

COMMISSION ACTION



NCPC File No. 6419

U.S. DEPARTMENT OF TRANSPORTATION HEADQUARTERS, M STREET AND NEW JERSEY AVENUE, SE, ON PORTIONS OF SQUARES 743, 7720, AND 801 AND RESERVATION 17-E

Consultation with the General Services Administration under the Southeast Federal Center Public-Private Development Act of 2000

Submission by the General Services Administration

January 8, 2004

Commission Action Requested by Applicant

Approval of comments pursuant to Section 3(f) of the Southeast Federal Center Public-Private Development Act of 2000 (Public Law 106-407).

Commission Action

The Commission:

Recommends that the General Services Administration place a covenant in the deed for the U.S. Department of Transportation site that requires that when the U.S. Department of Transportation or another federal agency with similar security requirements vacates the facility or security requirements permit, 3rd Street, SE is open to general vehicular traffic.

Recommends that the width of the publicly dedicated right-of-way for the extension of New Jersey Avenue be consistent with the existing right-of-way for New Jersey Avenue north of M Street, SE.

Recommends refinement to the landscape plan by:

- Relocating the bollard line further away from the intersection of M Street, SE and New Jersey Avenue.
- Utilizing different perimeter security elements, such as benches or planters, to break up the continuous row of bollards along M Street, SE as opposed to intermittently masking the bollards with shrubs.

Requests that the revised landscape plan be submitted to the Commission for further consultation.

Requests that in accordance with the Conveyance Agreement dated September 20, 2002 (Paragraph 7.3.1) the General Services Administration submit a Southeast Federal Center Master Plan amendment for the Department of Transportation site that permits the following:

- When the U.S. Department of Transportation or another federal agency with similar security requirements vacates the facility or security requirements permit, the building may be retrofitted by extending the first two ground levels of the streetwall so it is consistent with the prevailing streetwall on M Street, SE and incorporates the preferred uses identified in the proposed Southeast Federal Center Overlay zone on the ground level of M Street, SE.
- When the U.S. Department of Transportation or another federal agency with similar security requirements vacates the facility or security requirements permit, 3rd Street, SE is opened to general vehicular traffic.

Deborah B. Young
Secretary to the National Capital Planning Commission