

EXHIBIT C

STATEMENT OF PURPOSES AND OBJECTIVES FOR A TEXT AMENDMENT

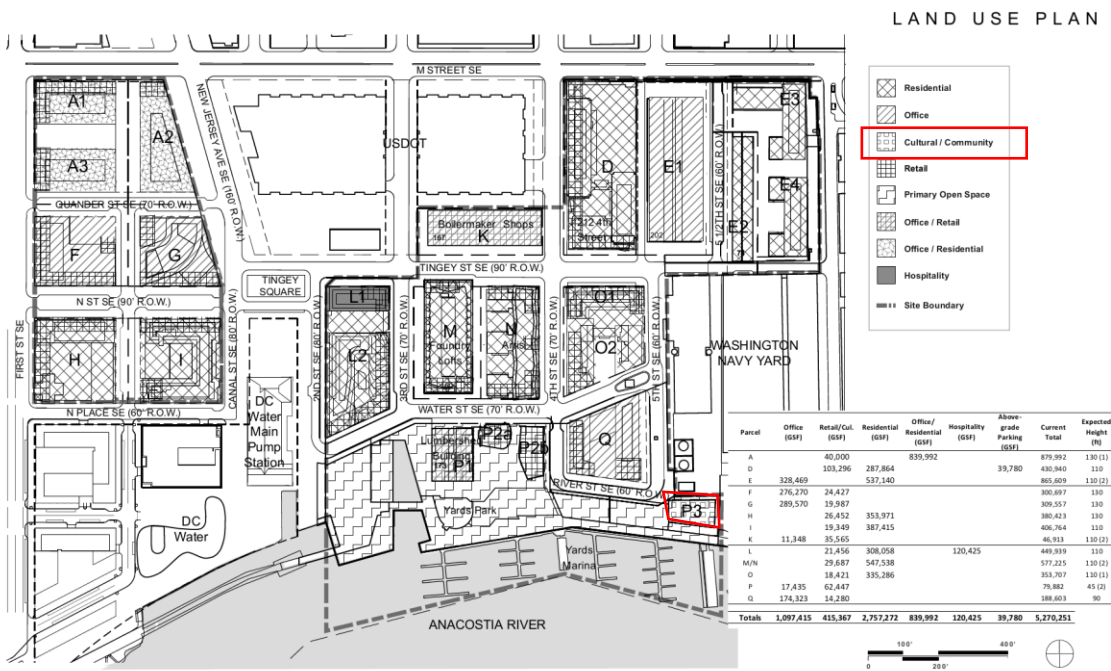
This petition (“**Petition**”) proposes amendments to the Zoning Regulations to:

- 1) Allow educational, institutional, and eating and drinking establishment uses in the SEFC-4 Zone “development area” with Zoning Commission approval;
- 2) Exempt waterfront development in the SEFC-4 zone from the subdivision requirements; and
- 3) Simplify and clarify the FAR aggregation principles applicable in the SEFC-4 Zone.

The Petition will allow for the development of the “P3 Parcel” of The Yards as a new home for Living Classrooms, a nonprofit organization devoted to educational and workforce development opportunities. This application satisfies the requirements for a text amendment pursuant to Subtitle X, Section 1300 and the procedural requirements of Subtitle Z, Section 305.

I. Purposes and Objectives of this Amendment

The zoning that is the subject of this Petition was established to implement the master plan for the P3 Parcel within the Southeast Federal Center (“**SEFC Master Plan**”). The P3 Parcel is located at the southeastern corner of the SEFC Master Plan, within Yards Park and adjacent to the Anacostia River. The SEFC Master Plan identifies the P3 Parcel as a “cultural/community” use; it has been long envisioned by the master developer as a future home for Living Classrooms. The P3 Parcel is part of the portion of Square 771, Lot 816 that remains under federal ownership. The remaining portions of Lot 816 that surround the property comprise the balance of Yards Park and are owned by the District of Columbia.



Living Classrooms is a dynamic nonprofit with a mission to “strengthen communities and inspire young people to achieve their potential through hands-on education and job training, using urban, natural, and maritime resources as ‘living classrooms.’”¹ Living Classrooms currently operates the marina at The Yards and docks its Mildred Belle vessel, which offers shipboard environmental STEM educational programming, at the marina. Consistent with the SEFC Master Plan, Living Classrooms proposes to develop the P3 Parcel with a new facility that will include maritime education classrooms that work in tandem with its in-water programming, other educational facilities, and space devoted to workforce training and job readiness, including a ground floor culinary training program. This text amendment is needed to align the Zoning Regulations with the SEFC Master Plan and authorize Living Classrooms’ mix of uses, subject to Zoning Commission approval. A request for approval of the specific uses along with the design of the proposed building will come in a forthcoming design review application.

While the Living Classrooms use was part of the SEFC Master Plan, the current Zoning Regulations do not allow the uses provided by Living Classrooms. The objectives of this text amendment are to advance the purposes and objectives of the SEFC zones, consistent with the SEFC Master Plan and other applicable planning guidance, as viewed through a racial equity lens. See **Exhibit D**. The SEFC zones “provide for the development of a vibrant, urban, mixed-use, waterfront neighborhood, offering a combination of uses that will attract residents, office workers, and visitors from across the District of Columbia and beyond.” 11-K DCMR § 200.1. Other specific, stated purposes and objectives of the SEFC zones include:

- fostering “development of the area with a mixture of residential and commercial uses” “suitable in height, bulk, and design of buildings as identified in the Comprehensive Plan and in recognition of the Anacostia Waterfront Initiative;”
- encouraging a pedestrian-oriented streetscape and continuous publicly-accessible open space along the waterfront;
- encouraging a variety of visitor-related uses, including retail, entertainment, and cultural uses, including within Yards Park; and
- providing for a reduced height and bulk along the Anacostia riverfront.

