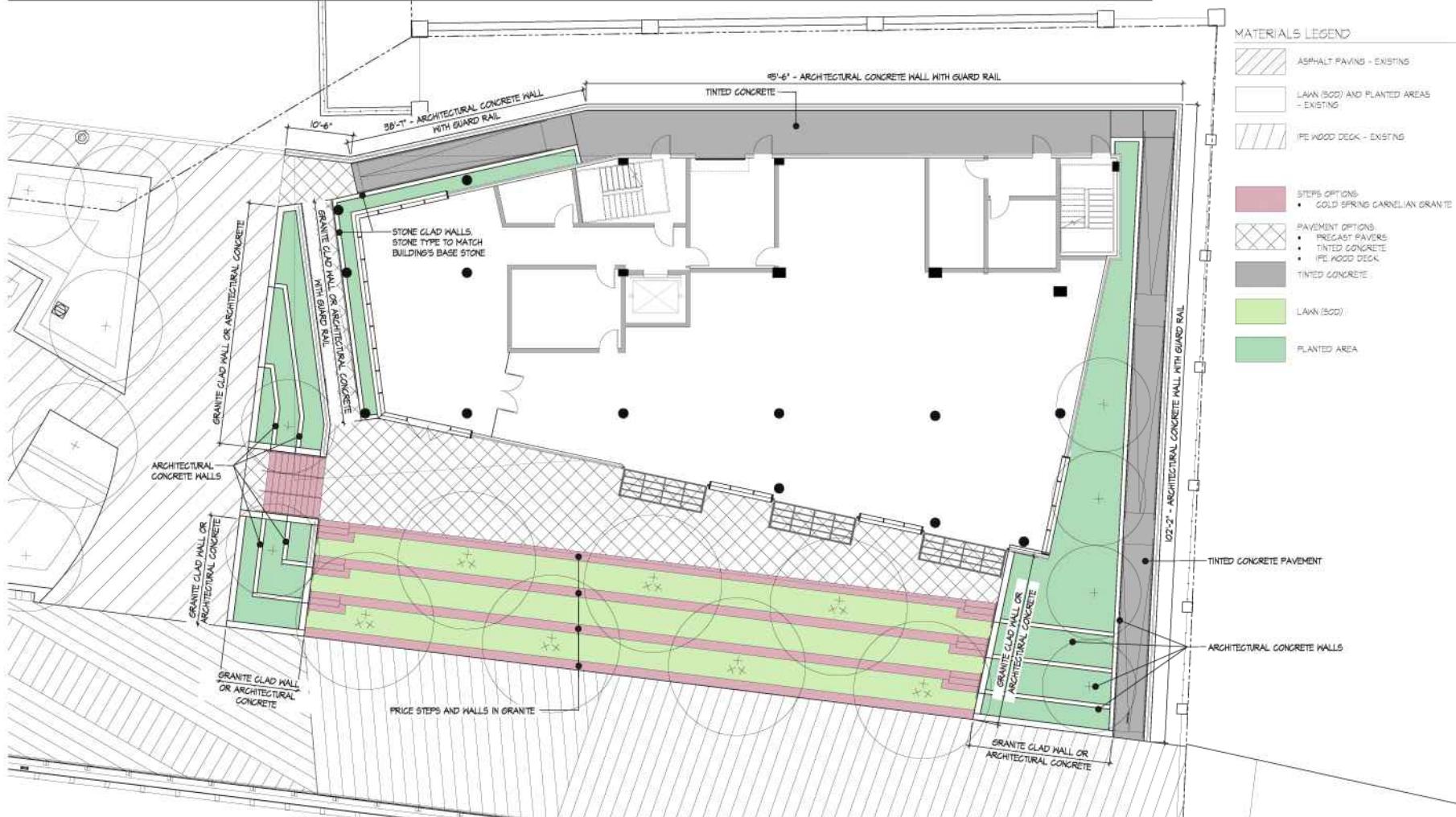
SITE ACCESS

PARCEL P3 - THE YARDS

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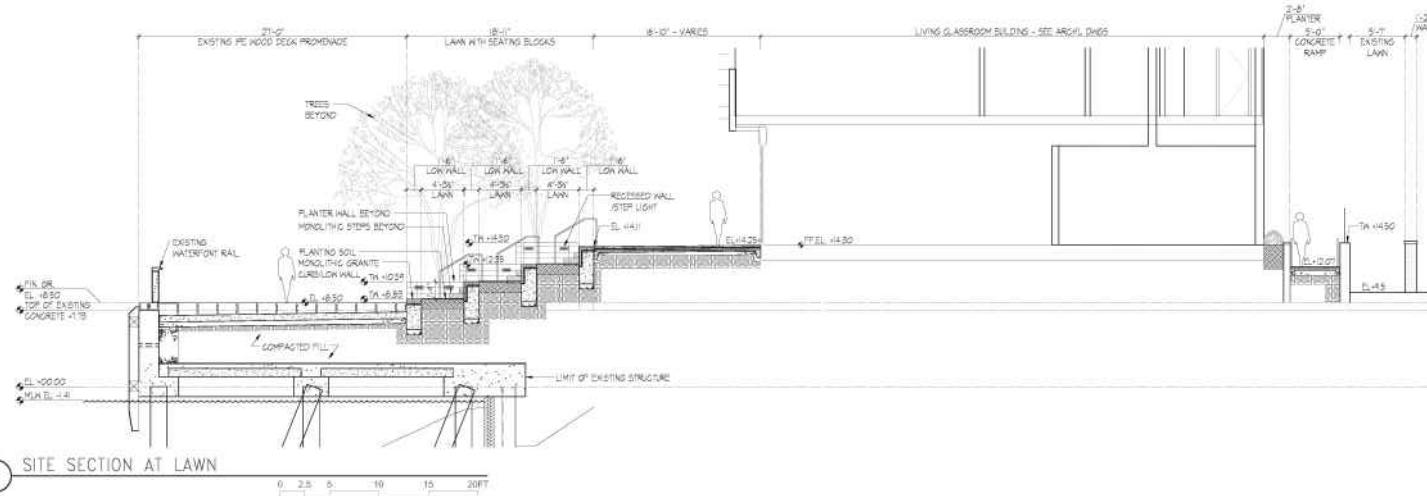
