



Delegated Action of the Executive Director

PROJECT

**Southeast Federal Center Design Review
for the Yards, Parcel L1 - Square 771, Lot
800-JW Partners, LLC and Geolo Capital II,
LLC**

3rd St SE & Tingey St SE
Washington, DC

REFERRED BY

Zoning Commission of the District of Columbia

NCPC FILE NUMBER

ZC 17-07

NCPC MAP FILE NUMBER

1.41(06.00)44539

DETERMINATION

Approval of report to the Zoning
Commission of the District of
Columbia

REVIEW AUTHORITY

Advisory

per 40 U.S.C. § 8724(a) and DC Code § 2-
1006(a)

The Zoning Commission of the District of Columbia has referred Parcel L1 of the Southeast Federal Center, now called the Yards, to the Commission for its comments. Forest City Washington (FCW), through the United States General Services Administration, is proposing a new, hotel and retail building for a site bounded by Tingey Street SE, 3rd Street SE, and Water Street, SE in the Yards development in Southeast Washington, DC. The hotel will accommodate approximately 226 hotel rooms and associated amenity program, in addition to approximately 6,200 square feet of ground-floor retail space.

The project is located within the SEFC Historic Zone and sits among several historic buildings that reflect the area's past as the Washington Navy Yard. Nearby historic buildings of note include the Foundry Lofts, the Boilermaker Shops, Building 170, and the DC Water Main Pump House. The architectural design of Parcel L1 seeks to complement its historic site and context through massing, materials, and articulation, while also incorporating appropriate contemporary elements made possible by modern engineering.

GSA states Parcel L was once the location of Building 159, a building demolished in the 1990s, that had several uses over its lifespan including one as a metal foundry for arms production. Parcel L1 occupies the northern portion of the former footprint of Building 159. This site is located at the junction of the developing neighborhood, is adjacent to the historic DC Water Pumping Station and is near a network of public spaces along the Anacostia riverfront viewshed.

The Commission reviewed this project at its February 2, 2017 meeting pursuant to a 2005 Memorandum of Understanding (MOU) between GSA and NCPC for the redevelopment of individual parcels at the Southeast Federal Center. Per the MOU, the Commission has 45 days to provide comments to GSA. In summary, the Commission noted that project is consistent with the design guidelines established under the MOU. During this review, the District of Columbia Water and Sewer Authority (DC Water) submitted a letter stating its support for the project. Refer to the

