



David Avitabile  
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September 12, 2025

VIA IZIS

D.C. Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> Street, NW, Suite 200-S  
Washington, DC 20001

Re: **Application for Design Review and Modification of Z.C. Order No. 08-04  
For A Portion of Lot 816 in Square 771 (the “Property”)**

Dear Members of the Zoning Commission:

On behalf of Living Classrooms Foundation (“**Living Classrooms**”), the United States General Services Administration (“**GSA**”) (acting through Forest City SEFC LLC (“**Master Developer**”)), and the District of Columbia (“**DC**” or “**District**”) (acting through the Capitol Riverfront Business Improvement District (the “**BID**” and collectively, the “**Applicant**”)), we hereby submit this application for design review for a three-story headquarters facility for Living Classrooms’ operations at the Property. The new facility will include (i) maritime education classrooms that work in tandem with Living Classrooms’ in-water programming along the Anacostia River, (ii) other educational facilities, and (iii) space devoted to workforce training and job readiness, including a ground floor culinary training program (the “**Project**”). To the extent the Project represents a modification to the interim improvements constructed under Z.C. Order No. 08-04, as amended (the “**Yards Park Order**”), the Applicant also seeks approval for a modification to the Yards Park Order to effectuate the completion of Phase III of Yards Park. The Project will have a GFA of approximately 17,000 square feet and a maximum building height of approximately 40 feet (not including penthouse).

The application was filed electronically through the Interactive Zoning Information System (IZIS) on September 11, 2025. The enclosed materials satisfy the filing requirements detailed in Chapter 3 of Subtitle Z of the Zoning Regulations and include the completed application forms, statement justifying the Project, and detailed architectural plans, sections, elevations, and renderings.

Under separate cover, a check for \$3,510 for the design review application and modification, which represents the filing fee in this matter, and two copies of pre-printed mailing labels are being delivered to the Office of Zoning concurrent with the filing of this application.

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Please feel free to contact me at (202) 721-1137 if you have any questions regarding the above. We look forward to the Commission's consideration of this matter at an upcoming public meeting.

Sincerely,

/s/  
David Avitabile

Enclosures

### **Certificate of Service**

The undersigned hereby certifies that copies of the foregoing document will be sent by electronic mail to the following addresses on September 12, 2025.

Jennifer Steingasser  
Joel Lawson  
Office of Planning  
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Markita Bryant, ANC Single Member District 8F02  
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/s/  
David Avitabile