



Delegated Action of the Executive Director

PROJECT
**Southeast Federal Center Design Review
for Parcel E4 of The Yards (Trapeze
School) in a portion of Sq. 883 – Forest
City SEFC, LLC**

Bounded by Tingey Street, SE, Isaac Hull
Avenue, SE, Parcel E3, M Street, SE and,
Parcel E2
Washington, DC

REFERRED BY
Zoning Commission of the District of Columbia

NCPC FILE NUMBER
ZC 19-07

NCPC MAP FILE NUMBER
41.11(06.00)44908

DETERMINATION
Approval of report to the Zoning
Commission of the District of
Columbia

REVIEW AUTHORITY
Advisory
per 40 U.S.C. § 8724(a) and DC Code § 2-
1006(a)

The Zoning Commission of the District of Columbia has referred a project within the Southeast Federal Center, also referred to as The Yards, for design review comments pursuant to the Zoning Regulations. This project is a relocation of an existing trapeze school that has existing at various locations within The Yards development since 2010. The existing trapeze school is at Parcel G and is intending to relocate on Parcel E4 on the eastern portion of The Yards.

Parcel E4 consists of approximately 46,462 square feet in the northeast corner of The Yards. It is located in the southeastern one-quarter of Parcel E. The property is owned by the General Services Administration (GSA) and is controlled by the Trapeze School New York (TSNY) in Washington, DC pursuant to a development agreement between those two parties. Today, the site is mostly vacant with only temporary gravel surface parking spaces and utility structures (e.g., Pepco transformer enclosures and an enclosed pump house).

Immediately to the east of Parcels E3 and E4 is Isaac Hull Avenue, which lies within the boundary of the Washington Navy Yard. Tingey Street, SE ends to the southwest of the property, and the Naval Sea Systems Command, also within the Navy Yard, is along the south side of the private portion of Tingey Street, SE adjacent to the property. M Street, SE bounds the property to the north, and Van Ness Elementary School is directly north of M Street, SE from the site.

The TSNY seeks to construct a new, approximately 40-foot tall, 5,644-square foot trapeze school and associated improvements on the property including an outdoor rig. The TSNY proposes to construct the new trapeze school on Parcel E4 because Parcel G, the current site of that use, is the subject of a design review application currently pending before the Zoning Commission for the construction of a new office building with ground level retail uses (see Z.C. Case No. 18-22).

A trapeze school has been located in The Yards for many years. The school originally opened on Parcel O in The Yards in 2010 before relocating to its current site several years later pursuant to Z.C. Order No. 13-16. For nearly a decade, the trapeze school has attracted visitors to The Yards, added variety to the recreational uses available to District residents and visitors, and had an overall positive impact by attracting visitors to The Yards and The Yards Park.



Figure 1 – Various views of the existing trapeze school

The primary federal interest regarding this project is the adjacency of the Washington Navy Yard. GSA has consulted with the United States Navy on this project, which controls the property on two sides of the site, and the Navy's concerns and recommendations regarding proximity of the outdoor rig have been incorporated into the design of the project. Further the height of the proposed building is below the limit set forth by the Height Act. Therefore, this project is not inconsistent with Comprehensive Plan for the National Capital.

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Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and per 40 U.S.C. § 8724(a) and DC Code § 2-1006(a), I find the relocation of the 40-foot tall, 5,644-square foot trapeze school and associated improvements from Parcel G to Parcel E4, located at The Yards,

