



**SOUTHEAST FEDERAL CENTER OVERLAY REVIEW
PARCEL P, THE YARDS**

Water Street, SE
Washington, D.C.

Delegated Action of the Acting Executive Director

April 25, 2008

Pursuant to delegations of authority adopted by the Commission on August 6, 1999 and 40 U.S.C. §8724(a) and D.C. Code § 2-1006(a), I find that the proposed project to construct a waterfront park that includes a great lawn, a stepped lawn, a promenade, a pedestrian bridge and an overlook to be located at Parcel P between Water Street, SE and the Anacostia River in the development known as the Yards would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other federal interests.

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The Zoning Commission of the District of Columbia has referred a project on Parcel P in the Southeast Federal Center for the construction of a waterfront park consisting of a great lawn, a stepped lawn, a promenade, a pedestrian bridge and an overlook. The developer is requesting review and approval of new structures to be constructed within a proposed waterfront park along the Anacostia River, pursuant to Section 1805.11 in the Southeast Federal Center Overlay of the Zoning Regulations. In addition, the developer is also requesting special exception relief from the D.C. Zoning Regulations Section 938.2, which limits construction within a waterfront setback area between 20 feet 100 feet from the river in the Waterfront Open Space Recreation overlay. This overlay provides a mechanism for special exception relief from this limit. The project elements listed above would be constructed within the 100 foot riparian buffer and require retaining walls and substantial regrading of the waterfront area. Retail pavilions are proposed for the park area in the future, and are not included in the proposed action.

NCPC approved this project at the 35% design stage at its February 7, 2008 meeting with the following comments to the developer:

- 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.

The developer has begun redesigning the pedestrian bridge to be lighter in form and character, is reconsidering the vertical element proposed as part of the February 7, 2008, 35% design review and is working toward making the westward movement more accessible through design changes east of the stepped lawn. The retaining walls and regrading are within the 20 foot to 100 foot setback. Staff finds that the proposed retaining walls and regrading are not inconsistent with the Comprehensive Plan for the National Capital, are necessary for the creation of this dynamic park, and would not adversely affect any other federal interests.

Marcel C. Acosta
Acting Executive Director