



SOUTHEAST FEDERAL CENTER

PARCEL P3

SEPTEMBER 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

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
1800 F ST. NW
WASHINGTON, DC 20006
202.538.5642

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

PROJECT REPORT

PARCEL P3 - THE YARDS

September 2025

PROPOSED USES (P3): CIVIC / CULTURAL

TOTAL SITE AREA:

PARCEL P3: **9,196 SF**

TOTAL SEFC-4: **248,655 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.

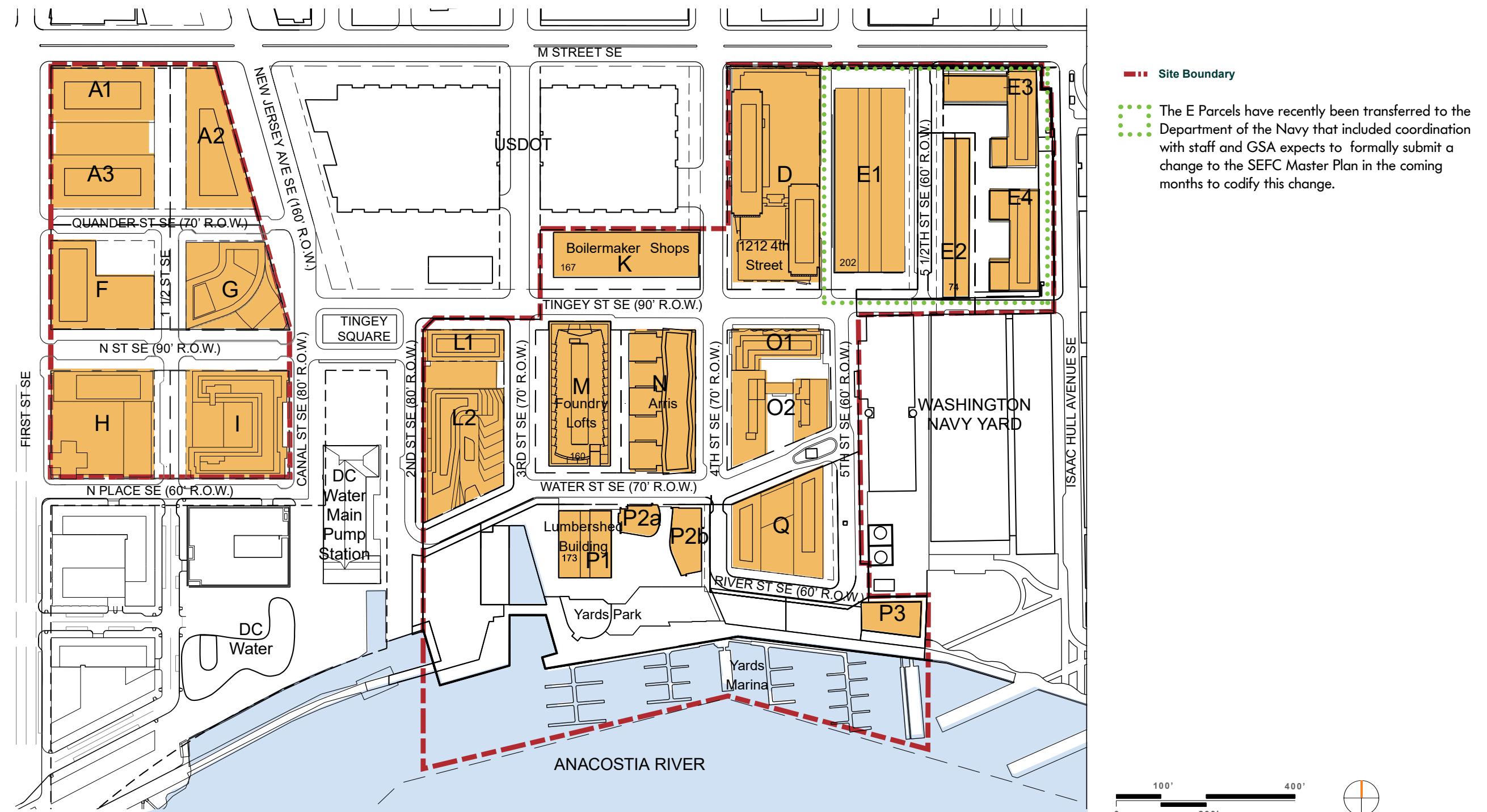


SITE CONTEXT

PARCEL P3 - THE YARDS

September 2025

THE YARDS REVISED MASTER PLAN



THE YARDS - Southeast Federal Center

WASHINGTON, D.C.