PROPOSED LANDSCAPE PLAN PARCEL P3 - THE YARDS

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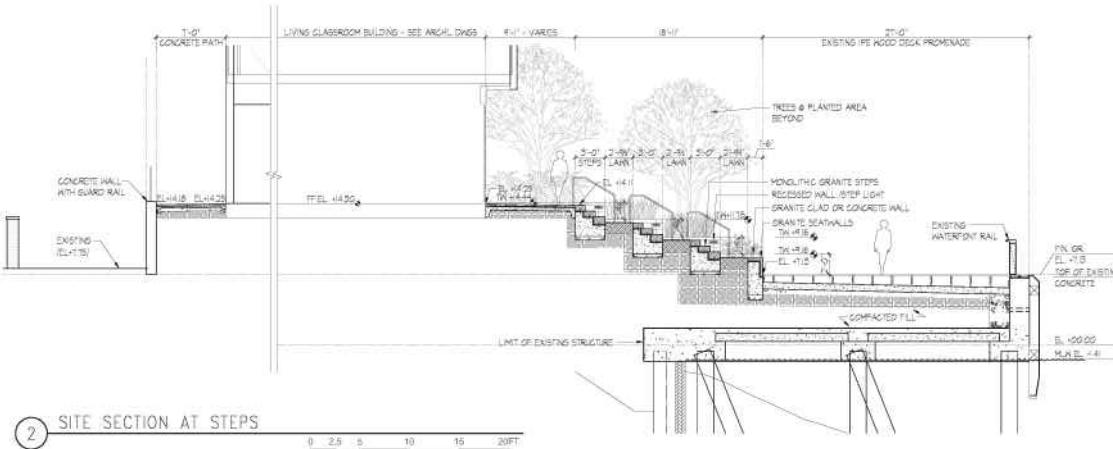


