

Master Plan Amendment and Transportation Improvements

Saint Elizabeths West Campus – DHS Headquarters

Martin Luther King, Jr. Avenue

Washington, DC

Submitted by the United States General Services Administration

Master Plan

May 16, 2012

Commission meeting date: June 7, 2012

NCPC review authority: Federal Project in the District (40 U.S.C. § 8722(b)(1) and (d))

Applicant request: Master Plan review

Delegated / consent / open / executive session: Open

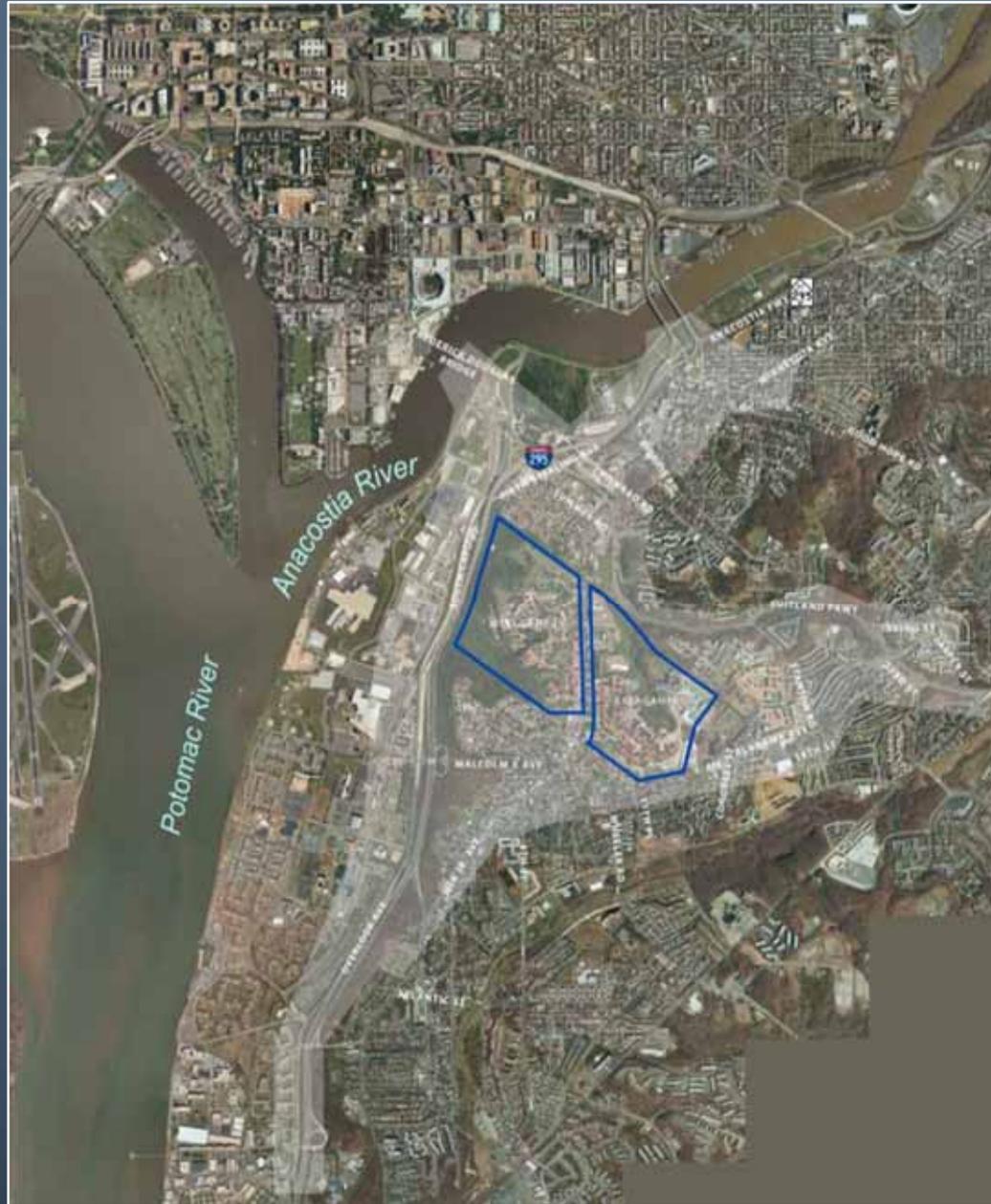
NCPC Review Officer: C. Hart

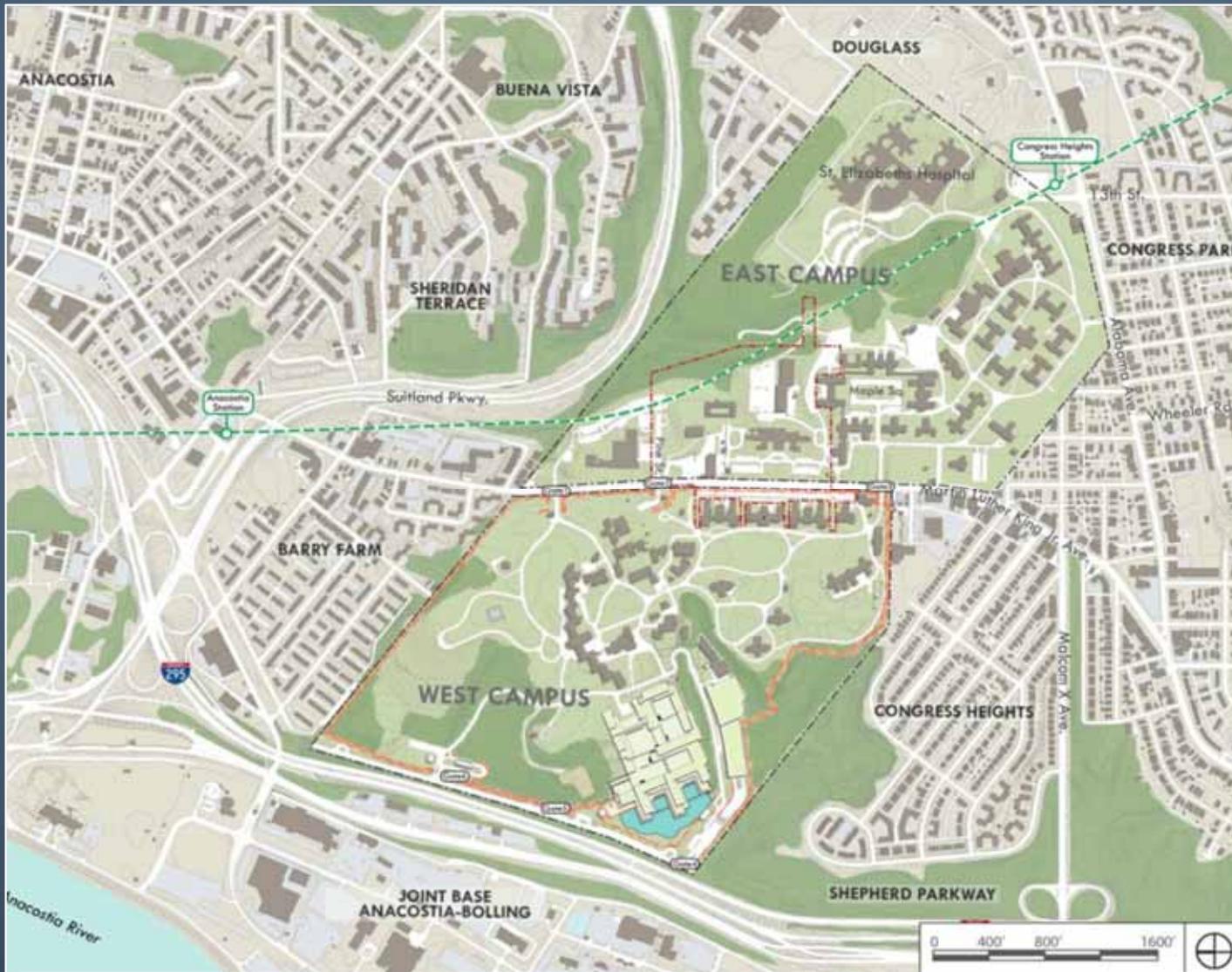
NCPC File number: MP211/7111

Project summary:

The Final Master Plan for the DHS Consolidation at Saint Elizabeths West Campus was approved by the Commission in January 2009. At the time GSA had analyzed 5 alternatives for development of the campus and chosen the option that would place most of the DHS employees on the West Campus and FEMA on the East Campus. In addition, GSA proposed roadway improvements for Martin Luther King, Jr. Avenue and creating an access road parallel to I-295 that would connect Firth Sterling Avenue to the north with Malcolm X Avenue and South Capitol Street to the south. This new access road would need to use a significant portion of Shepherd Parkway, an NPS property. Because of this, GSA would need to undertake a DOT 4(f) review for the use of parkland and a historic resource for a roadway.

In the 4 years since the master plan was approved, GSA has conducted further analysis for relocating the FEMA (3,100 seats) site to the East Campus parcel, also referred to as the Federal Use Parcel. It has gathered additional data on the proposed East Campus Development, the transportation system, historic preservation, views, and natural resources in and around the site. Using this further study, GSA can be more definitive on what it is proposing for the construction of 1.2 million GSF of development for the FEMA Headquarters and parking garage (775 spaces), as well as the transportation improvements at Martin Luther King, Jr. Avenue, Malcolm X Avenue, South Capitol Street and the new access road through Shepherd Parkway.