Revised September 02, 2022

B R O O K F I E L D

shalom baranes associates

architects

AMENDMENT #3 TO REVISED MASTER PLAN SUBMISSION

1

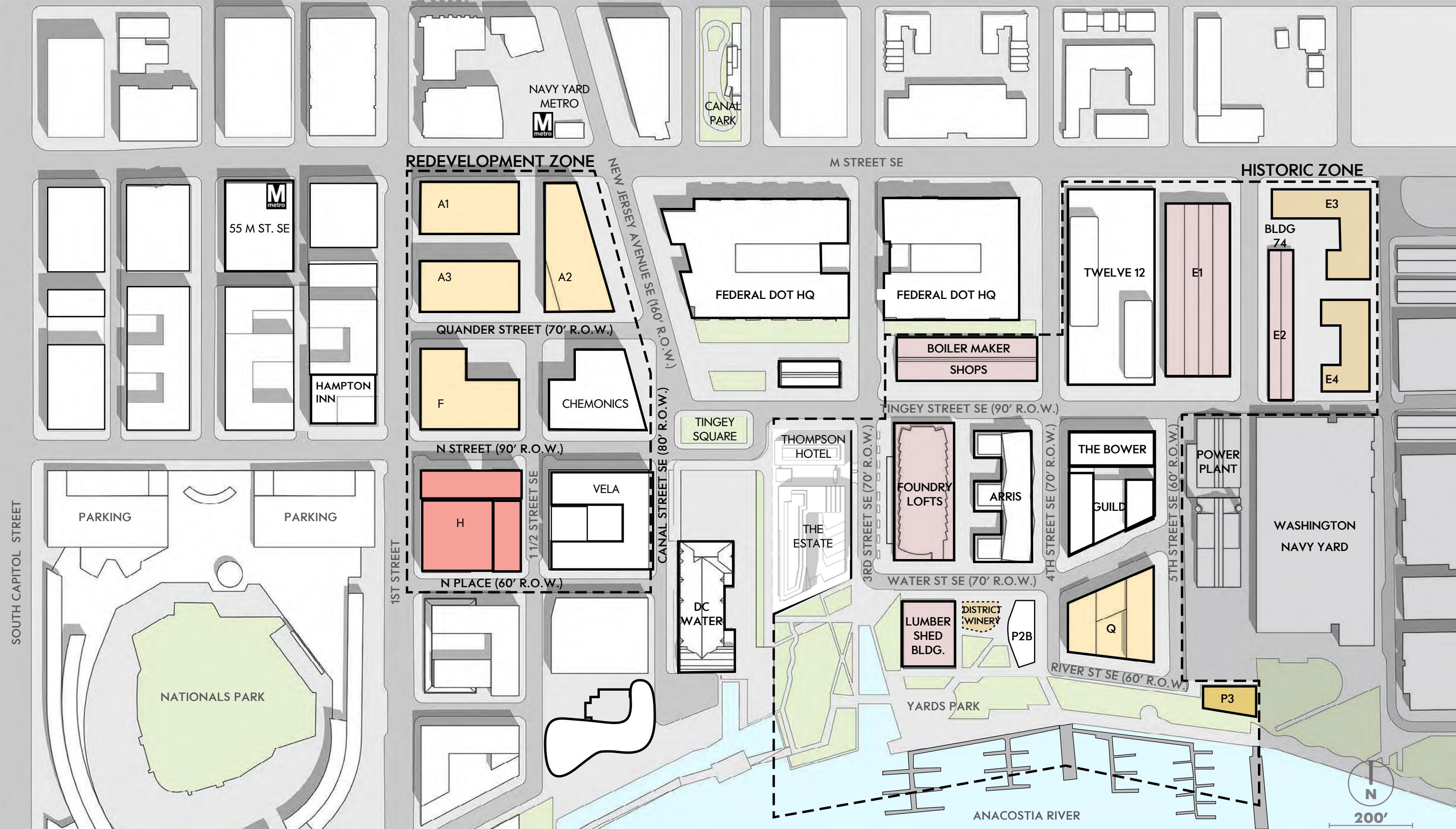
YARDS MASTER PLAN PARCEL P3 - THE YARDS

September 2025



STUDIOS

4

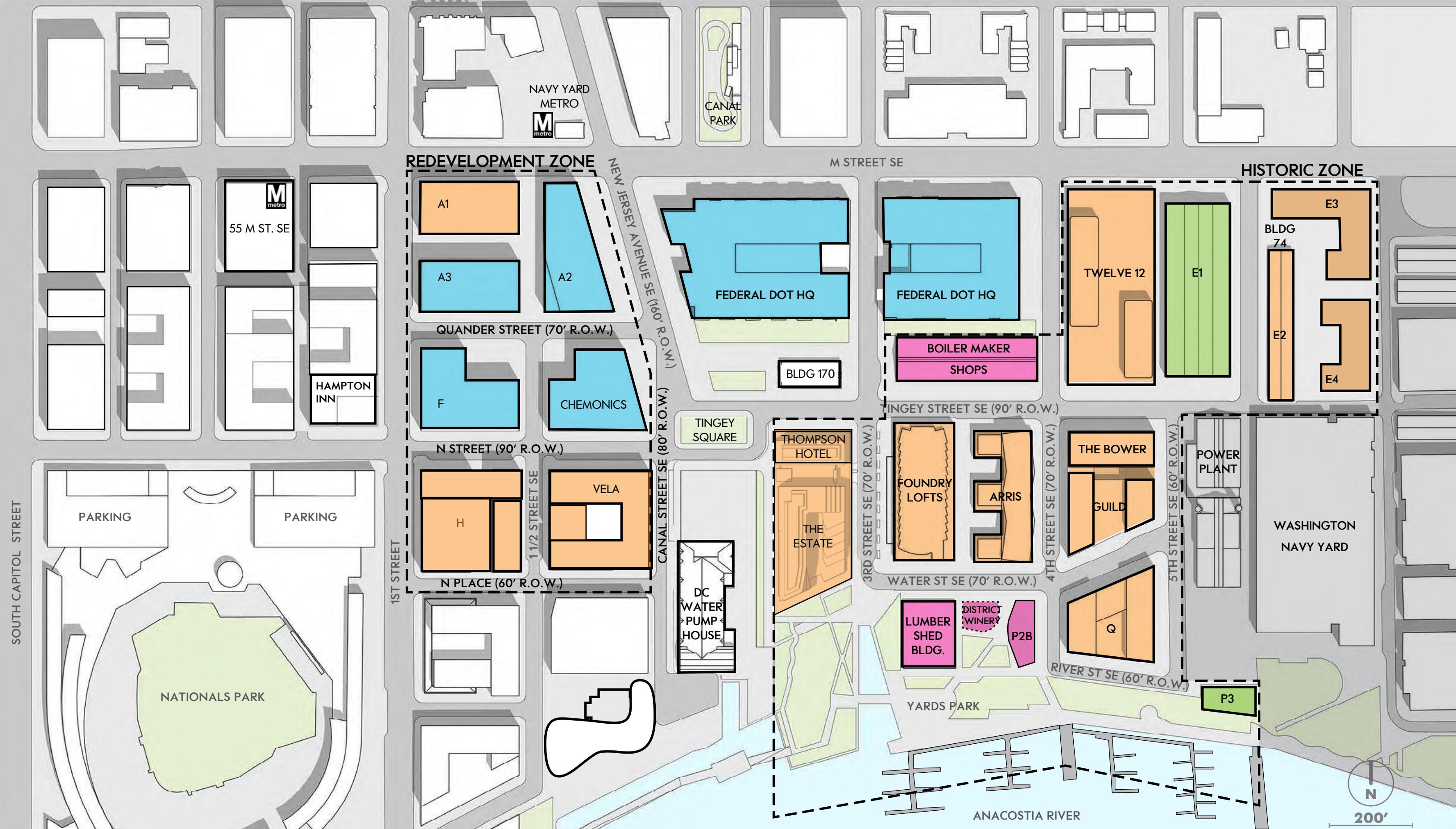


NEIGHBORHOOD SITE PLAN PARCEL P3 - THE YARDS

September 2025

PROPOSED CONSTRUCTION

 **UNDER
CONSTRUCTION**



NEIGHBORHOOD PROGRAM PLAN PARCEL P3 - THE YARDS

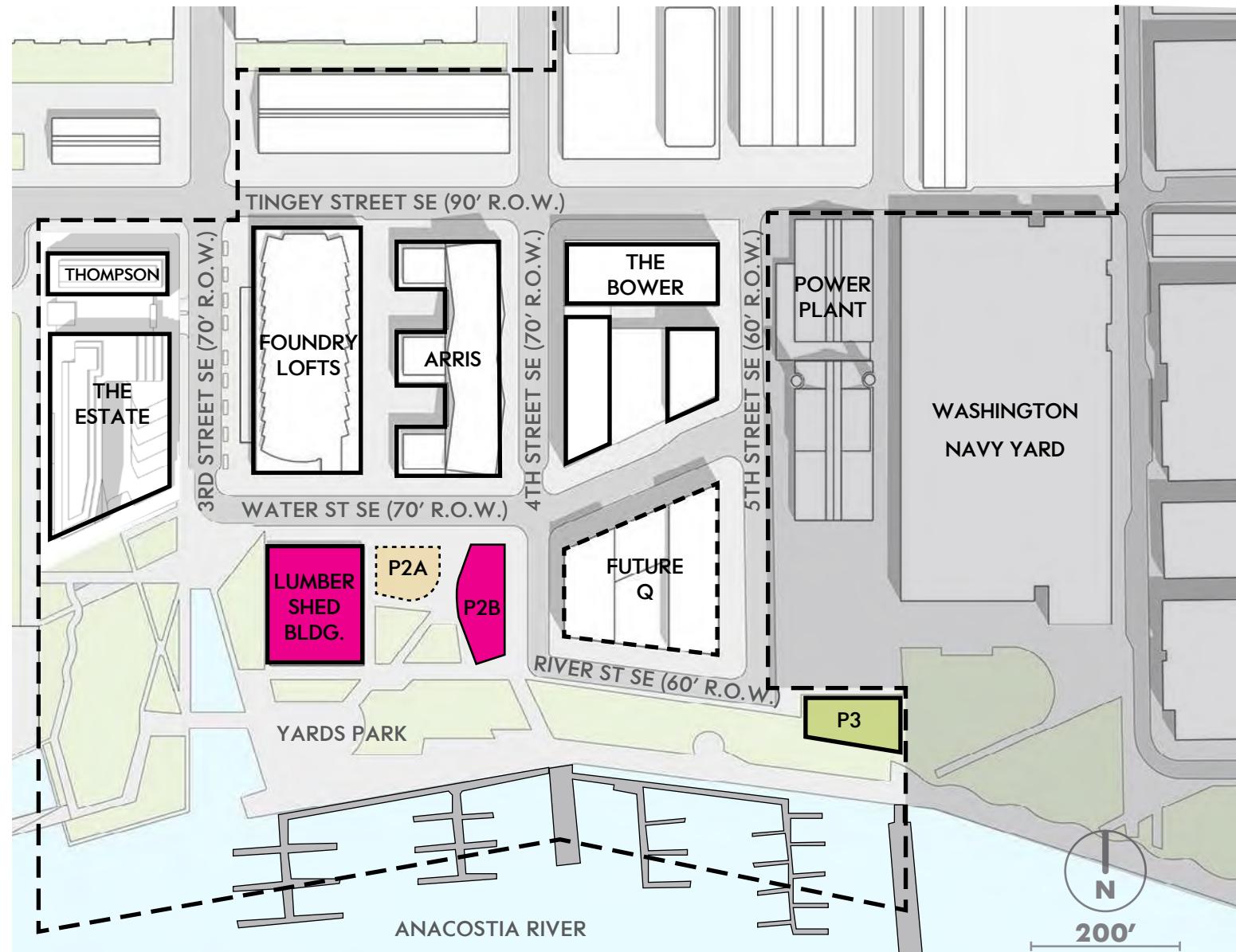
September 2025



STUDIOS

EXISTING PAVILION BUILDINGS

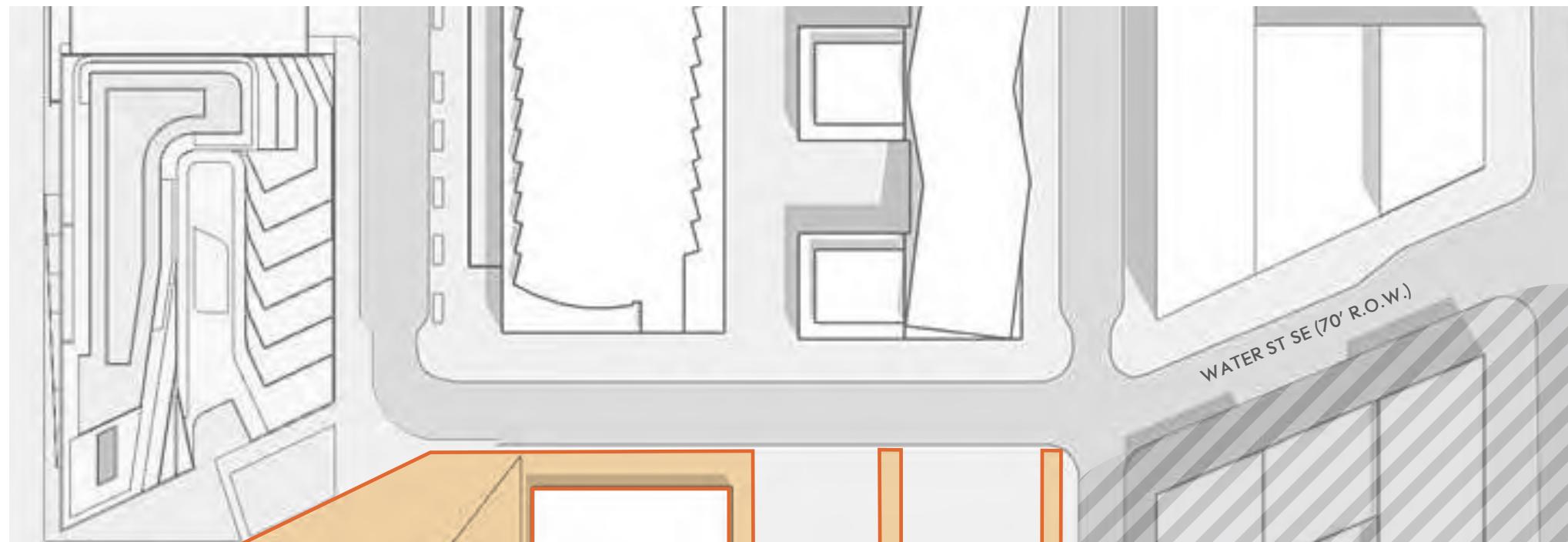
- PARCEL P2B (DISTRICT WINERY) FAÇADE IS COMPOSED OF NATURAL WOOD SIDING & LARGE DARK METAL FRAMED STOREFRONT WINDOWS.
- THE LUMBER SHED BUILDING IS WRAPPED IN GLASS WITH DARK METAL TRIM