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① SITE SECTION AT LAWN



② SITE SECTION AT STEPS



KEY PLAN

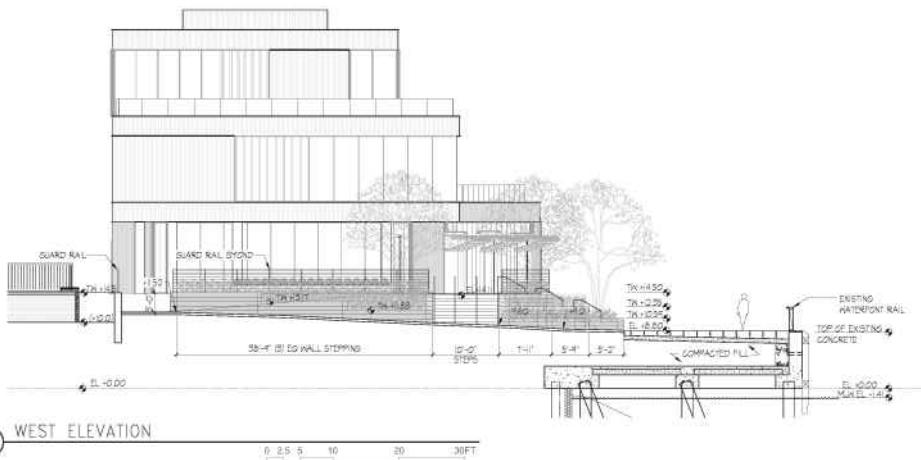
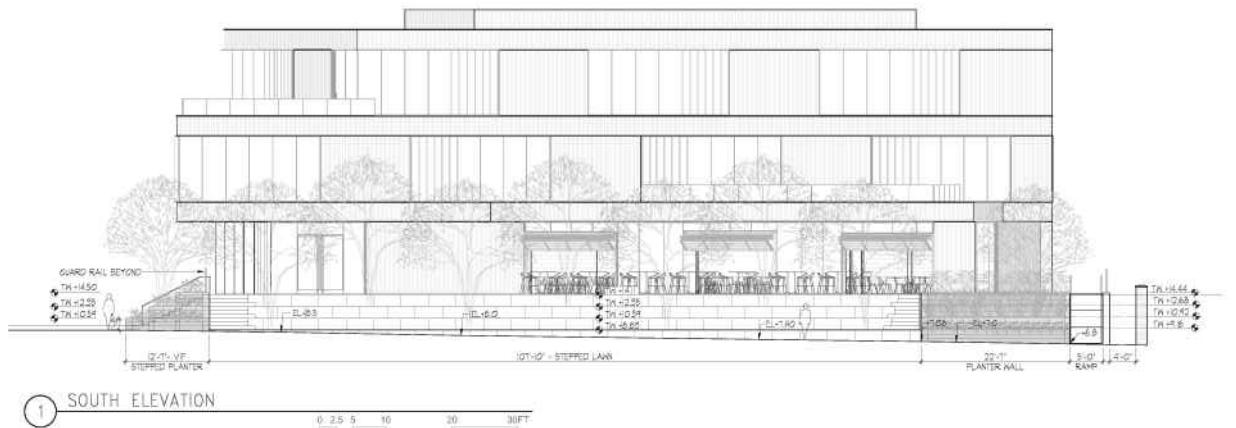
NORTH

PROPOSED LANDSCAPE SECTIONS PARCEL P3 - THE YARDS

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HISTORIC ZONE DESIGN GUIDELINES

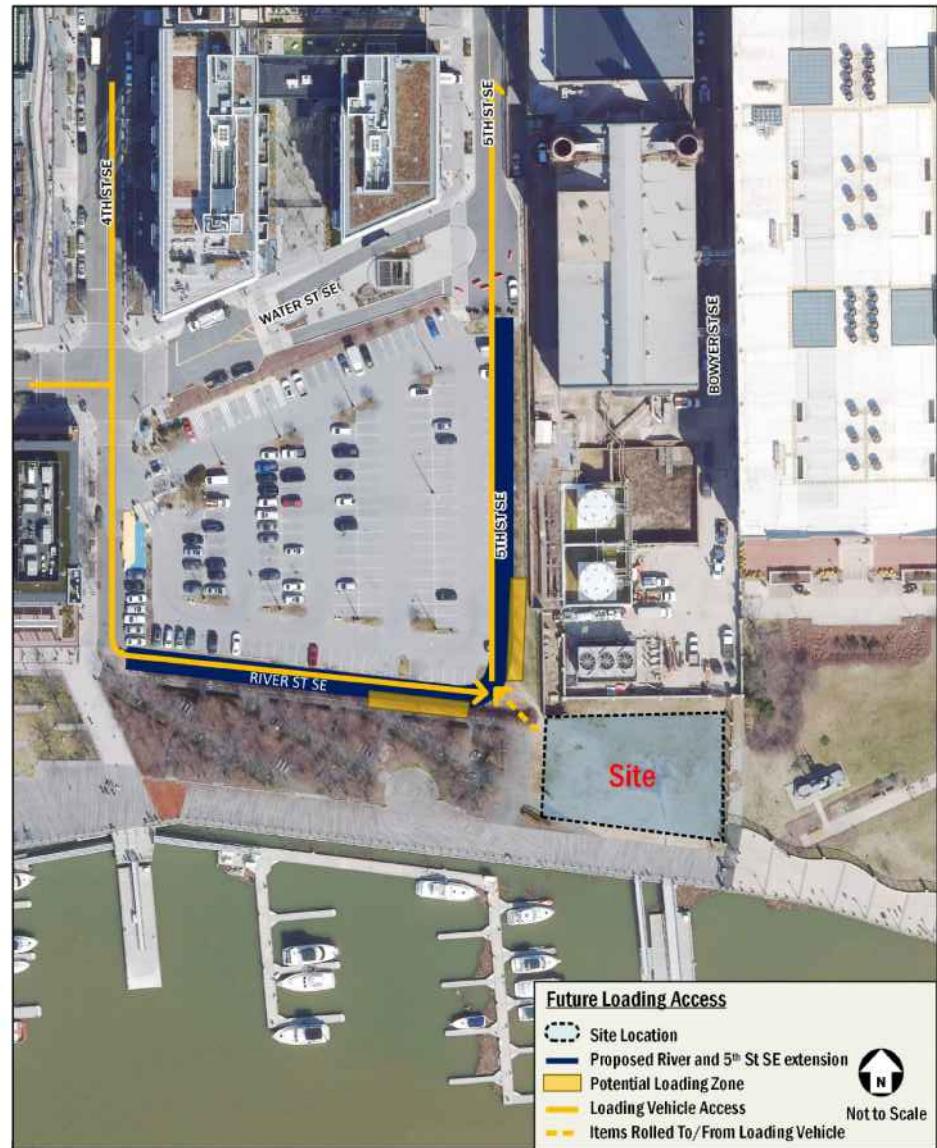
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PROPOSED LANDSCAPE ELEVATIONS PARCEL P3 - THE YARDS

