

# COMMISSION ACTION

NCPC File No. MP03/6758



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**THE YARDS AT THE SOUTHEAST FEDERAL CENTER  
INFRASTRUCTURE AND STREET DESIGN, AND  
DEVELOPMENT PLANS FOR PARCELS E1, K, M, and D  
M Street and New Jersey Avenue, SE  
Washington, D.C.**

Submitted by the General Services Administration

July 12, 2007

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*Commission Action Requested by Applicant*

Approval of the 35% design submission pursuant to the Memorandum of Understanding between the General Services Administration and the National Capital Planning Commission regarding the transfer by sale and/or long-term ground lease to Forest City SEFC, LLC and the mixed-use development of the Southeast Federal Center.

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*Commission Action*

The Commission:

**Approves** the 35% design submission for infrastructure and street design at The Yards, and the development plans for parcels E1, K, M, and D, as shown on NCPC Map File No. 41.11(38.00)42261, and finds the 35% design plans to be consistent with the approved revised Master Plan.

**Commends** GSA, Forest City, and the developers and architects of the individual parcels under development for Phase I at The Yards for the quality of the site development, landscape design, treatment of the historic buildings and remaining site fabric, and the character and compatibility of the plans for adaptive use and new construction.

**Recommends** that the massing and scale of the new building on Parcel D1 be refined and further articulated as the design is developed so that the building more clearly acknowledge the presence and complement the scale of the historic brick wall and sentry tower.

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Deborah B. Young  
Secretary to the National Capital Planning Commission