EXISTING CONDITIONS - YARDS PARK PAVILION BUILDINGS

PARCEL P3 - THE YARDS

September 2025



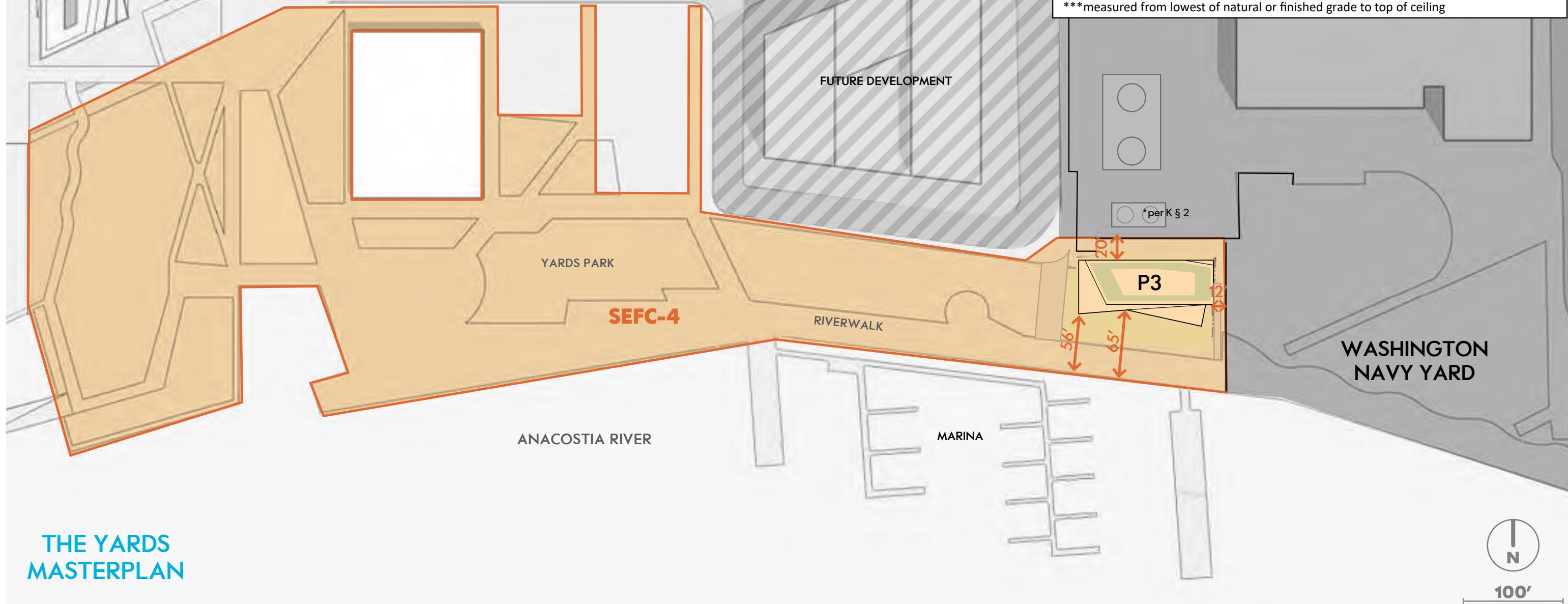
ZONING TABULATIONS

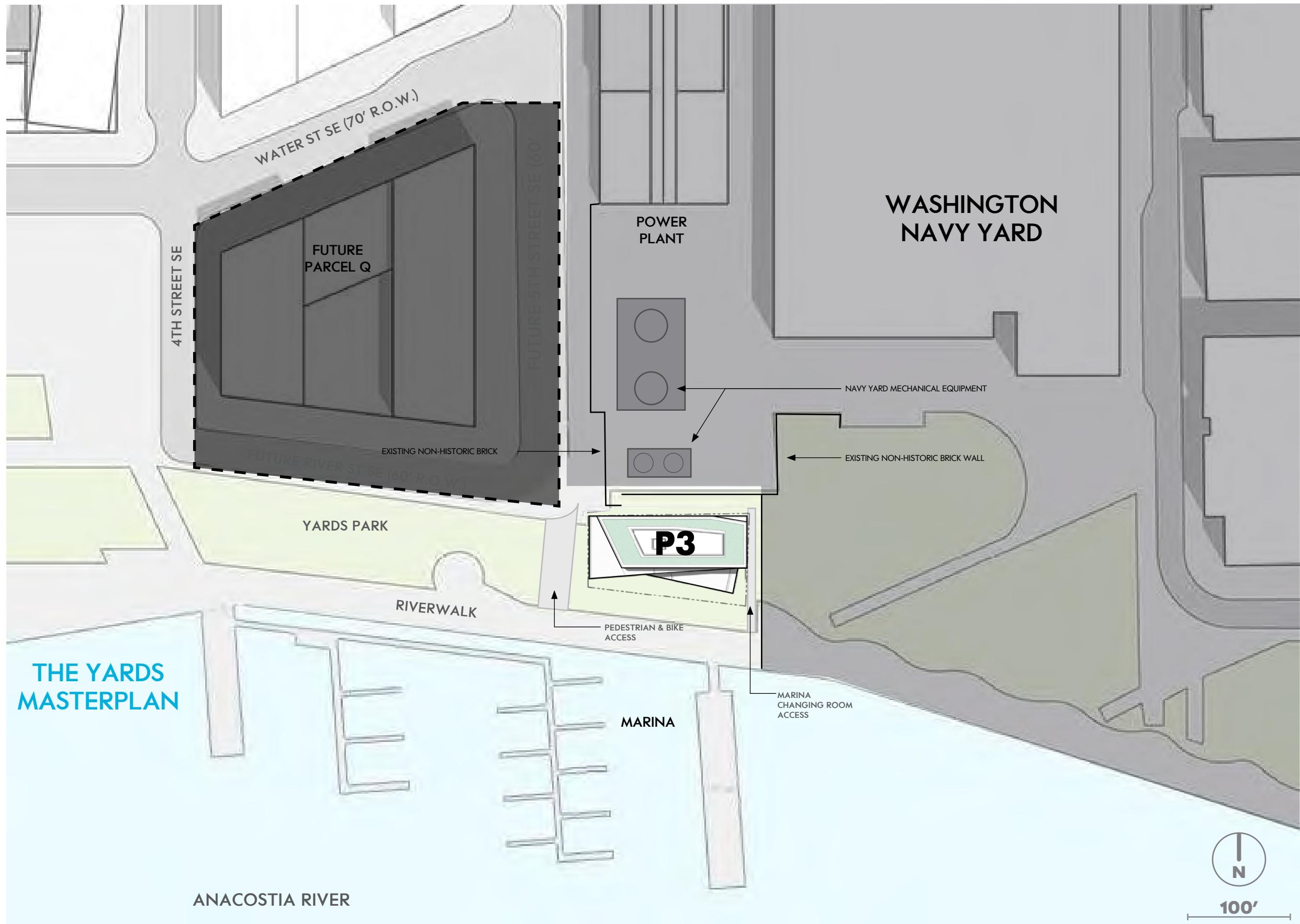
	Required/ Allowed	Proposed	
		Parcel P3	SEFC-4 Zone
Site Area	--	9,196 sq ft	248,655 sq ft*
Density	0.5 FAR**	1.85 FAR	0.19 FAR
Lot Occupancy	25%	65% (<i>flexibility requested</i>)	17%
Height	40 ft***	40 ft (<i>flex requested to measure from finished grade</i>)	
Ground Floor Floor-to-Ceiling Height	14 ft minimum	10 ft (<i>flexibility requested</i>)	
Side Yard	12 ft	0 ft (<i>flexibility requested</i>)	12 ft
Closed Court	2.5 in/ft of height; 12 ft min	~ 8 ft (<i>flexibility requested</i>)	20 ft
Waterfront Setback	100 ft	56-65 ft (<i>flexibility requested</i>)	