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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

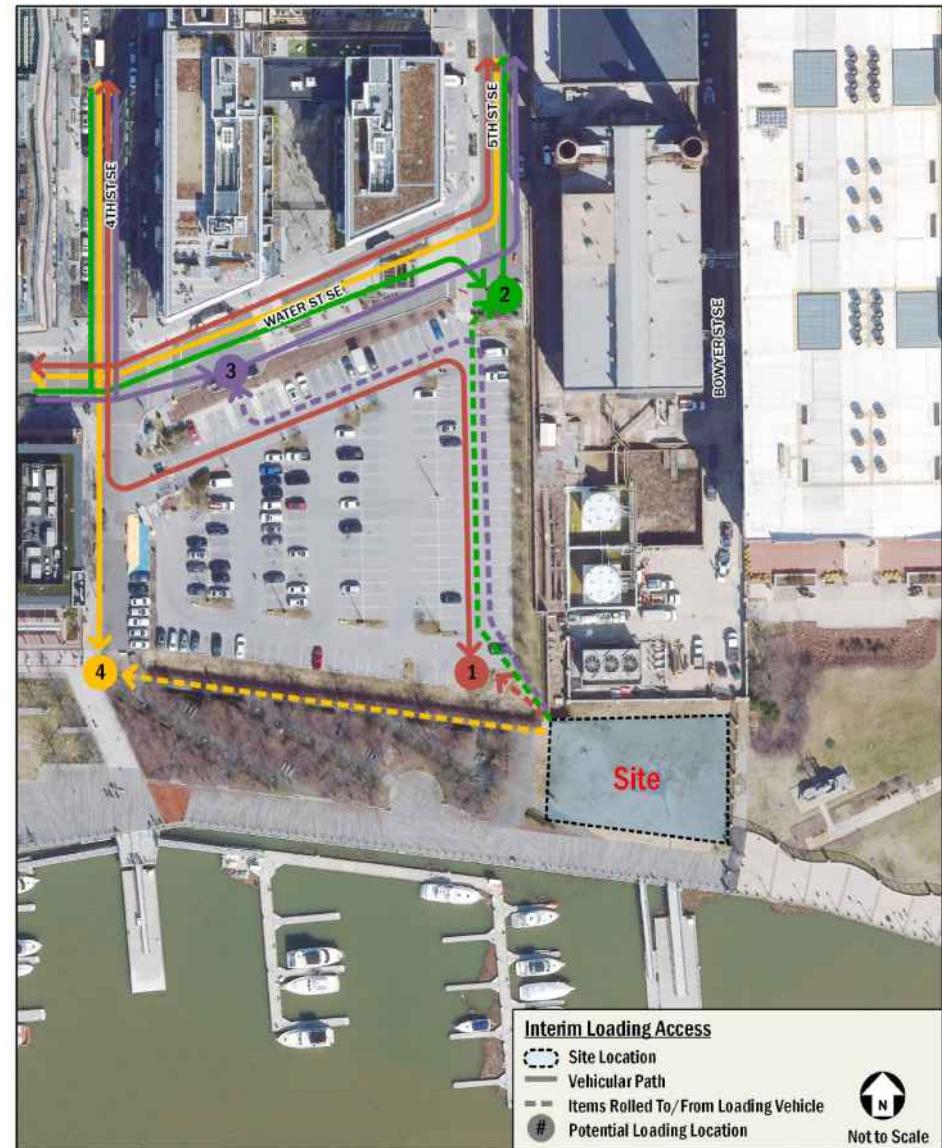


LOADING - PARCEL Q FULL BUILD OUT CONDITION PARCEL P3 - THE YARDS

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

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