Federal Use Parcel

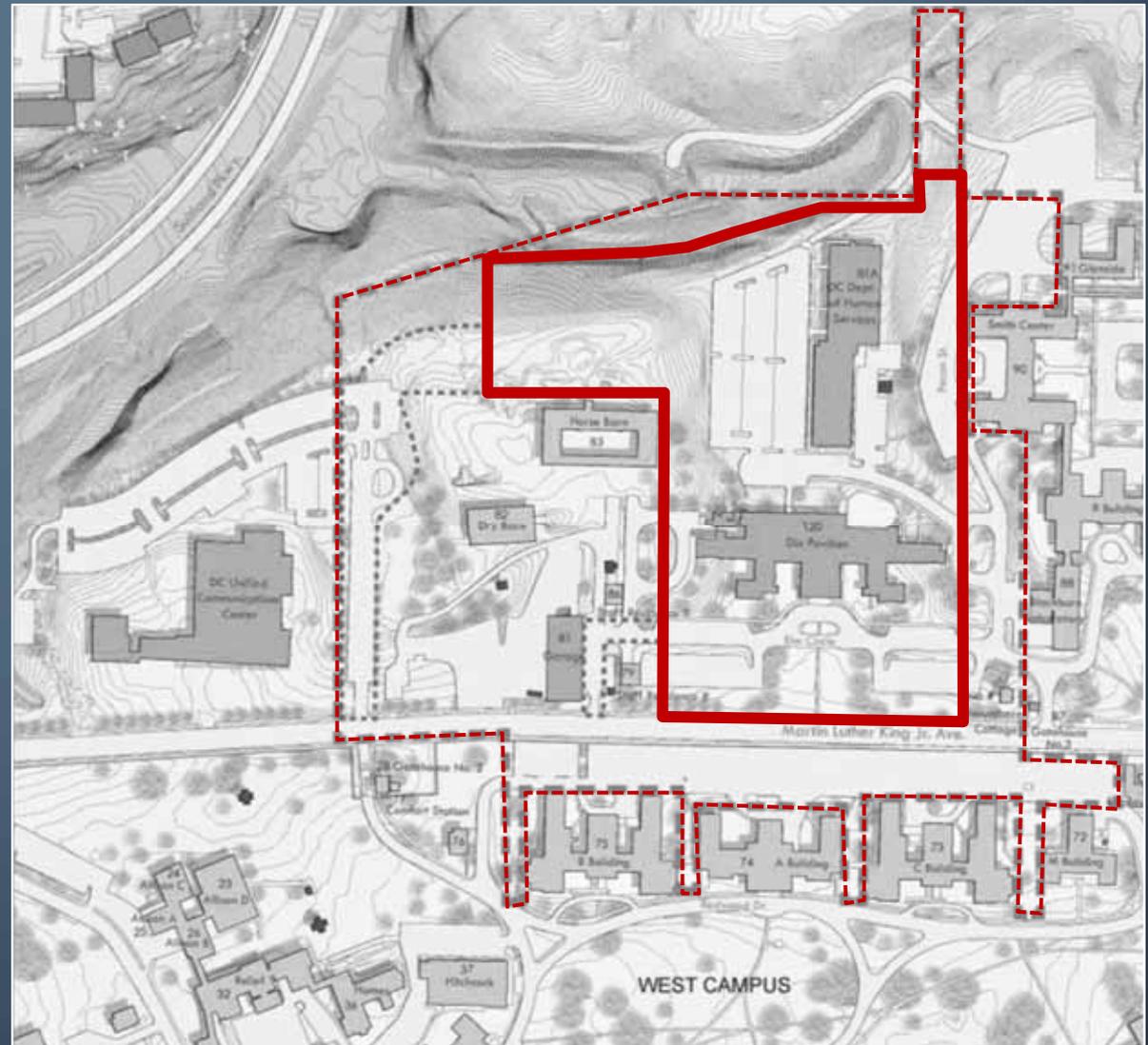
Federal Use Parcel and Transportation Improvements



Federal Use Parcel – East Campus

Proposal

- 750,000 GSF
 - 3 separate wings connected by glazed corridors
- 775 parking space, 5 level garage
- 3,100 employees
- Tunnel connection to the West Campus

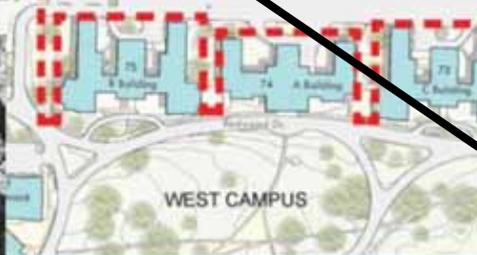
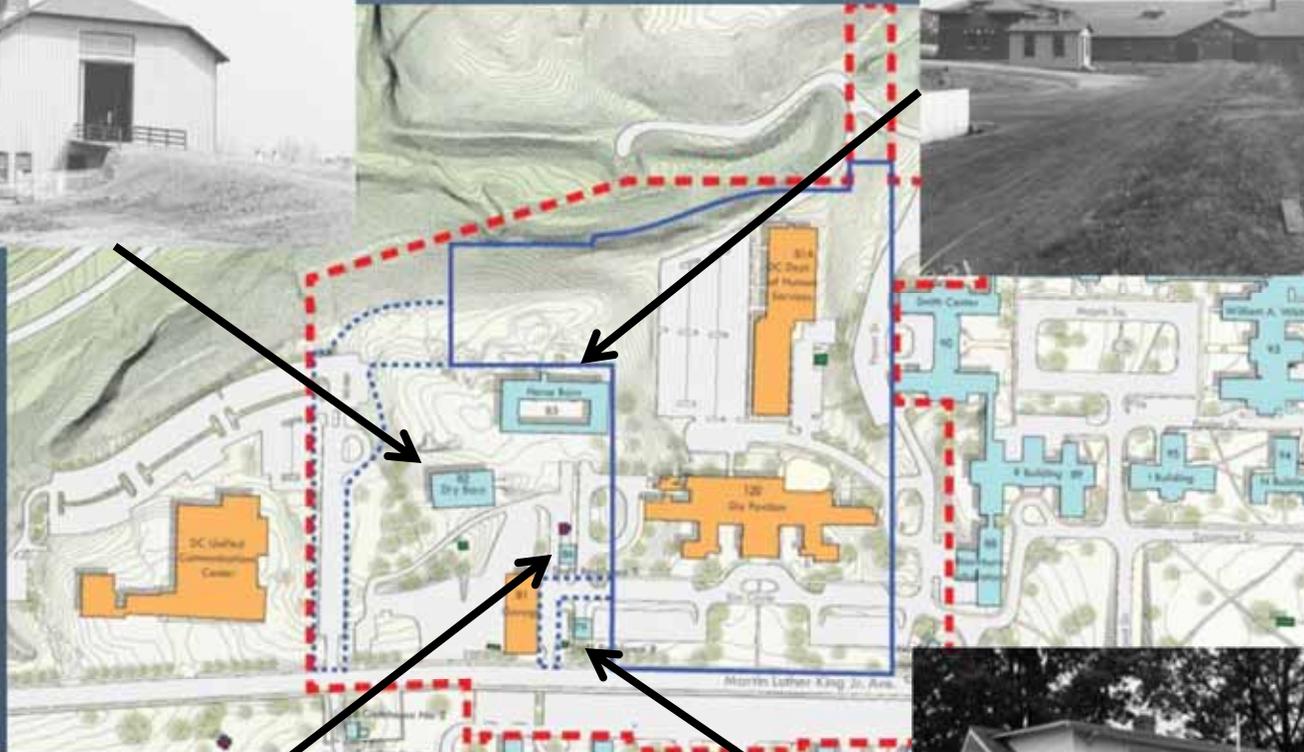


