

COMMISSION ACTION

NCPC File Nos. MP03/6805



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

Submitted by the General Services Administration

February 5, 2009

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, Phase II, as shown on NCPC Map File No. 41.11(38.00)42678, 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 public amenities and range of activities that will be accommodated.

Notes that:

- The park elements will be reviewed by the Zoning Commission and referred to the Commission, that the retail buildings are generally consistent with the site's SEFC/W-O zoning designation, and that the visual marker requires relief from the Zoning Regulations because it exceeds the 40-foot height limit in the W-O Zone.

- The Lumber Shed, a structure listed in the National Register of Historic Places, will be rehabilitated to meet the Secretary of the Interior's Standards for the Treatment of Historic Properties.
- The applicant will shortly submit to the Commission an amendment to the Southeast Federal Center Master Plan proposing the relocation of Site 37 in the Memorials and Museums Master Plan from the area of the Great Lawn to Tingey Square.

Deborah B. Young
Secretary to the National Capital Planning Commission