* includes Lots 809, 815, 816 & P2A & P2B sites

** aggregated across entire SEFC-4 Zone

***measured from lowest of natural or finished grade to top of ceiling



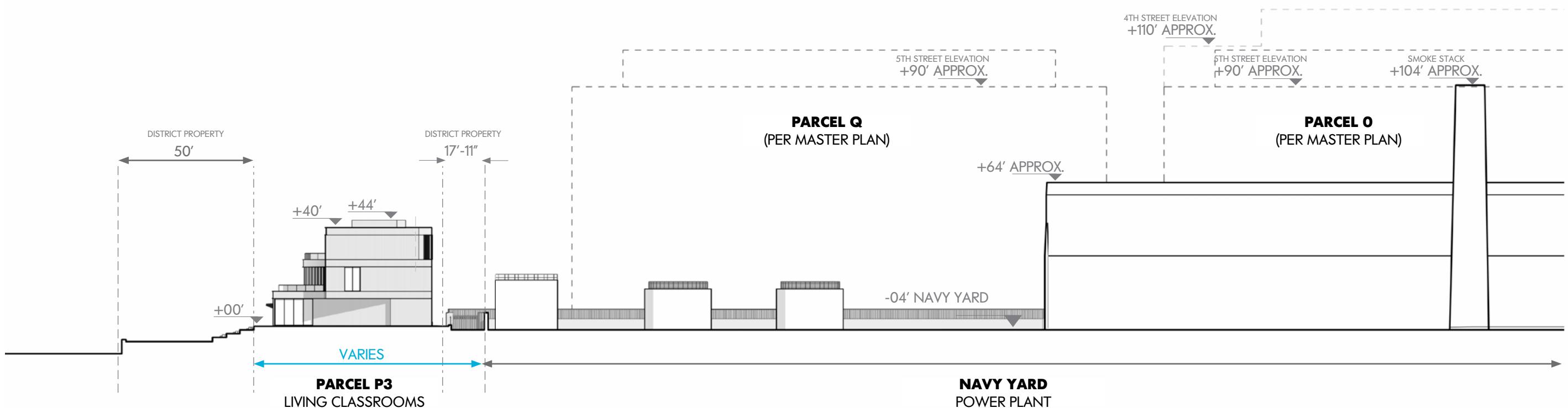


SITE PLAN CONCEPT DIAGRAM - ENLARGED MARINA PLAN
PARCEL P3 - THE YARDS

September 2025

KEY SEFC HISTORIC GUIDELINE IDEAS

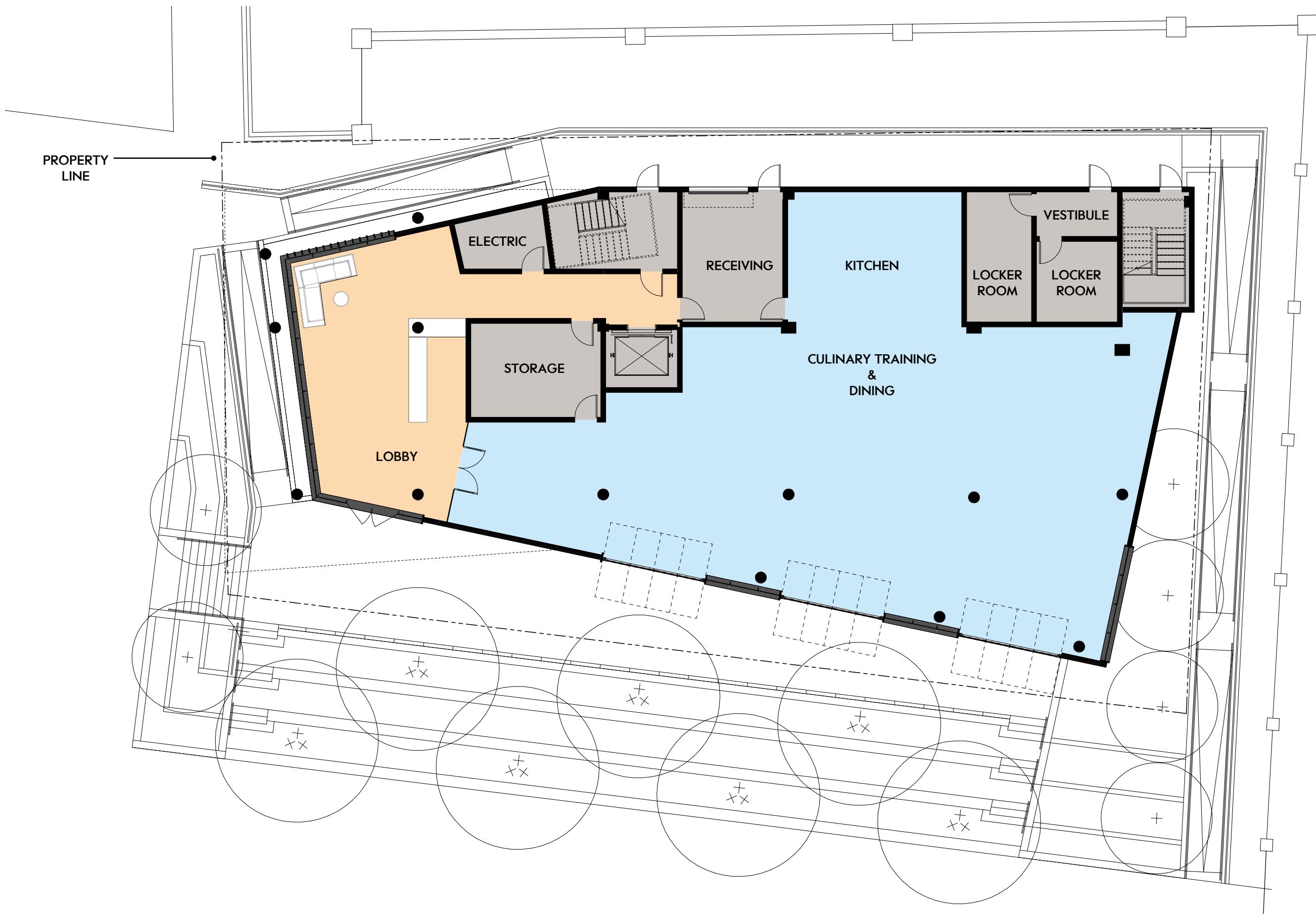
- THE MASSING AND SCALE OF THE NEW BUILDINGS IN THE HISTORIC ZONE WILL BE COMPLEMENTARY TO THAT OF THE HISTORIC BUILDINGS UTILIZING DESIGN CONCEPTS SUCH AS **STRONG HORIZONTALITY**
- NEW PAVILIONS WILL BE FREESTANDING, **OPEN AND TRANSPARENT** AND WILL RELATE TO THE SCALE OF THE LUMBER SHED BUILDING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

