

# COMMISSION ACTION

NCPC File Nos. MP211 & 6929



**DEPARTMENT OF HOMELAND SECURITY  
HEADQUARTERS CONSOLIDATION MASTER PLAN MODIFICATION  
AND U.S. COAST GUARD HEADQUARTERS**

St. Elizabeths West Campus  
2700 Martin Luther King Jr. Avenue, SE  
Washington, D.C.

Submitted by the General Services Administration

January 7, 2010

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***Commission Action Requested***

Approval of Master Plan modifications and of preliminary and final site and building plans, pursuant to 40 U.S.C. § 8722(b)(1) and (d)

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***Commission Action***

The Commission:

**Recognizes** that the requirement in the Commission action of January, 2009, that the applicant “document that those portions of Shepherd Parkway required for implementation of [roadway improvements as part of] Phase II are available for use... prior to commencement of construction to implement Phase I” is intended to assure that the traffic generated by the St. Elizabeths West Campus will be managed in a manner that does not overwhelm local roadways.

**Notes** that the Federal Highway Administration has found that there is no feasible and prudent alternative for providing access to the St Elizabeths West Campus other than using portions of Shepherd Parkway and St. Elizabeths West Campus [Section 4(f) properties]; that the General Services Administration, the Department of Homeland Security, the National Park Service and the Section 106 Consulting Parties have engaged in meaningful consultation since the previous Commission action and have made progress on bringing the access road issue toward resolution.

**Notes** that the Department of the Interior has expressed its conclusion to the Federal Highway Administration “that either the FEIS preferred Alternative I-2 [Shepherd Parkway] or Alternative A.2.B from the Supplemental [FHWA 4(f) Analysis] could provide adequate access to the St. Elizabeths west campus;” that “until there is further analysis of Alternative A.2.B the DOI cannot concur that there is no feasible and prudent alternative to the use of Shepherd Parkway;” “that DOI is aware that after additional study, the FHWA may find that Alternative A.2.B will not provide the necessary access and may chose to move forward with Alternative 1.2;” and that

“regardless of which alternative is chosen, DOI believes that further planning to minimize harm to Section 4(f) properties is needed.”

**Concludes** that planning for access road improvements to the St Elizabeths West Campus is sufficiently advanced that it is likely to conclude promptly and that GSA will resolve the access road issue for design and location in a manner that does not overwhelm local roadways through further analysis, consultation with NPS and with the Section 106 Consulting Parties, and through adoption of effective minimization measures identified through the final 4(f) process; that this process will be linked to completion of the NEPA and Section 106 review to minimize harm to Shepherd Parkway; and that the applicant anticipates that this will occur by March, 2010.

**Finds** that effective minimization of harm to Shepherd Parkway through the conclusion of the 4(f) process and effective mitigation for harm to Shepherd Parkway and the St. Elizabeths campus are critically important to the overall success of the project.

**Finds** that the applicant has met the Commission’s requirement that “Shepherd Parkway be available for use,” and that all remaining requirements of the previous Commission action necessary to commence construction of Phase I of the Master Plan have been met.

**Approves** the proposed modifications to the Master Plan for the Department of Homeland Security Headquarters Consolidation.

**Approves** preliminary and final site and building plans for the U.S. Coast Guard Headquarters Building and the West Ravine Parking Garage, as shown on NCPC Map File No. 83.10(38.00)42937

**Delegates** to staff the authority to review and approve façade mockups and any modifications to façade details and materials, but requires the resubmission of any modifications to the building massing.

**Commends** GSA and DHS for their actions to relocate the security perimeter so that the historic cemetery is within the secured boundary of the West Campus, and their commitment to provide regular public access to the cemetery, the Point, and Hitchcock Hall, and for reducing the height of the West Ravine Parking Garage.

**Commends** DHS, GSA, NPS, and FHWA for working together to find a solution to the access issue.

**Requires** the applicant to report back to the Commission at the conclusion of the 4(f) process and to submit the design of the St. Elizabeths West Campus access road for Commission approval.

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Deborah B. Young  
Secretary to the National Capital Planning Commission