



Delegated Action of the Executive Director

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| PROJECT Parcel G at the Yards - Southeast Federal Center Southeast Federal Center Washington, DC | NCPC FILE NUMBER 8067 |
| SUBMITTED BY United States General Services Administration | NCPC MAP FILE NUMBER 24.15(38.00)44914 |
| | ACTION TAKEN Approve as requested |
| | REVIEW AUTHORITY Approval 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) submitted Parcel G which is a proposed mixed-use building site in the Southeast Federal Center, also referred to as The Yards. This site is bounded by N Street SE to the south, Quander Street, SE to the north, New Jersey Avenue, SE to the east and future 1 ½ Street to the west. The 11-story building will consist of approximately 295,000 gross square feet of commercial space with an additional 13,700 gross square feet of ground floor retail space, a 5,510-sf-habitable penthouse and approximately 167 parking spaces contained within two levels of below-grade parking. The building will be 130 feet in height. It will also have a 6.0 floor to area ratio (FAR).

Parcel G will be the second building in the Southeast Federal Center's Redevelopment Zone, and as such, will continue the first phase of constructing a new, private street that runs from M Street SE to the Anacostia River, currently known as 1 ½ Street. The Redevelopment Zone's concept Master Plan is organized around 1 ½ Street which serves as a central pedestrian-oriented spine. N Street SE is the main east-west connection between the Redevelopment Zone and the Historic Zone, where retail is being proposed consistent with the SEFC Overlay District preferred use frontage.

After reviewing the proposal, the Parcel G 35-percent exterior design submission appears to conform to the Urban Design Guidelines identified in the 2005 Memorandum of Understanding between NCPC and the GSA, including: appropriate building and landscape treatment in character with the street grid proposed for the Southeast Federal Center; using shared, below-grade parking; and an amount of neighborhood retail at the ground level of a major street. In addition, the Parcel G, 35-percent exterior design submission conforms to the Minimum Phase Performance Design Standards identified in the 2005 Memorandum of Understanding between NCPC and the GSA which include standards for sustainable design, pedestrian access, architectural design, and urban design/planning. While the location and overall massing of the proposed building will remain the same, GSA notes it will continue to work with the SEFC master developer and architect on design refinements to the building's two converging volumes on the upper floors, the fenestration, and

materials. The project is 130 feet in height, which is permitted under the Height of Building Act of 1910 because it is located along New Jersey Avenue, SE, a 130-foot right-of-way.



Figure 1 – Perspective rendering looking southwest from New Jersey Avenue, SE

The Coordinating Committee reviewed the proposal at its November 14, 2018 meeting. The Committee forwarded the proposed 35 percent design to the Commission with the statement that the proposal has been coordinated with all participating agencies with the exception of the Office of Planning which raised several issues regarding activation of the ground floor retail along New Jersey Avenue, the plaza design of New Jersey Avenue, the size of the overhang at the main entrance, additional information about windows and mullion depth, and a signage plan. This project will be presented to the District of Columbia Zoning Commission on May 9, 2019 (Case # ZC 18-22) for review and the applicant will need to address these issues as part of that process. These concerns are outside the design standards as part of NCPC's review. The participating agencies were: NCPC, the DC SHPO (via email); the District Department of Transportation, the District Department of Energy and the Environment (via email), the DC Office of Planning (via email), the National Park Service; the General Services Administration and the Washington Metropolitan Area Transit Authority.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per the Memorandum of Understanding, dated June 6, 2005, between the U.S. 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 find that this project is consistent with the approved Southeast Federal Center Master Plan and performance design standards and therefore approve the 35 percent design for the proposed 11-story office building with ground-floor retail on Parcel G at The Yards, formerly the Southeast Federal Center, located in Washington, DC.

// Original Signed //

Marcel Acosta
Executive Director

April 25, 2019
Date