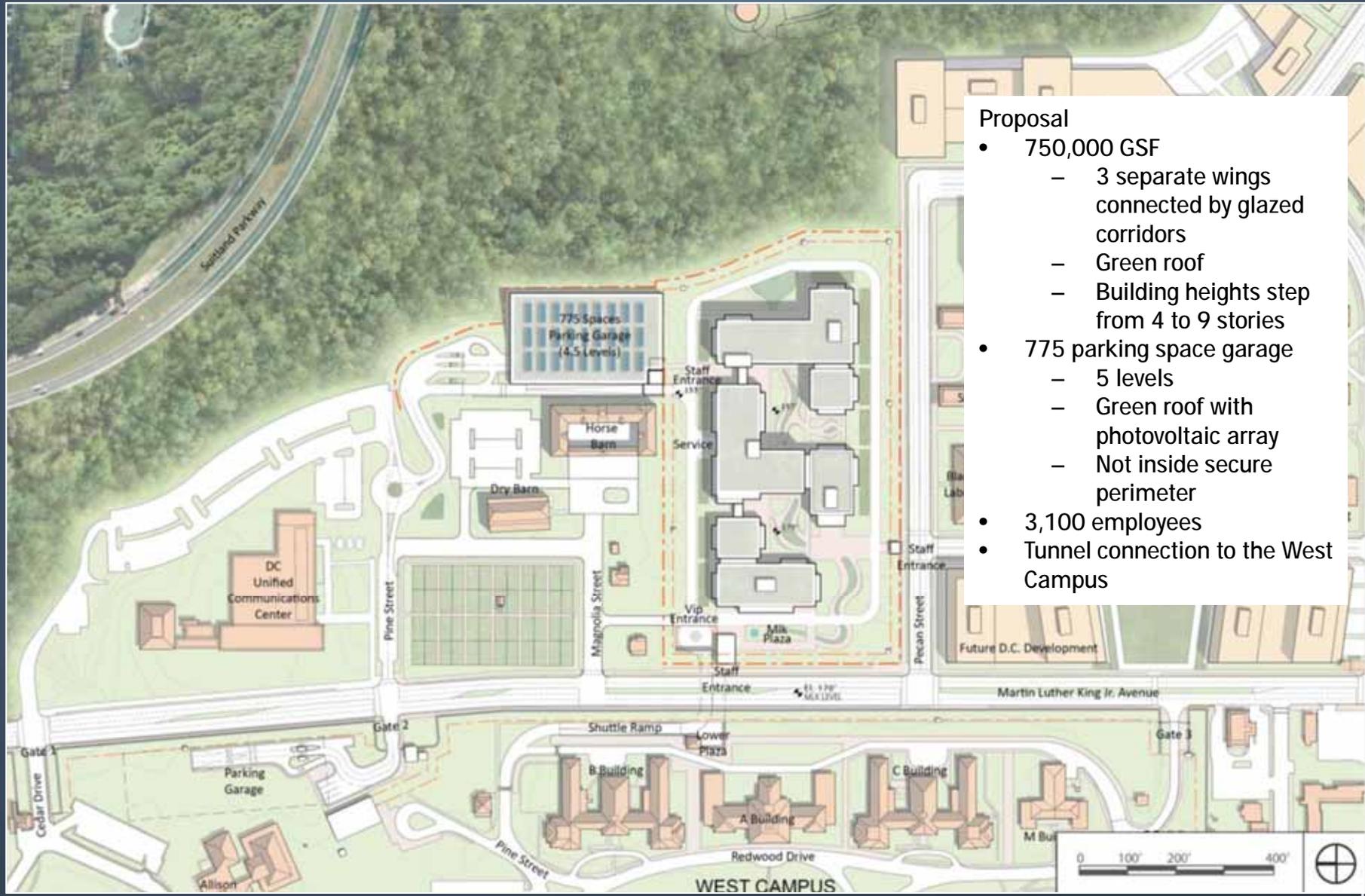
Saint Elizabeths East cam – Historical Photo





