



## Commission Action

November 7, 2019

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<b>PROJECT</b> <b>Master Plan Amendment for the Department of Homeland Security Headquarters Consolidation at St. Elizabeths</b> 2700 Martin Luther King Jr., Avenue, SE Washington, DC	<b>NCPC FILE NUMBER</b> MP211
<b>SUBMITTED BY</b> United States General Services Administration	<b>NCPC MAP FILE NUMBER</b> 83.00(05.00)45009
<b>REVIEW AUTHORITY</b> Advisory per 40 U.S.C. § 8722(a) and (b)(1)	<b>APPLICANT'S REQUEST</b> Approval of comments on concept master plan
	<b>ACTION TAKEN</b> Approved comments on concept master plan

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The Commission:

**Comments** favorably on the overall preferred approach presented in the concept Master Plan Amendment.

**Commends** GSA for fully engaging partner federal agencies and the Section 106 Consulting Parties through the evolution of the design process for the Master Plan Amendment.

**Finds** that GSA evaluated a range of design options with the federal agencies and Section 106 Consulting Parties, to address the needed square footage requirements for the new programming, with options ranging from two to six buildings, of varying heights and masses, located on the Plateau, while balancing historic preservation considerations.

**Notes** that based on the discussion and evaluation during the on-going Section 106 Consultation Process in 2018 and 2019, GSA arrived at a preferred massing option for the new construction of two, 650,000 square foot buildings on the western edge of the Plateau, and along the slope of the Ravine, and a 175,000 building (I & A Building) located near the Munroe building, and on top of the hill from the historic cemetery.

**Finds** that GSA's preferred massing concept best balances DHS's programmatic needs to consolidate its workforce at the St. Elizabeths West Campus with historic preservation considerations in the context of a National Historic Landmark district. The concept:

- Retains the historic Administration Row buildings on the Plateau and open character of the Lawn.
- Retains the panoramic views and porosity of buildings across the Lawn towards the River, from the Administration Row buildings
- Locates two of the large new buildings on the Plateau near locations previously approved for new construction.

- Locates one of the new buildings along the slope of the Ravine, allowing for the historic Power Plant and Smoke Towers to be retained, and integrated into the new building, while addressing the issues of slope stability.
- Minimizes the impact of views towards the West Campus, particularly on the ridgeline of the topographic bowl.

**Finds** that while the proposed concept best balances program needs with historic preservation considerations, it has a greater impact on historic resources than the 2009 plan in that it requires the demolition of a greater number of historic buildings.

**Notes** that the concept plan indicates that three historic buildings (15, 66, and 69) are now proposed to be demolished that would have been retained under the current Master Plan.

**Request** the applicant explore whether a small shift in the proposed building footprint of the new development could allow Building 66 to be retained, while maintaining a cohesive and sensible site plan.

**Requests** that the applicant provide additional information on the rationale for demolishing Building 15 (near the Sweetgum Lane site) and Building 69 (on the Plateau), as the concept site plan does not show the footprints of the proposed new buildings directly impacting these buildings.

**Requests** that the applicant follow National Park Service guidance found in Preservation Brief 31: Mothballing Historic Buildings, for the stabilization of the remaining historic buildings while demonstrating the commitment to identify future new uses for the building to encourage rehabilitation.

**Requests** that the applicant ensure that historic buildings will not be demolished prior to the need to facilitate the construction of new buildings.

**Requests** the following additional information with the draft submission:

- Project phasing
- Proposed total heights for the new Plateau Buildings, from grade
- Additional massing and options for the Sweetgum Lane Site building (I & A Building), including renderings to minimize viewshed impacts
- Updated renderings of new development impacts on the topographic bowl and tree line.
- Proposed parking ratio and draft Transportation Management Plan.
- Tree removal and replacement plan
- Stormwater management plan

Other

**Notes** that a new Memorandum of Agreement will be executed to address agreed-upon mitigation measures commensurate with adverse effects resulting from the Master Plan Amendment.

**Notes** that GSA plans to release a draft Supplemental Environmental Impact Statement in 2020.

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**Notes** individual buildings and landscapes will be designed at the individual project stage and submitted for Commission review and approval.

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Julia A. Koster  
Secretary to the National Capital Planning Commission