Id. § 200.2.

Consistent with the purposes of the SEFC-4 zone and the applicable planning guidance, this proposed text amendment accomplishes several important urban planning objectives:

- *Mixed - Use Neighborhood* – An important overarching principle for The Yards is to create a mixed-use neighborhood, with uses mixed block-by-block. The Yards is not intended to have sub-areas that are rigidly single purpose. Living Classrooms offers a unique combination of uses, adding to The Yards generally and Yards Park specifically a use with unique character and appeal. Allowing educational and institutional uses on Parcel P3 allows for a greater mixing of uses within the park and can help to create a more active waterfront and even flow of activity throughout the day. Furthermore, an

¹ Living Classrooms Foundation, Learning by Doing, BALTIMORE MAGAZINE, available at <https://www.baltimoremagazine.com/special/learning-by-doing/>.

eating and drinking establishment will increase foot traffic and engagement with the Anacostia riverfront.

- *Unique Combination of Waterfront Uses and Users* – Living Classrooms offers a diverse slate of uses and attracts a wide mix of users. The proposed uses include marine education and other classroom spaces, a launch point for Living Classroom’s boat, and a culinary and hospitality training center as well as fully functional restaurant. Individually, these uses further the District’s objectives for robust education opportunities and job training. Together, it creates a one-of-a-kind facility that will bring additional opportunities to the Southeast Waterfront area and Living Classroom’s participants. In addition, the location of the Living Classrooms building brings to The Yards and Yards Park a diverse group of users who contribute to the vibrancy of the neighborhood and waterfront.
- *Workforce Training and Preparedness* – Living Classrooms’ focus on job preparation is consistent with the District’s efforts to prepare a robust pipeline of talented and well-trained workers who will thrive in the District’s employment opportunities. Unlike office uses which require the employee to already be trained, Living Classrooms is committed to training participants on site and providing individuals with a case manager and wraparound services for the first 12 months of employment.
- *Riverfront Compatibility* – Parcel P3 is directly adjacent to the Anacostia Waterfront. Given Living Classrooms’ maritime focus, a physical structure on the water is well suited for the nonprofit’s mission, purpose, and curriculum. The Yards’ unique positioning not only lends itself to a diverse set of uses but facilitates increased engagement because of its proximity to residential and commercial uses as well as public transportation.
- *Zoning Change Does Not Diminish Park Uses* – The Living Classrooms building and uses are accretive to the value of Yards Park and do not diminish its uniqueness as an active waterfront park adjacent to a thriving mixed-use neighborhood.

II. Rationale for the Specific Proposed Text Amendments

This application proposes the following amendments to the text of the Zoning Regulations to effectuate the foregoing purpose and objectives. Specific language for each amendment is included in **Exhibit B**.

Section to be Amended	Rationale for Amendment
Subtitle A, Section 301.3(h)	Section 301.3 prohibits the issuance of building permits unless the land on which the building is located is on a lot of record but allows for certain exceptions to this requirement. The Petition adds an exception for properties located within the SEFC-4 Zone, which was created and partially developed

	prior to the dedication of public streets and for which some parcels, such as the P3 Parcel, there is no direct street frontage.
Subtitle K, Sections 200.6 & 200.7	Sections 200.6 & 200.7 describe the purposes and objectives of the SEFC-4 zone. The proposed amendments clarify that the educational and institutional uses contemplated for the P3 Parcel also fall within the zone's purposes and objectives.
Subtitle K, Section 200.8(a)	Section 200.8(a) describes the geographic division of the SEFC-4 zone into the "development area" and the "open space area." The proposed amendment clarifies that the P3 Parcel is part of "development area" of the SEFC-4 zone.
Subtitle K, Section 200.9	Section 200.9 permits multiple buildings on a single lot within the SEFC-4 zone as long as each building complies with the theoretical lot requirements of Subtitle C. The proposed amendment eliminates the requirement that the lot be a "subdivided" lot (i.e. a lot of record), which aligns with the proposed amendment to Subtitle A Section 301.3.
Subtitle K, Sections 200.9, 230.5 & 230.6	<p>Sections 230.5-230.6 allows for combined lot development within the SEFC-4 zone for the purposes of aggregating density. The proposed amendment deletes these provisions as unnecessary given alternative language proposed in Section 200.9 that simply affirms such aggregation is permitted across areas in the SEFC-4 Zone.</p> <p>This change is also consistent with the aggregation of density requirements in other parts of the SEFC zones. As the Commission may recall, combined lot development provisions in the SEFC-1 zones were eliminated in Z.C. Case No. 17-12. In the SEFC-2 and 3 zones, density limits on certain arts, entertainment, and lodging uses are evaluated based on an overall density maximum across all properties within the SEFC-2 and 3 zones.</p>
Subtitle K, Section 239.1	Section 239.1 lists the uses permitted within the SEFC-4 zone. The proposed amendment adds education, institutional, and eating and drinking establishment uses as permitted uses in the SEFC-4 Zone with Zoning Commission approval. Eating and drinking uses were one of the dozens of uses permitted in the old SEFC/W-0 zone by a special exception under Section 925.1 of the 1958 Zoning Regulations. The 2016 Zoning Regulations condensed the list of 48 uses down to "retail" even though some of the uses previously permitted fit within other use groups, such as "Service" or "Eating and Drinking Establishments." This amendment also clarifies that existing Eating and Drinking establishments permitted in Zoning Commission Cases 08-04A and 08-04B remain as approved and valid uses. This is similar to the recent text amendment to Subtitle K, Section 238.3, which added office use as a permitted use in the SEFC-3 Zone with Zoning Commission approval.