Federal Use Parcel – Contributing Structures





Proposal

- 750,000 GSF
 - 3 separate wings connected by glazed corridors
 - Green roof
 - Building heights step from 4 to 9 stories
- 775 parking space garage
 - 5 levels
 - Green roof with photovoltaic array
 - Not inside secure perimeter
- 3,100 employees
- Tunnel connection to the West Campus



Figure 6.15 – Elevation Study 1 – View East Along MLK Avenue

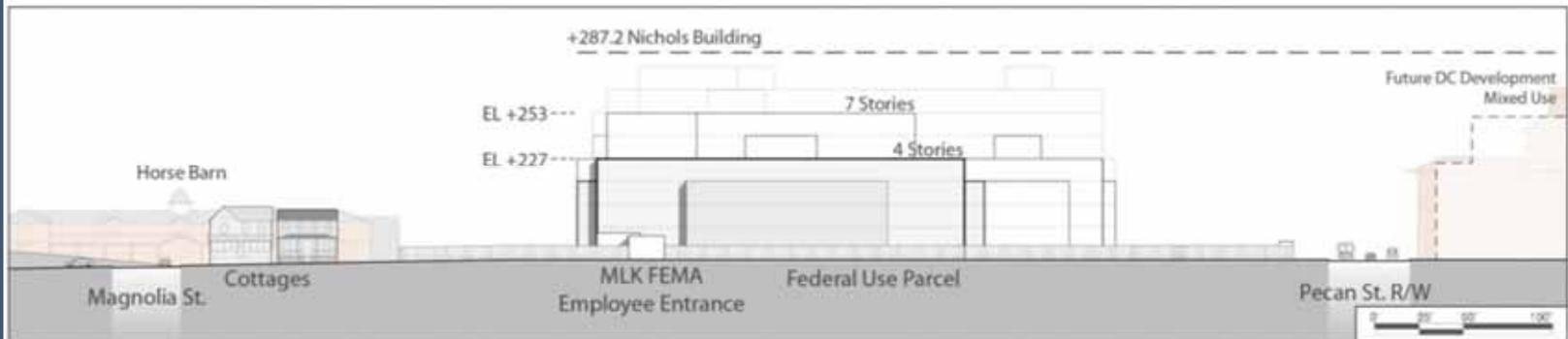


Figure 6.16 – Elevation Study 2 – View East Along MLK Avenue

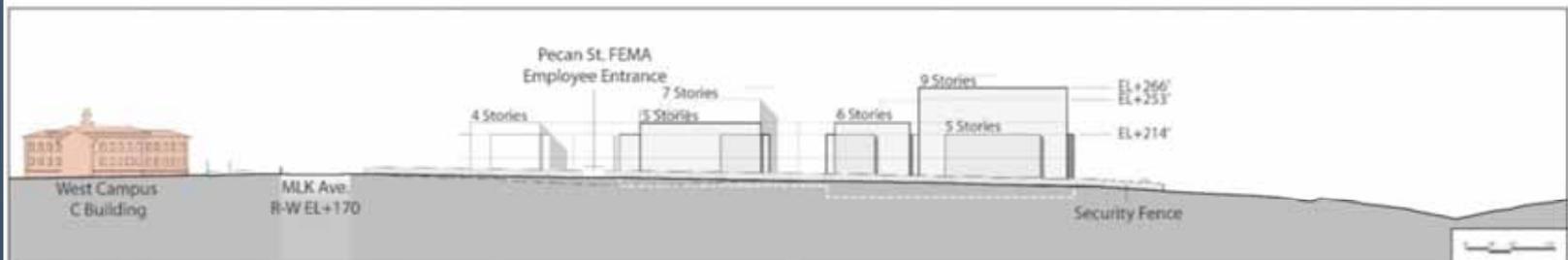
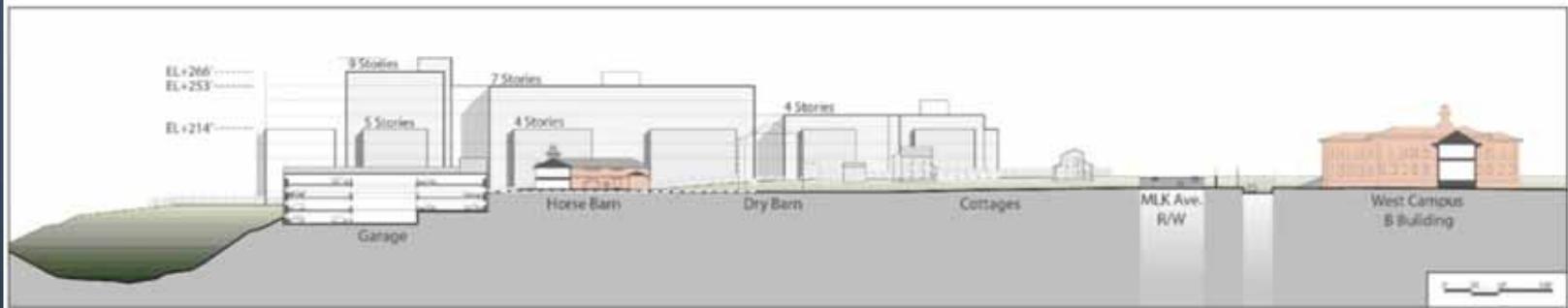
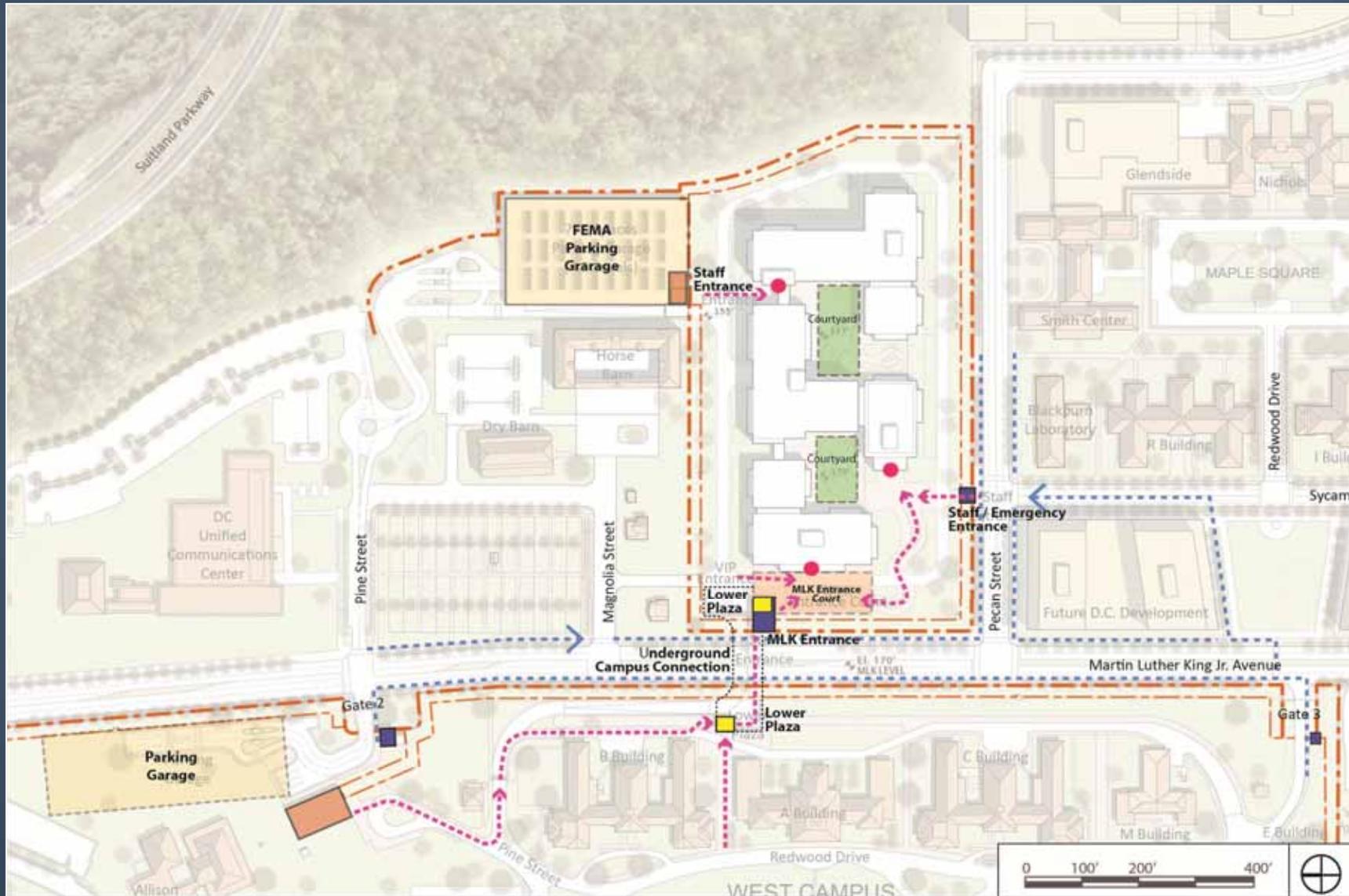