September 2025

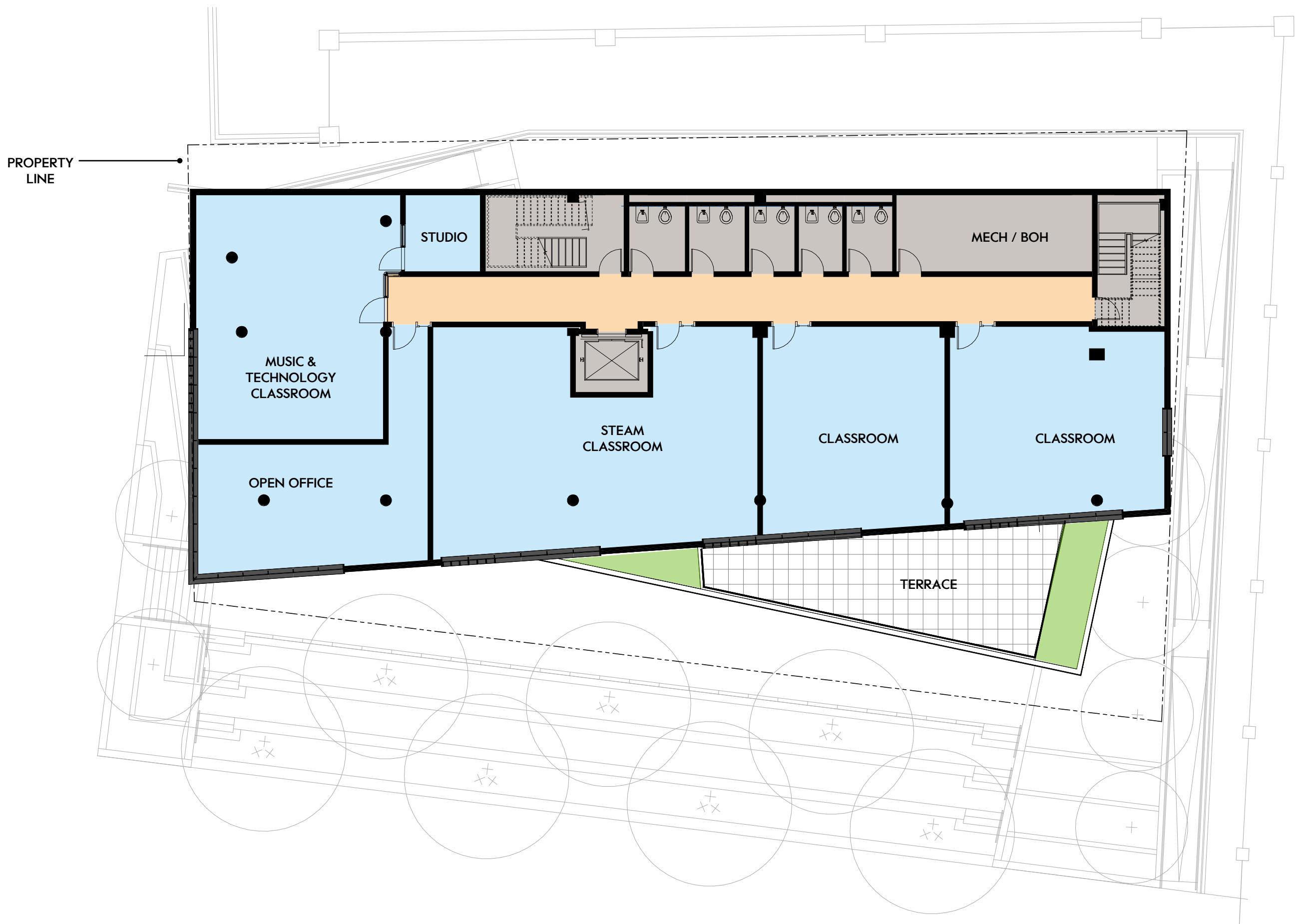


PARCEL P3 - THE YARDS - LEVEL 1

September 2025

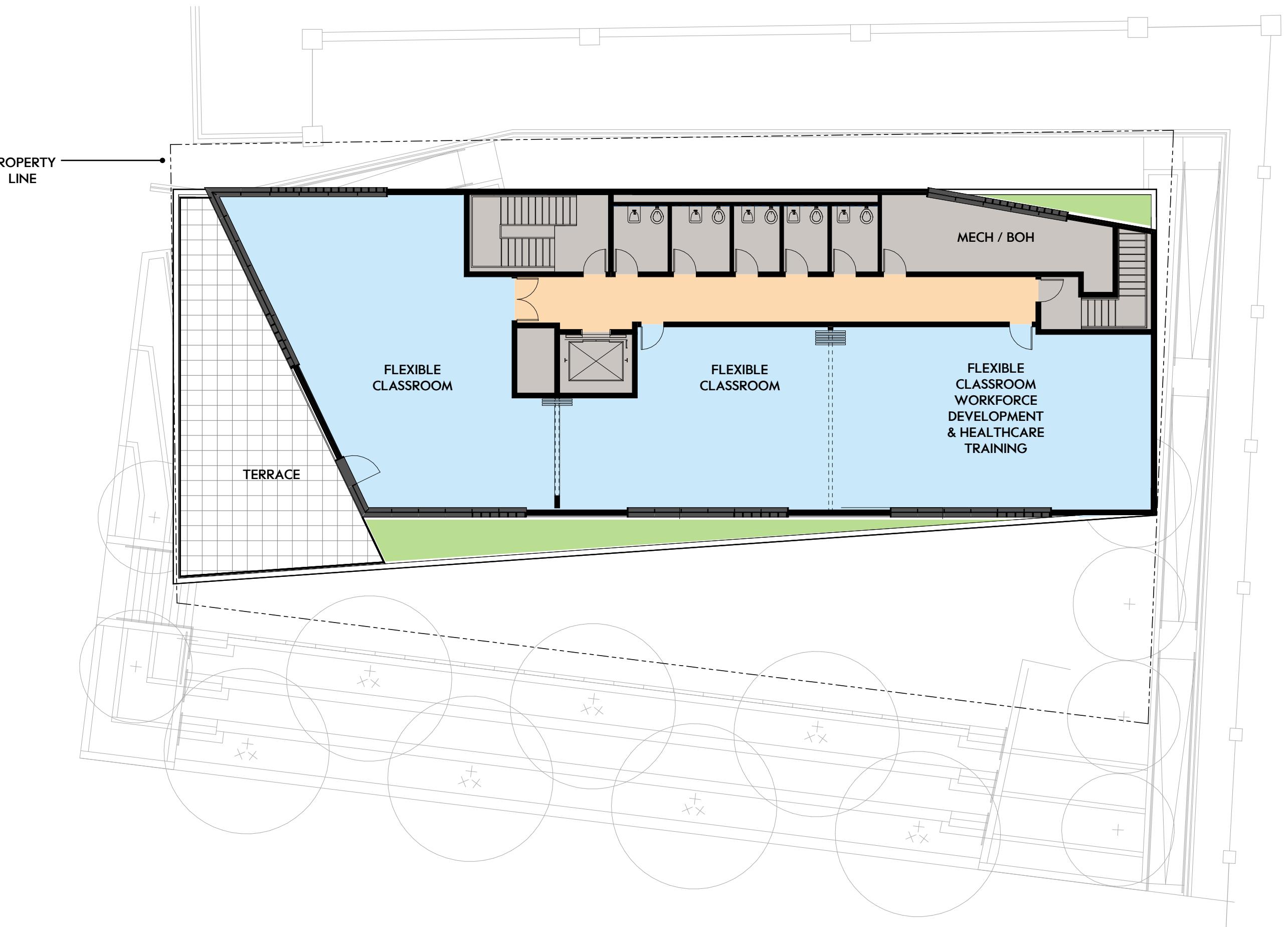


SCALE: 3/32" = 1'-0"



