

COMMISSION ACTION

NCPC File No. MP03/6805



THE YARDS AT THE SOUTHEAST FEDERAL CENTER
WATERFRONT PARK
M Street and New Jersey Avenue, SE
Washington, D.C.

Submitted by the General Services Administration

February 6, 2008

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 fee simple transfer of land within the Southeast Federal Center by GSA to Forest City Washington, and the mixed-use development of the Southeast Federal Center.

Commission Action

The Commission:

Approves the 35% design submission for the Waterfront Park, as shown on NCPC Map File No. 41.11(38.00)42455, and finds the 35% design plans to be consistent with the approved revised Master Plan.

Commends GSA and Forest City Washington and the team's designers for the quality of the site design to date, especially the variety of park features and the range of park activities that will be encouraged.

Recommends the following guidance as the design of the Waterfront Park is advanced:

- Design the pedestrian bridge to be lighter in form and character, and so that sufficient space is created between it and the boardwalk trail on the bulkhead beneath it; and design the bridge supports on either end so that the trail appears open and inviting.
- Design the pedestrian bridge and the vertical element on the pier to be architecturally complementary iconic structures.
- Develop an accessible path leading westward from the bulkhead trail along or near the river's edge.

Notes that the applicant must return to the Commission for an amendment to the Southeast Federal Center Master Plan if the waterfront Site #37 in the Memorials and Museums Master Plan is proposed for relocation.

Notes that GSA will return to the Commission with a revised 35% design submission if material changes to the plan become necessary in response to the Federal Emergency Management Agency's proposed revised flood plain maps.

Deborah B. Young
Secretary to the National Capital Planning Commission