Figure 6.17 – Elevation Study 3 – View North Along Pecan Street



Pedestrian Circulation – Federal Use Parcel



Tunnel Connection – Federal Use Parcel



Figure 6.13 – Conceptual Section 1 – Through Campus Connector Looking North

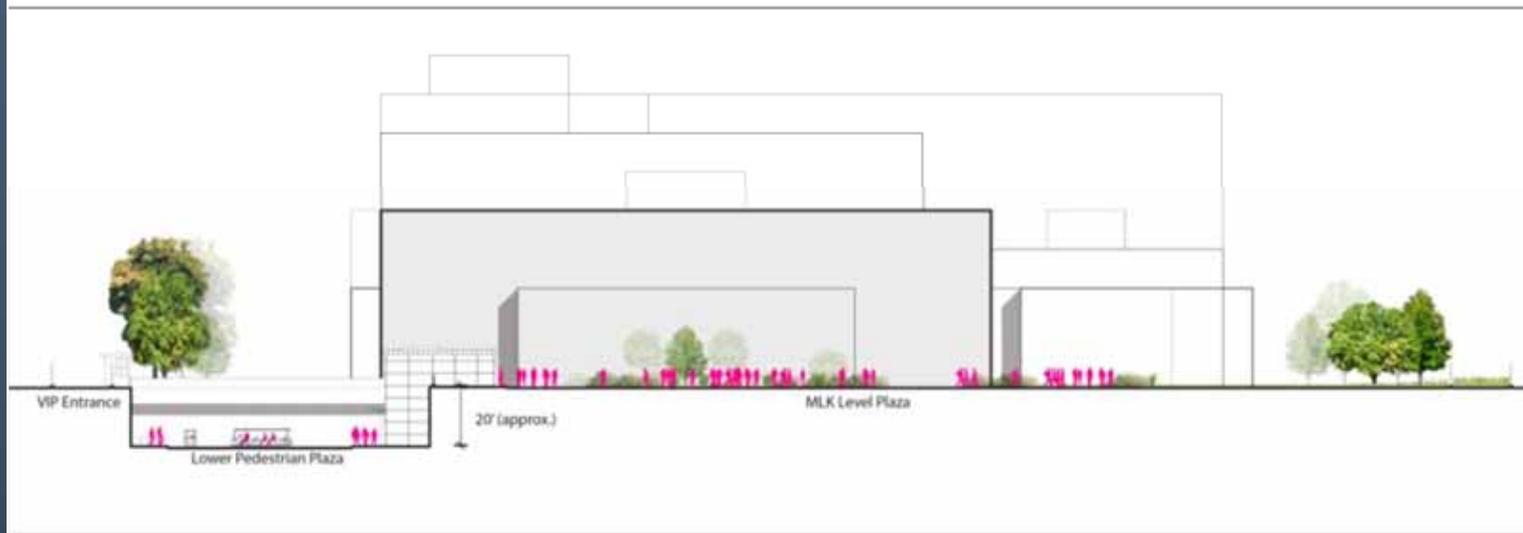


Figure 6.14 – Conceptual Section 2 – Through Campus Connector Looking East

Proposed Landscape Plan - Federal Use Parcel

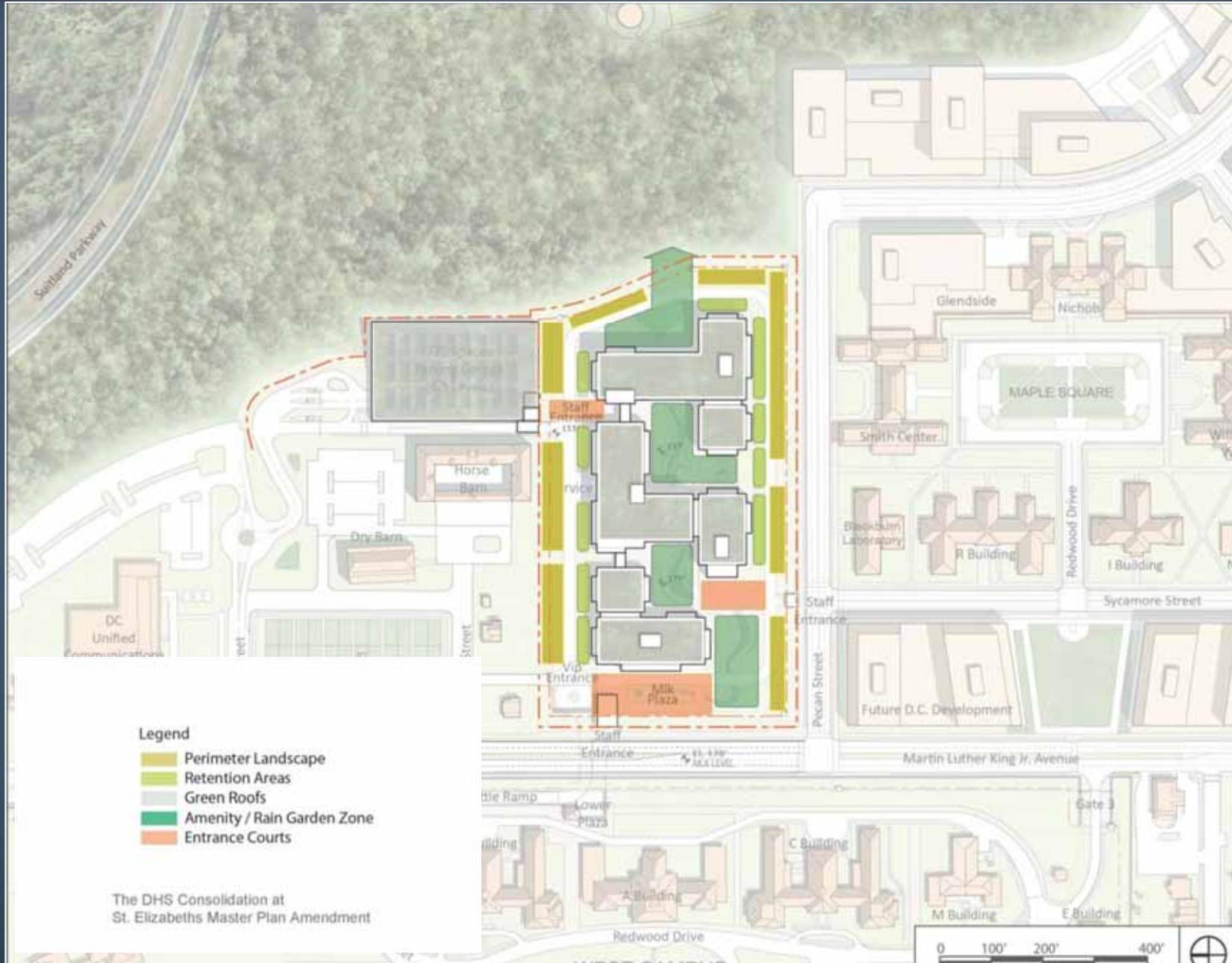




Figure 6.49 – A – View Looking Northeast at the Intersection of MLK Avenue and Pecan Street



