



## Commission Action

July 9, 2020

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<b>PROJECT</b> <b>Department of Homeland Security Headquarters Consolidation at St. Elizabeths Master Plan Amendment 2</b> St. Elizabeths West Campus 2707 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> 83.10(05.00)45115
<b>REVIEW AUTHORITY</b> Advisory per 40 U.S.C. § 8722(a) and (b)(1)	<b>APPLICANT'S REQUEST</b> Approval of comments on draft master plan
	<b>ACTION TAKEN</b> Approved comments on draft master plan

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The Commission:

**Comments** favorably on the overall preferred approach presented in the draft 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, approximately 600,000 square foot buildings on the western edge of the Plateau, and along the slope of the Ravine, and a 175,000 square foot building (I & A Building) located near the Munroe building, and on top of the hill from the historic cemetery.

### *Historic Preservation*

**Finds** that GSA's preferred massing design 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 design:

- 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 preferred design 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 three additional historic buildings (Buildings 15, 66, and 69) which is discussed in more detail in this report and the Section 106 memorandum of agreement.

**Notes** that per the Commission's request, GSA has evaluated whether these buildings could be preserved and found it not feasible. Staff's analysis and the Section 106 memorandum of agreement include more information regarding feasibility and mitigation.

**Requests** that the applicant explore designs for new construction at the Building 69 location on the Plateau that provide a focal point and axial relationship with the historic Hitchcock Building.

**Notes** that the applicant has committed to 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.

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

*Other*

**Commends** GSA for submitting a strong Transportation Management Plan and the Department of Homeland Security for complying with NCPC's parking ratio of 1:4 for standard shift DHS staff.

**Notes** GSA has provided the requested information on the campus stormwater management plan, project phasing, and tree removal and replacement, indicating the amendment to the Master Plan will comply with the Federal Environment Element.

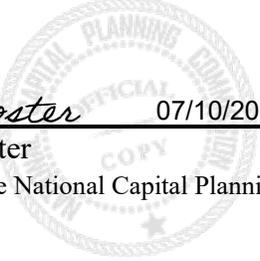
**Notes** that the applicant has indicated the amendment to the Master Plan will comply with the Federal Environment Element, including the current tree policy for removal and replacement, and notes that all future individual building applications will be subject to subsequent Commission approved Tree Policy of the Comprehensive Plan.

**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.

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**Notes** that GSA has released a draft Supplemental Environmental Impact Statement for public review and comment through July 16, 2020.

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

A circular official seal of the National Capital Planning Commission is visible in the background. The seal contains the text "NATIONAL CAPITAL PLANNING COMMISSION" around the perimeter, "OFFICIAL" in the center, and "COPY" at the bottom. A star is located at the bottom center of the seal.  
*Julia Koster* 07/10/20  
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Julia A. Koster  
Secretary to the National Capital Planning Commission