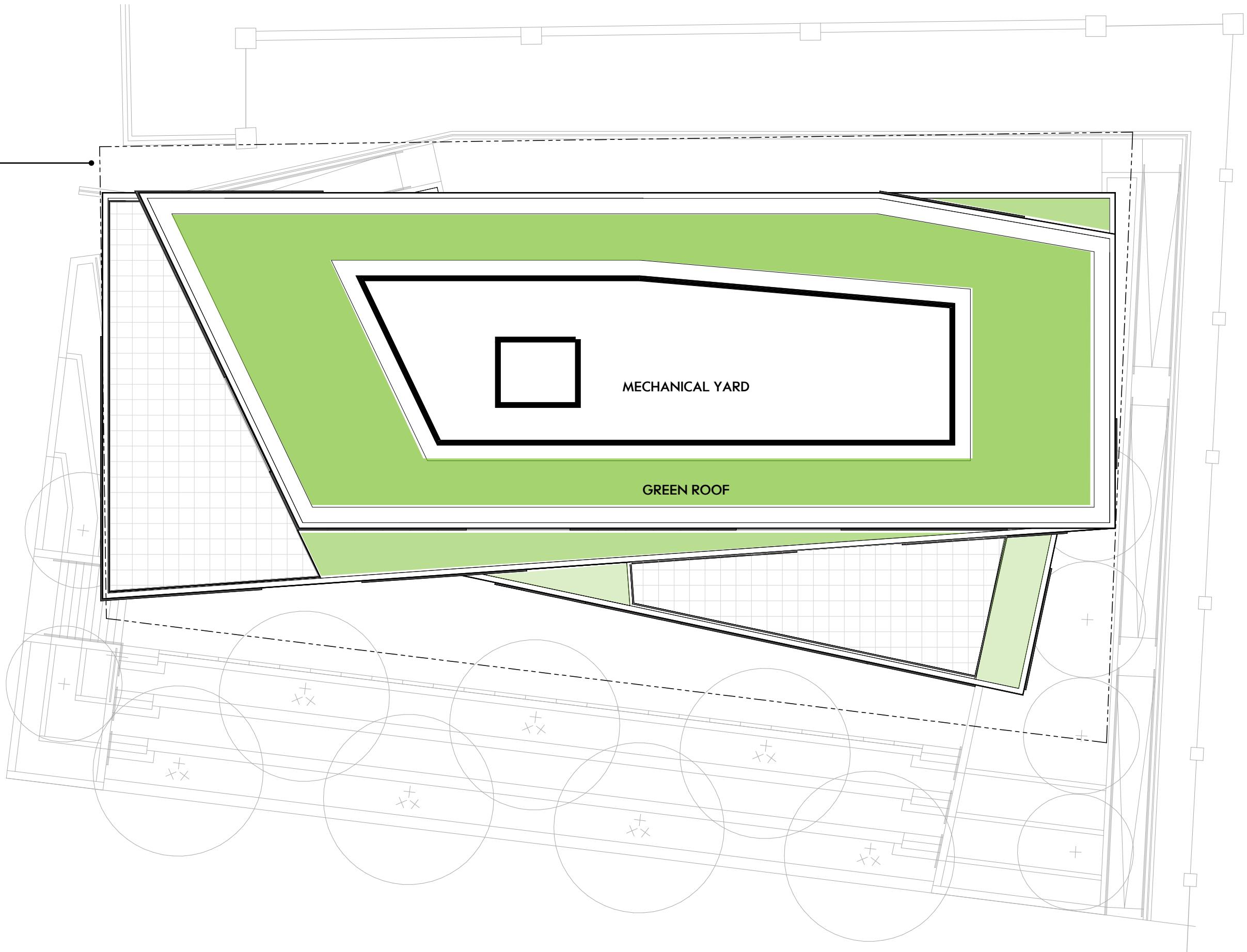
PARCEL P3 - THE YARDS - LEVEL 2

September 2025



PARCEL P3 - THE YARDS - LEVEL 3

September 2025



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

PARCEL P3 - THE YARDS - LEVEL 3

September 2025



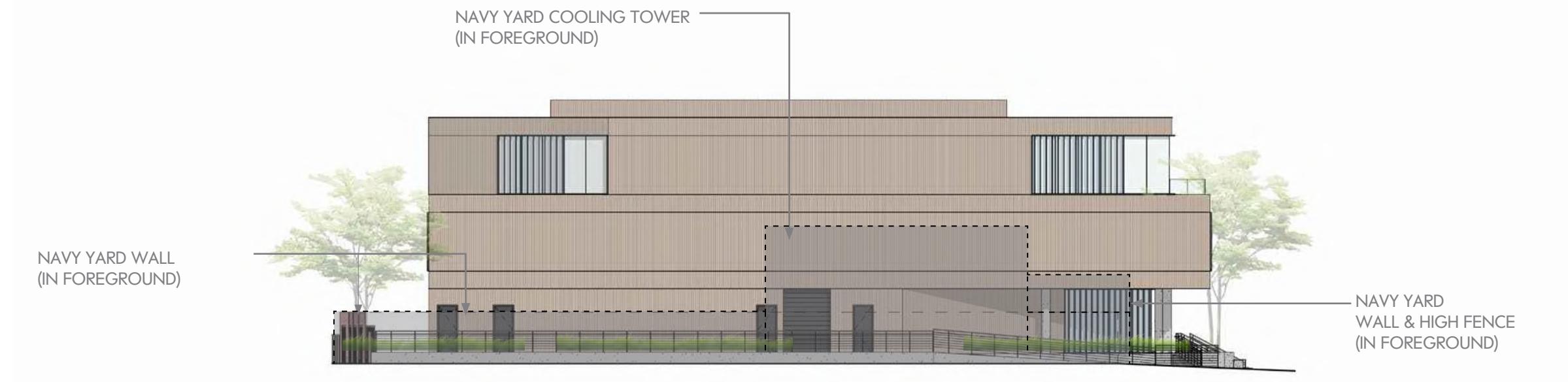
RENDERED VIEW - RIVER WALK
PARCEL P3 - THE YARDS

September 2025



RENDERED VIEW - WATER VIEW
PARCEL P3 - THE YARDS

September 2025



*LANDSCAPE SHOWN FOR DEMONSTRATION PURPOSES ONLY

BUILDING ELEVATION - NORTH & SOUTH PARCEL P3 - THE YARDS

September 2025



*LANDSCAPE SHOWN FOR DEMONSTRATION PURPOSES ONLY

BUILDING ELEVATIONS - EAST & WEST PARCEL P3 - THE YARDS

September 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

September 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.

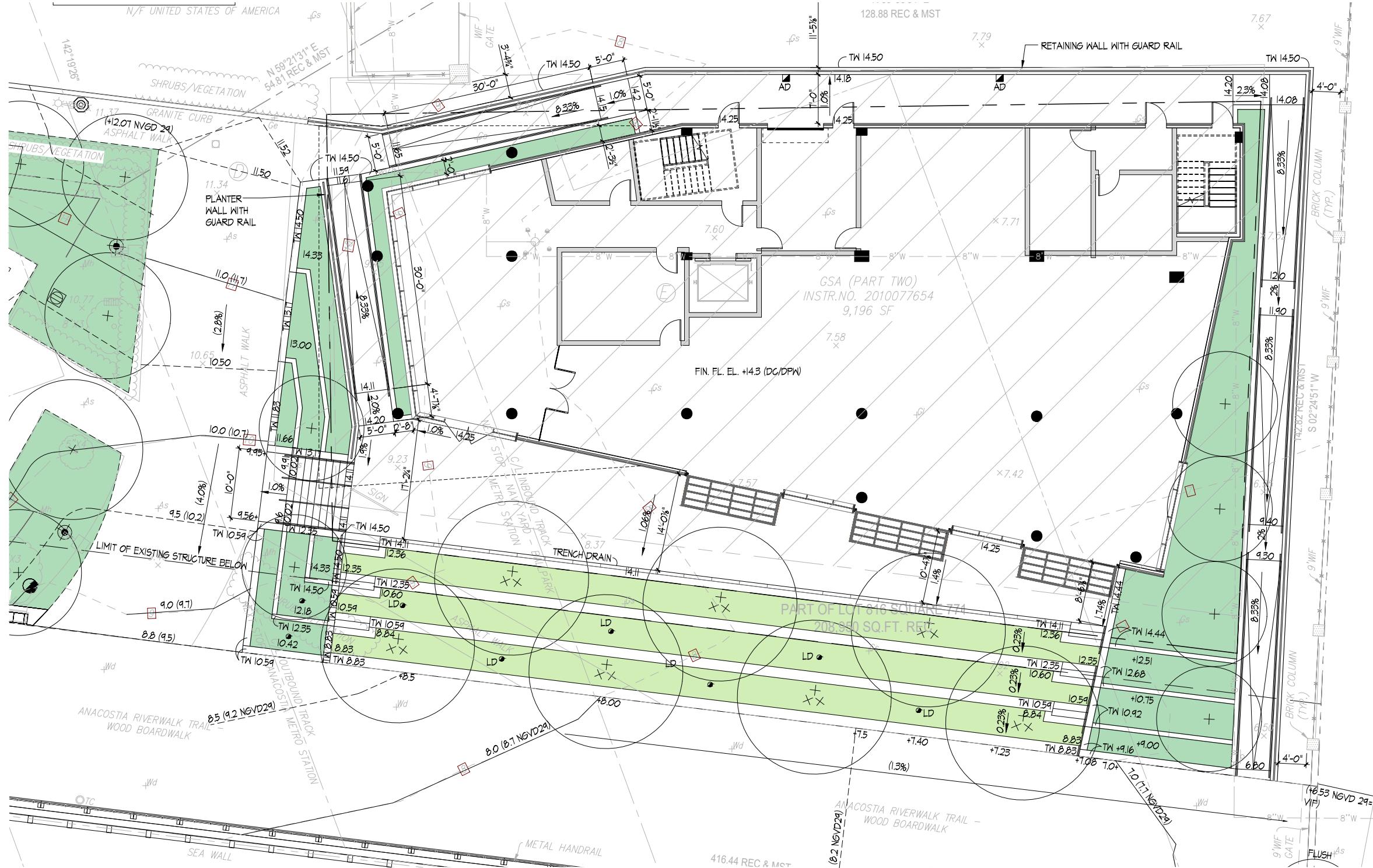


PROPOSED LANDSCAPE PLAN PARCEL P3 - THE YARDS

September 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.

