



Delegated Action of the Executive Director

PROJECT Parcel P1 – Lumber Shed Amendment The Yards (Southeast Federal Center) Water Street, SE at The Yards Park Washington, DC	NCPC FILE NUMBER 7423
	NCPC MAP FILE NUMBER 41.00(38.00)43652
SUBMITTED BY United States General Services Administration	ACTION TAKEN Approval of 35 percent design
	REVIEW AUTHORITY Approval of 35 percent design Per the Memorandum of Understanding, dated June 6, 2005, 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

The United States General Services Administration (GSA) has submitted a minor revision to a previously approved design for the rehabilitation of the Lumber Shed Building at the Yards on Parcel P1 in Southeast Washington, DC. The Yards development, also referred to as the Southeast Federal Center, is a 55-acre site under GSA control. This site was once part of the Washington Navy Yard, but GSA gained control of it in the 1960s and it is currently being developed by Forest City Washington. The Yards is situated in a developing part of town located between the Washington Navy Yard and Washington Nationals Ballpark.

The Lumber Shed, built around 1918, is actually two open-air, roofed structures that were once used to store lumber during the drying process. The renovation of the Lumber Shed was approved by the Commission in 2009 and included the enclosure of the structures with glass curtain walls and combining the two structures into one. Once renovated, it will contain retail uses on the first floor and office space on the second floor in the short term. The second floor office space will be used as the headquarters of Forest City Washington, but will eventually convert to retail as the market demand for retail space increases at The Yards.

GSA is currently proposing an alteration to the entrance vestibule on the north façade of the Lumber Shed. The previous design, approved in February 2009, included a single set of glass, double doors, set inside a steel-clad enclosure along the center portion of the north façade. The current proposal includes the installation of another set of glass double doors along the center portion of the north façade aligned in front of the first set of doors inside the steel-clad enclosure that will provide a controlled entrance into the building.

The Coordinating Committee reviewed the proposal at its October 10, 2012 meeting and forwarded it to the Commission with the statement that the proposal has been coordinated with

all participating agencies with the exception of the District of Columbia State Historic Preservation Office (DC SHPO). The DC SHPO raised concerns about a proposed catwalk that was visible from the exterior of the structure. This interior catwalk has been removed from the current proposal. GSA and DC SHPO will continue to have discussions about the interior catwalk. The DC SHPO does not have any concerns regarding the changes to the north entrance vestibule. The participating agencies were NCPC; the National Park Service; the General Services Administration; the District of Columbia Office of Planning; the District of Columbia State Historic Preservation Office; and the Washington Metropolitan Area Transit Authority.

GSA executed a Programmatic Agreement (PA) with the D.C. State Historic Preservation Office and with the Advisory Council on Historic Preservation. The PA guides review of proposals for the historic buildings, on the site and for treatment of archaeological features and other site conditions and characteristics of the setting, which is a historic district eligible for listing in the National Register of Historic Places. GSA has determined that this proposal will not have an adverse effect and DC SHPO concurs. In addition, GSA has its own NEPA obligations and has completed an Environmental Impact Statement, finalized with a ROD in June 2004, on the planned development of the Southeast Federal Center. Since NCPC comments are to advise only on Southeast Federal Center proposals, the Commission has no NEPA or NHPA responsibilities regarding this review.

GSA has proposed a minor project that is consistent with the policies contained within the Historic Preservation Element of Comprehensive Plan for the National Capital and the design guidelines in the 2005 Memorandum of Understanding for the Southeast Federal Center.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and the Memorandum of Understanding, dated June 6, 2005, 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 , I approve the 35 percent designs for the alternative entrance vestibule along the north façade of the Lumber Shed as it is not inconsistent with the Comprehensive Plan for the National Capital.

Marcel Acosta
Executive Director

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