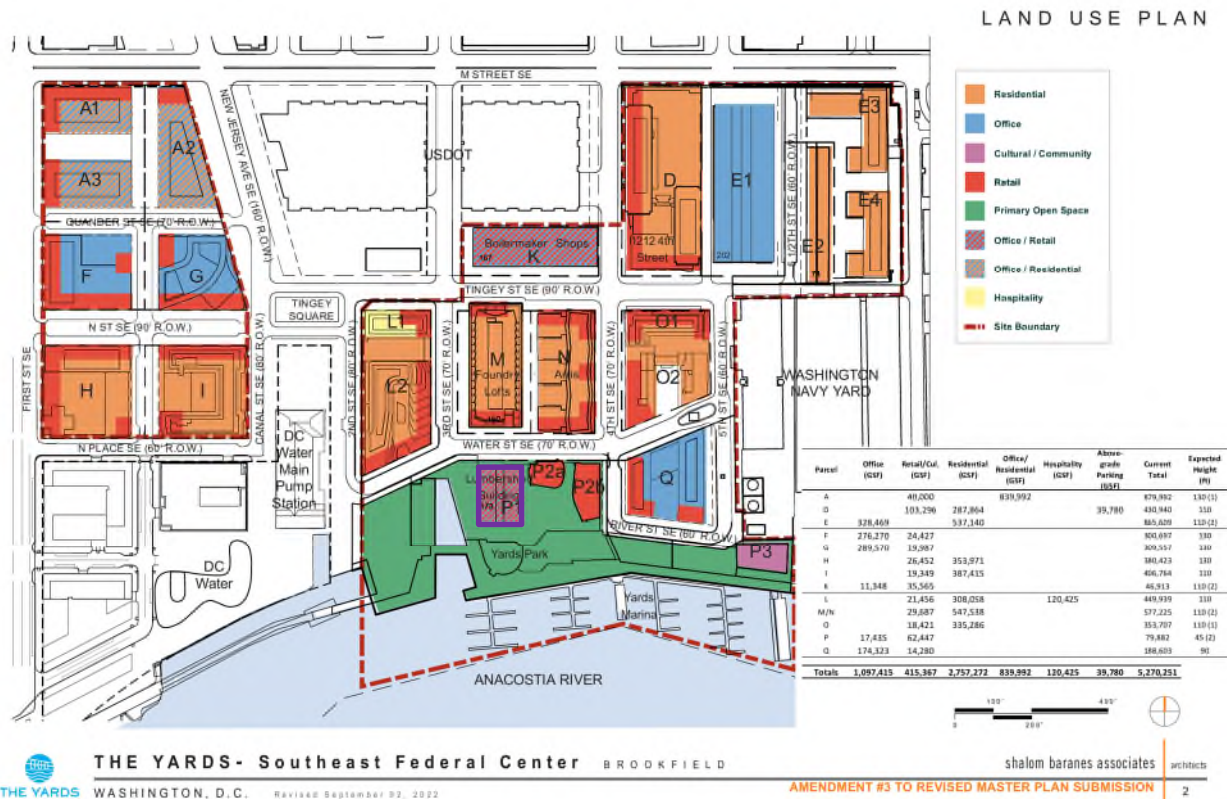


## EXHIBIT C

### STATEMENT OF PURPOSES AND OBJECTIVES FOR A TEXT AMENDMENT

This petition (“**Petition**”) proposes amendments to the Zoning Regulations to eliminate the term limitation on office use of the second floor of Building 173 in The Yards (the “**Lumber Shed Building**” or the “**Building**”). This Petition satisfies the requirements for a text amendment pursuant to Subtitle X, Section 1300 and the procedural requirements of Subtitle Z, Section 305.

The Lumber Shed Building is a two-floor building located on Parcel P1 of The Yards (formerly the Southeast Federal Center or “**SEFC**”) in the SEFC-4 zone.<sup>1</sup> Specifically, the Building is located at 301 Water Street, SE (Square 771 Lot 809) and is bounded generally by M Street, SE to the north; 1<sup>st</sup> Street, SE to the west; the Anacostia River to the south; and the Washington Navy Yard to the east.



The Lumber Shed Building is a contributing structure to the Washington Navy Yard Historic District. Although it was originally conceived as a two-floor retail building, the Commission approved a text amendment in Z.C. Case No. 11-05 to allow for office use on the second floor because of a lack of demand for retail tenants and because leasing the space to an office tenant would help finance the Building’s redevelopment. The Commission authorized office use for a period of twenty years. As a result, there is approximately 20,000 square feet of

<sup>1</sup> The SEFC Overlay District was created in 2004 (Z.C. Case No. 03-06), and the design of Parcel P was approved in 2008 (Z.C. Case No. 08-04) and 2009 (Z.C. Case No. 08-04A).

vibrant retail space on the first floor and 17,000 square feet of complimentary office space on the second floor.

The Lumber Shed Building’s office use provides steady daytime economic activity to this corner of The Yards. It also works well with the historic context of the Lumber Shed Building because it fits well within the “open volumetric character” of the interior. Meanwhile, the ground floor of the Lumber Shed Building and other retail throughout The Yards has been successful as neighborhood-scale, street-facing retail.

Accordingly, the Petitioner proposes to eliminate the twenty-year limit on office use so that office use may continue after the expiration of the twenty-year period. The proposed amendment only pertains to the second floor and retains the language that any improvements to the second floor for office use do not preclude the second floor from being reused for retail uses in the future. In sum, the proposed amendment would serve to secure the beneficial office use that brings daytime economic activity to the area without precluding the potential for the space to be used for retail use in the future.