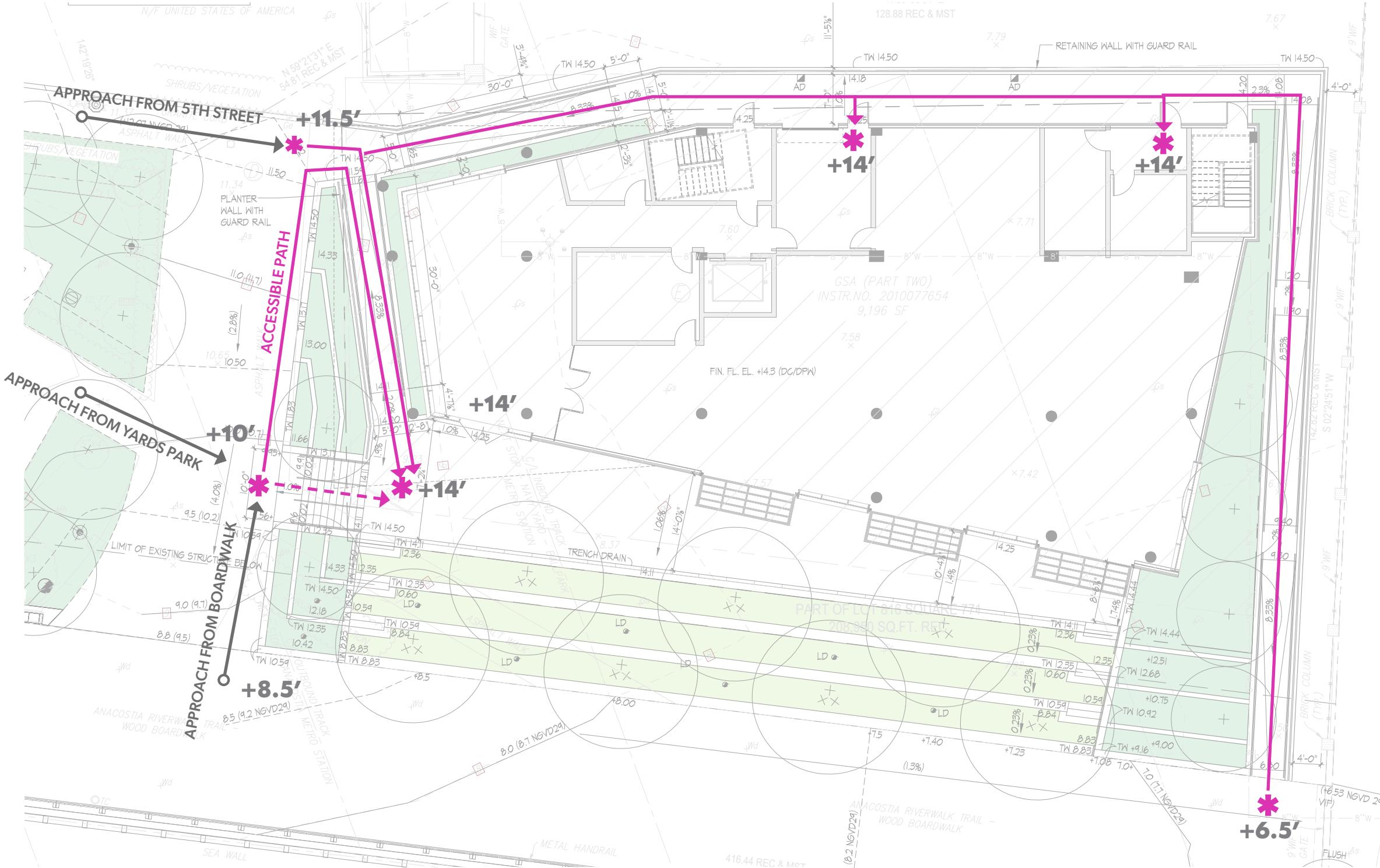


PROPOSED LANDSCAPE PLAN PARCEL P3 - THE YARDS

September 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.



KEY

- PATH START & END POINT** (Pink asterisk)
- ACCESSIBLE PATH** (Pink arrow)
- NON-ACCESSIBLE PATH** (Dashed pink arrow)
- SITE APPROACH** (Black arrow)

SITE ACCESS

PARCEL P3 - THE YARDS

September 2025

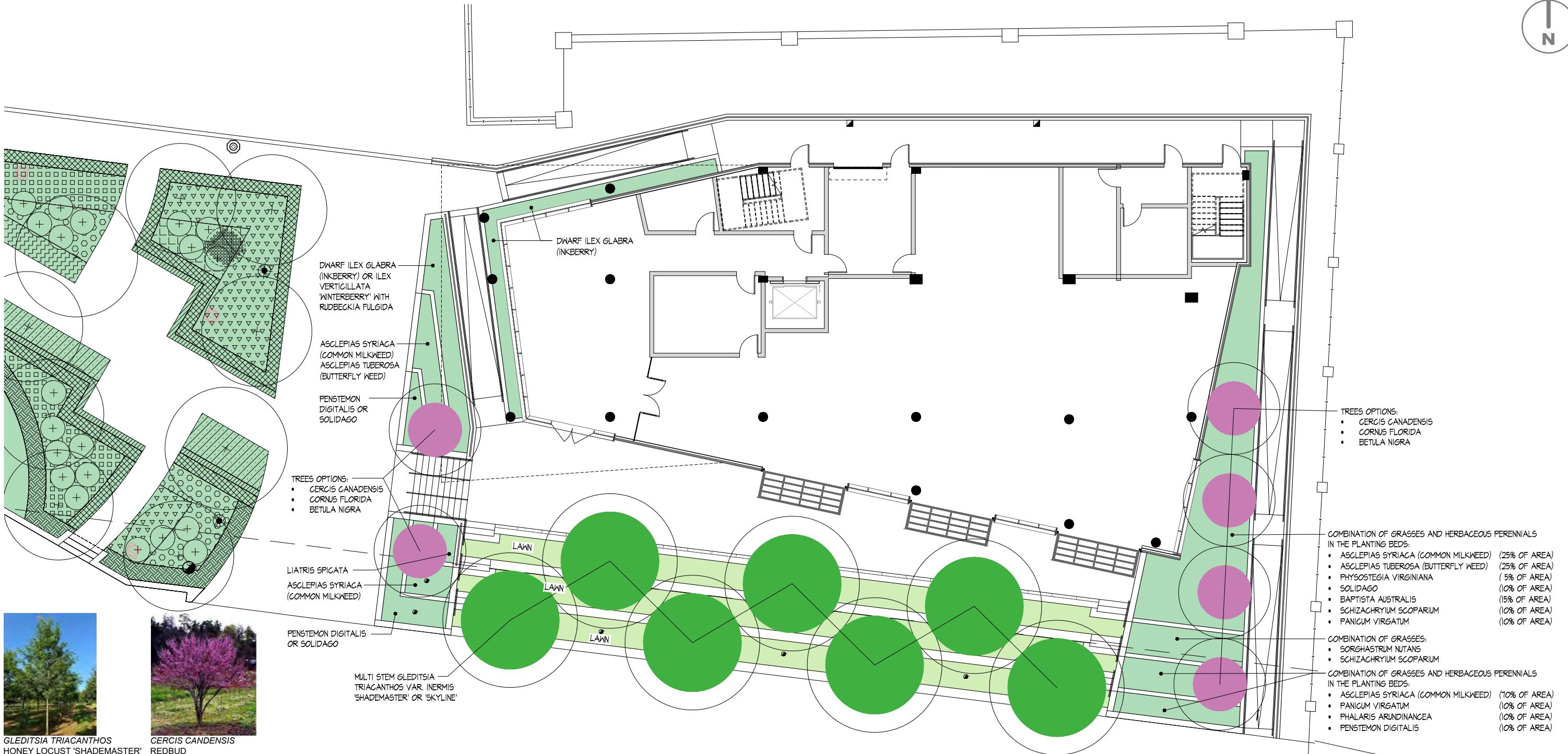
HISTORIC ZONE DESIGN GUIDELINES

- 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.



