

COMMISSION ACTION

NCPC File No. MP211



ST. ELIZABETHS

FINAL MASTER PLAN FOR THE DEPARTMENT OF HOMELAND SECURITY HEADQUARTERS CONSOLIDATION

2700 Martin Luther King, Jr. Avenue, SE
Washington, D.C.

Submitted by the General Services Administration

January 8, 2009

Commission Action Requested by Applicant

Approval of the Final Master Plan for the Department of Homeland Security Headquarters Consolidation at St. Elizabeths, pursuant to 40 U.S.C. § 8722 (b)(1) and (d).

Commission Action

The Commission:

Approves the West Campus portion and **comments favorably** on the Transportation Improvements and East Campus portion of the Final Master Plan for the Department of Homeland Security Headquarters Consolidation at St. Elizabeths, as shown on NCPC Map File No. 83.00(05.00)42660, subject to the conditions set forth below:

Notes that the Final Master Plan is based on the Preferred Alternatives presented and analyzed in GSA's Final Environmental Impact Statement (FEIS) dated November 7, 2008; and includes mitigation outlined in GSA's Record of Decision. The Preferred Alternatives are the West/East Campus "Build Alternative 5"; Malcolm X Avenue, SE / I-295 interchange "Interchange/Access Road Alternative I-2"; and Martin Luther King Jr. Boulevard "MLK Avenue Alternative 2".

Notes that approval of the Final Master Plan is contingent upon GSA's ability to construct the west access road connecting Firth Sterling Avenue, SE to the modified Malcolm X Avenue, SE / I-295 Interchange, through the Shepherd Parkway.

Requires that GSA submit to NCPC for review and approval, an Amendment to the Final Master Plan for the Interchange/Access Road Improvements that includes the following:

- An environmental document that complies with the National Environmental Policy Act (NEPA), including a Record of Decision by the Federal Highway Administration with regard to the Malcolm X Avenue, SE / I-295 Interchange, and the National Historic Preservation Act, and that includes NCPC as a Cooperating Agency.
- Any modifications to the *Transportation Management Plan* resulting from ongoing analysis of the Interchange/Access Road Improvements.
- Any revisions to the concept design of the modified Interchange or Access Road as a result of NEPA or Section 106 consultation.

Requires that GSA take the following actions prior to commencement of construction to implement Phase I of the Final Master Plan. These actions are consistent with NCPC's Comprehensive Plan for the National Capital, GSA's mission and goals for this project as stated in the Final Master Plan, and GSA's Programmatic Agreement executed on December 9, 2008 to conclude Section 106 review for the Final Master Plan:

- Document that those portions of the Shepherd Parkway required for implementation of Phase II of the Undertaking are available for use; and, in collaboration with DHS and the National Park Service, initiate Section 106 consultation for roadway design in accordance with the Stipulations set forth in the Programmatic Agreement.
- Verify that it has submitted a Phase II prospectus authorization and funding request to Congress, consistent with federal requirements, in accordance with Stipulation I.B.1.c of the Programmatic Agreement, acknowledging that rehabilitation of historic buildings and landscapes in Phase II is essential to mitigate adverse effects to the National Historic Landmark.
- Establish a schedule for ongoing Section 106 consultation with Consulting Parties addressing the East Campus and any Phase I projects currently funded.
- Identify and implement, in collaboration with signatories of the Programmatic Agreement, opportunities and means for the public to have regular access to the Point, the Cemetery, and Hitchcock Hall.
- Collaborate with Consulting Parties and District of Columbia agencies to explore traffic, access and design alternatives for the setting at Gate #1, including follow-on Section 106 consultation in accordance with Stipulation III.C of the Programmatic Agreement; and continue to explore alternatives that designate Gate #2 as the primary entrance to the West Campus.
- Conduct additional Section 106 consultation to evaluate the feasibility of placing the Cemetery inside the secure perimeter of the West Campus, in accordance with Stipulation III.C of the Programmatic Agreement and in response to access concerns expressed by Consulting Parties.

Requires that GSA submit to NCPC for review and approval, an Amendment to the Final Master Plan for the East Campus portion of the DHS Headquarters Consolidation that includes the following:

- An environmental document that complies with the National Environmental Policy Act and the National Historic Preservation Act, and that includes NCPC as a Cooperating Agency. Evaluations shall include an assessment of the cumulative effects of the proposed plan in addition to other reasonably foreseeable development for the site and adjacent neighborhood.
- Any modifications to the *Transportation Management Plan* related to ongoing analysis of the East Campus portion of the Plan.
- A *View Shed Analysis* of the impacts of East Campus development, including road widening, on views to the East Campus from Martin Luther King Jr. Avenue, SE and from the Suitland Parkway.
- A *Summary of Planned Amenities*, describing shared use facilities that would be included in the East Campus portion of the proposed federal development that would also be available to the general public.
- A *Construction Staging Plan* that describes the timing, location, and impacts of construction staging areas on the East Campus.

Commends the General Services Administration, the Department of Homeland Security, and the District of Columbia for their collaborative efforts to meet the housing needs of the federal government; noting that the project has potential to provide financial benefits to the District as a result of federal leasing of approximately one million gross square feet of development on the East Campus, and to serve as a catalyst for development in Ward 8.

Deborah B. Young
Secretary to the National Capital Planning Commission