

## **CERTIFICATE OF NOTICE**

I HEREBY CERTIFY that a copy of the Notice of Intent to File a Zoning Application to the District of Columbia Zoning Commission for Design Review for Living Classrooms Foundation (the “Applicant”) was mailed to Advisory Neighborhood Commission (“ANC”) 8F, where the Property is located, and to the owners of all property within 200 feet of the perimeter of the Property on March 18, 2025, as required by the Zoning Regulations of the District of Columbia, 11 DCMR (Zoning), Subtitle Z, Section 301.6.

The Applicant met with the Office of Planning regarding the project on March 20, 2025. Pursuant to 11-Z DCMR § 301.8, the Applicant presented the Project to ANC 8F at the ANC’s May 20, 2025 public meeting, which builds on prior presentations and conversations with ANC 8F and its predecessor, ANC 6D, related to the Project and its related text amendment, which is pending final action in Z.C. Case No. 24-18.

/s/

\_\_\_\_\_  
David Avitabile  
September 12, 2025

## NOTICE OF INTENT TO FILE A ZONING APPLICATION

### APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR DESIGN REVIEW IN THE SEFC-4 ZONE

March 18, 2025

Living Classrooms Foundation (“**Applicant**”) hereby gives notice of its intent to file an application for design review (“**Application**”) for the property known as Parcel P3 in the Yards (a portion of Lot 816 in Square 771) (the “**Property**”). The Property is a vacant parcel that contains approximately 9,196 square feet of land area and is located at the eastern end of Yards Park, in the Yards neighborhood of Ward 8. The Washington Navy Yard is located immediately to the north and east.

The Property is located in the SEFC-4 Zone District. A pending text amendment to the Zoning Regulations in Zoning Commission Case No. 24-18 will place the Property within the SEFC-4 “Development Area” and authorize other text amendments necessary to implement the development of the Property in accordance with the Southeast Federal Center Master Plan.

The Applicant intends to develop a new three-story 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 (the “**Project**”). As a part of the Project, the Applicant will also construct park improvements on surrounding property that will complete the final phase of the development of Yards Park.

The Project will have a maximum height of 40 feet, an overall gross floor area of approximately 17,000 square feet, and an overall footprint of approximately 6,010 square feet, resulting in a floor area ratio (“**FAR**”) of approximately 1.85 and lot occupancy of approximately 65% on the Property. With other existing and approval construction within the SEFC-4 Zone, the overall FAR for the SEFC-4 Zone will be approximately 0.19 and the overall lot occupancy will be approximately 17%, based on the overall lot area of the land-based lots within the SEFC-4 Zone. As a part of the Application, the Applicant will request approval of the uses within the Project under Subtitle C, Section 1102.6 and pending Subtitle K, Section 239.1 as well as flexibility from certain provisions of the Zoning Regulations, which may include the side yard, court, and waterfront setback provisions.

Pursuant to Subtitle Z § 301.8 of the Zoning Regulations, the Applicant will make all reasonable efforts to attend a regularly scheduled meeting of and present the Application to Advisory Neighborhood Commission 8F, and the Applicant is available to discuss the proposed Application with all interested and affected groups and individuals.

This Application will be filed with the District of Columbia Zoning Commission under Subtitle K, Chapter 2, Subtitle X, Chapter 6, and Subtitle Z, Chapter 3 of the Zoning Regulations at least 45 days after the date of this notice, which is given pursuant to Subtitle Z § 301.6 of the Zoning Regulations. The land use counsel is Goulston & Storrs and the architect is STUDIOS. If you require additional information regarding the proposed Application, please contact David Avitabile (202-721-1137).