PROPOSED LANDSCAPE PLAN PARCEL P3 - THE YARDS

September 2025

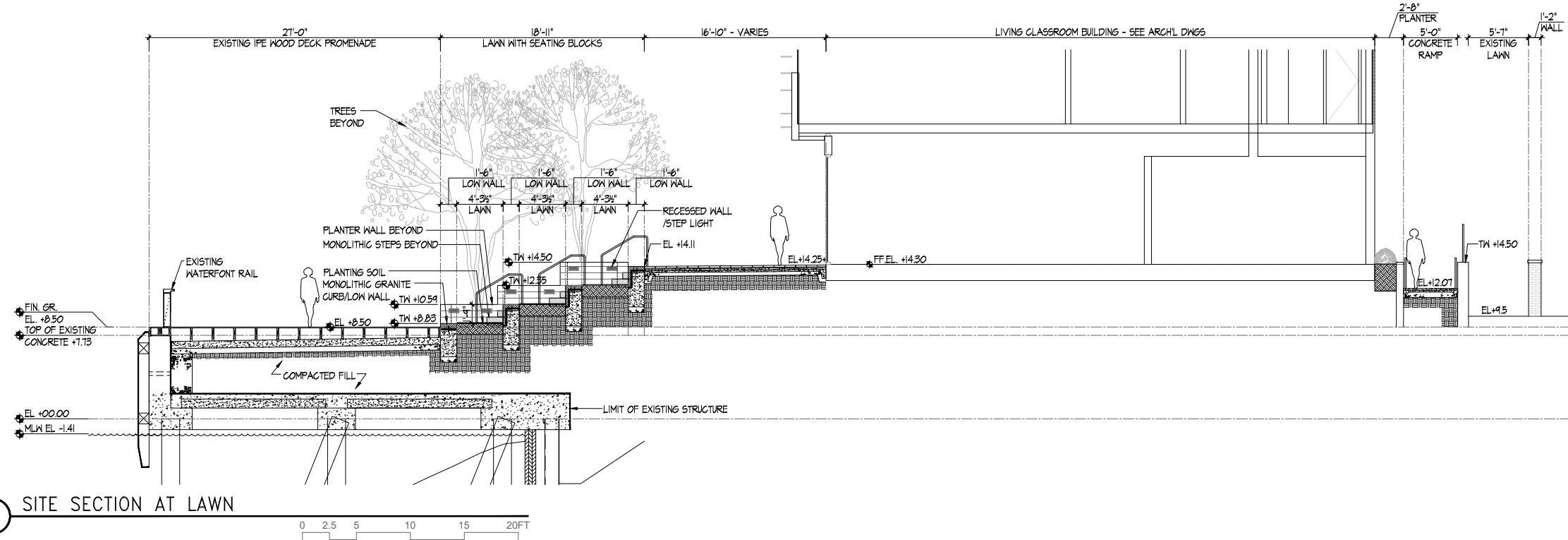


PROPOSED LANDSCAPE PLANTING PLAN PARCEL P3 - THE YARDS

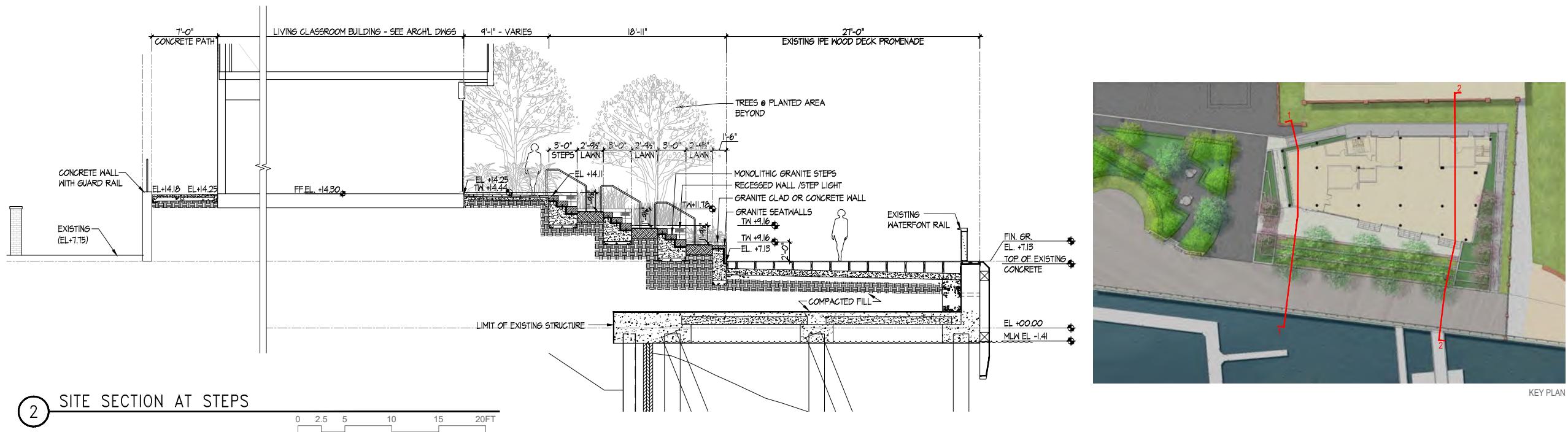
September 2025

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.



1 SITE SECTION AT LAWN

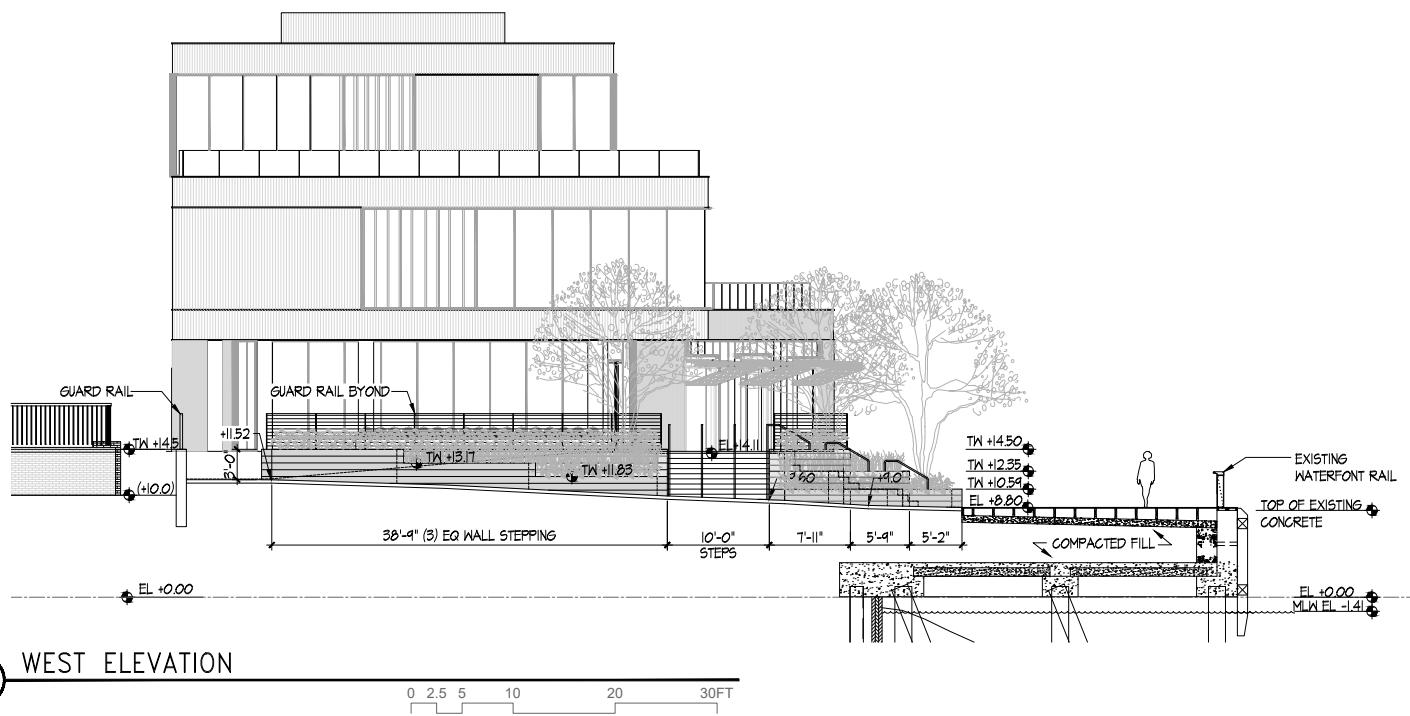


PROPOSED LANDSCAPE SECTIONS PARCEL P3 - THE YARDS

September 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.



PROPOSED LANDSCAPE ELEVATIONS PARCEL P3 - THE YARDS

September 2025

STUDIOS

SAN FRANCISCO • WASHINGTON, DC • NEW YORK • LOS ANGELES • PARIS • LYON