Proposed Development Alternative – Street View



Proposed Development Alternative



Transportation Improvements

Transportation Improvements



Martin Luther King, Jr.
Avenue

Shepherd Parkway

Roadway Improvements – MLK, Jr. Avenue



Roadway Improvements – MLK, Jr. Avenue

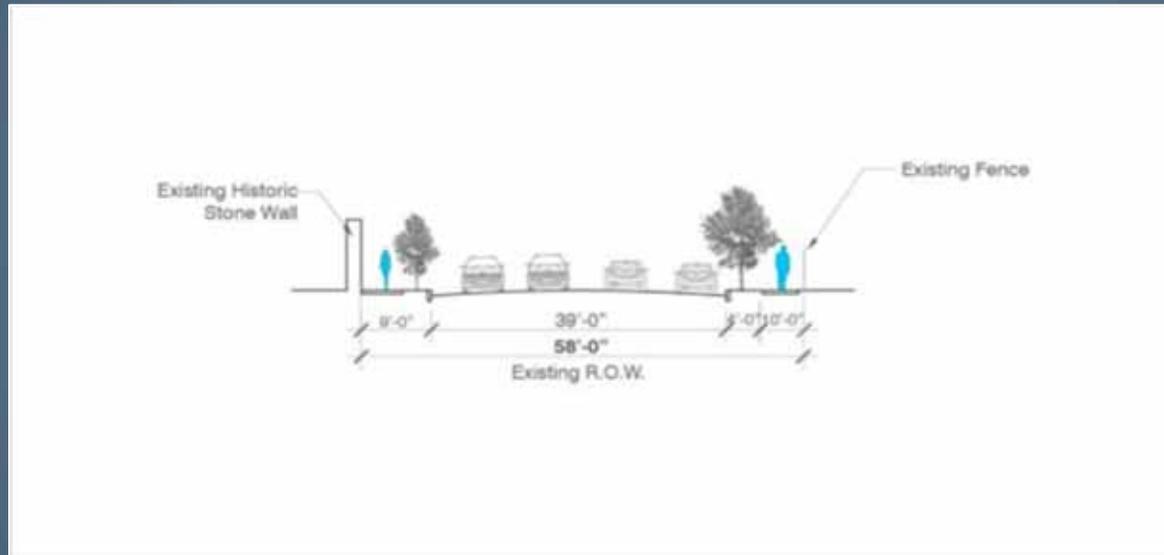


Figure 6.24 – Existing MLK Avenue Section (Typical)

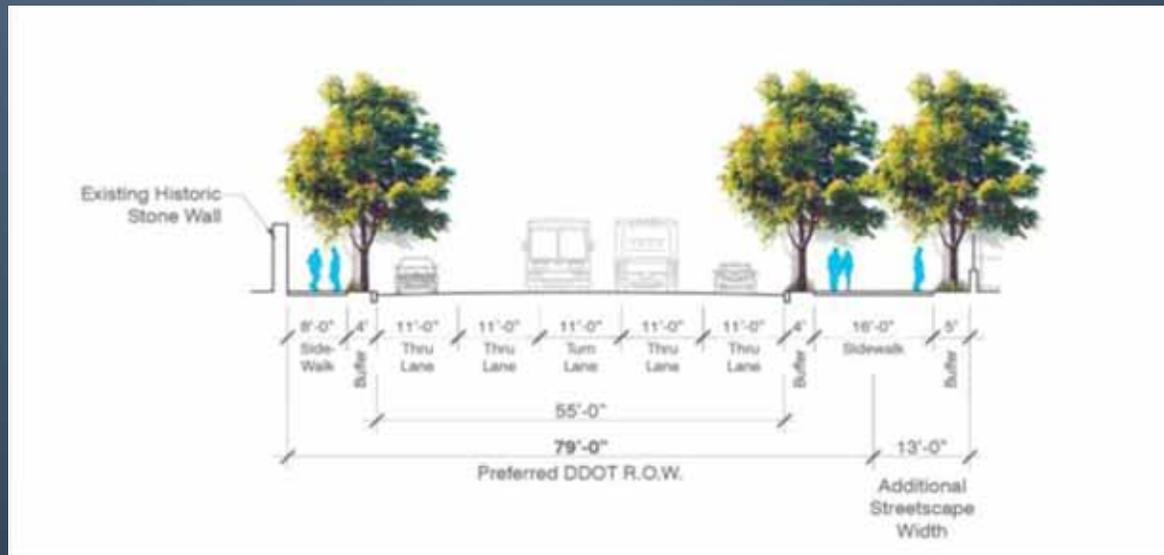


Figure 6.25 – Proposed MLK Avenue Section (Typical)

Roadway Improvements – Shepherd Parkway



Roadway Improvements – Shepherd Parkway

