



## Executive Director's Recommendation

Commission Meeting: June 4, 2020

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| <b>PROJECT</b><br><b>Southeast Federal Center - Revised Master Plan 2nd Amendment</b><br>Southeast Federal Center<br>The Yards, Southeast<br>Washington, DC   | <b>NCPC FILE NUMBER</b><br>MP03                                 |
| <b>SUBMITTED BY</b><br>United States General Services Administration  | <b>NCPC MAP FILE NUMBER</b><br>41.11(05.00)45114                |
| <b>REVIEW AUTHORITY</b><br>Advisory<br>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 Brookfield Properties and the mixed-use development of the Southeast Federal Center. | <b>APPLICANT'S REQUEST</b><br>Approval of master plan amendment |
|   | <b>PROPOSED ACTION</b><br>Approve master plan amendment         |
|   | <b>ACTION ITEM TYPE</b><br>Consent Calendar                     |

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### PROJECT SUMMARY

The United States General Services Administration (GSA) has submitted a 2<sup>nd</sup> amendment to the Southeast Federal Center (SEFC) Master Plan. The SEFC, also known as the Yards, is a 42-acre site in Southeast, Washington DC adjacent to and west of the Washington Navy Yard. At full build-out, the Yards is anticipated to contain over 5 million square feet of mixed-use development. The 2<sup>nd</sup> Amendment has been submitted to address a swap in land uses between two parcels and to update general aspects of construction phasing consistent with current development timing

In September 2016, GSA submitted the 1<sup>st</sup> Amendment which addressed changes in aesthetics, land use patterns, updates necessary to respond to changes in planning and zoning requirements, and construction phasing that were inconsistent with the 2007 Revised Master Plan. These included the introduction of changes permitted under the amended Height Act, changes in DC Zoning requirements, evolution of retail development, the intention to introduce hospitality uses, as well as corrections and adjustments to the 2007 Revised Master Plan illustrations.

GSA states the 2<sup>nd</sup> Amendment will have no additional impact on the SEFC buildout as it will maintain medium density and similar square footage of development associated with the 2007 Revised SEFC Master Plan. Also, the GSA revision confirms that there is no additional cumulative impacts above those described in the 2007 Revised Master Plan and original National Environmental Policy Act Record of Decision (NEPA ROD).

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## KEY INFORMATION

- Brookfield Properties, formerly known as Forest City Washington, is the master developer in charge of the redevelopment of the 42-acre Southeast Federal Center, which is former property of the Washington Navy Yard. Brookfield Properties will develop it into a mixed-use community adjacent to the Anacostia River.
- Per a 2005 Memorandum of Understanding (MOU) between NCPC and the GSA and related to the Southeast Federal Center Master Plan, NCPC reviews for comment and advice the 35 percent exterior building designs for conformity with the Urban Design Guidelines and Minimum Phase Performance.
- The Commission approved a Revised Southeast Federal Center Master Plan in 2007 and most recently approved the 1<sup>st</sup> Amendment to the SEFC Master Plan in November 2016.

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## RECOMMENDATION

The Commission:

**Approves** the 2<sup>nd</sup> amendment to the revised master plan for the Southeast Federal Center in Washington, DC.

**Notes** the amendment includes minor modifications to the land use, phasing, and parking plans included in the master plan.

## PROJECT REVIEW TIMELINE

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| <b>Previous actions</b>                   | <b>July 2007</b> – Approval of revised master plan.<br><b>November 2016</b> – Approval of 1 <sup>st</sup> amendment to the master plan. |
| <b>Remaining actions</b><br>(anticipated) | Parcels at the SEFC will continue to be submitted for review in the future until full build-out is complete.                            |

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## PROJECT ANALYSIS

### **Executive Summary**

Staff supports this 2<sup>nd</sup> Amendment to the SEFC Master Plan as the request includes only minor modifications to land use, phasing and parking. While the master plan amendment will not change the overall massing of the buildings or building location, it does swap residential and office land uses on two properties, Parcels H and Q. As there are no concerns with the land use swap or the other minor modifications proposed, staff recommends the Commission **approve the 2nd amendment to the revised master plan for the Southeast Federal Center in Washington, DC.**

### **Analysis**

GSA and Brookfield Properties submitted the 2<sup>nd</sup> Amendment to accommodate changes and adjustments to the Revised Master Plan. This revision will maintain similar medium density and development square footage. Amendment #2 will address a swap in use between Parcel H and Parcel Q and minor changes to the phasing plan, parking garage plan and other general updates to compensate for current development and market trends. The 2<sup>nd</sup> Amendment to the Revised Master Plan will supersede the 1<sup>st</sup> Amendment to the Revised Master Plan. GSA noted that it contacted the Washington Navy Yard to verify if they had any concerns about the land use swap, given its close proximity to Parcel Q. The Navy did not have any concerns. Finally, the parking garage plan changes are (1) to eliminate the continuous below-grade parking garage under 1 ½ Street, SE in the SEFC Redevelopment Zone and (2) to reduce the below grade parking garage from 3 levels to 2 levels at Parcel I. Staff supports these minor changes as they are not anticipated to cause any additional impacts.

## CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

### **Comprehensive Plan for the National Capital**

The Workplace Element contains several policies related to the development of federal workplaces with communities. In particular, the Workplace Element supports the development of a variety of housing types near federal installations. The Element states that the federal government should “Support local agency efforts to create new housing options where federal workplaces are located or are planned to be located or expanded” and “Promote housing initiatives for a variety of housing options close to public transit or federal facilities.” The Washington Navy Yard, the Marine Barracks Washington, and the headquarters of the U.S. Department of Transportation, are all nearby and the 2.7 million square feet of residential uses in Southeast Federal Center will provide an opportunity for federal employees and contractors to live in a convenient location near the installations in conformance with the above Workplace Element policies. This amendment will not be inconsistent with the Comprehensive Plan.

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### **National Historic Preservation Act**

GSA executed a Programmatic Agreement (PA) with the D.C. Historic Preservation Office (DC HPO), as the 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. The Southeast Federal Center is a historic district eligible for listing in the National Register of Historic Places. Since NCPC's responsibility is to advise GSA on proposals at the Southeast Federal Center, the Commission has no NHPA obligation regarding this review.

### **National Environmental Policy Act**

Pursuant to Section 3(f) of the Southeast Federal Center Public-Private Development Act of 2000 (Public Law 106-407), the Commission is acting in its capacity to comment on a proposal involving the Southeast Federal Center. Since NCPC comments are advisory for proposals at the Southeast Federal Center, the Commission has no NEPA obligation regarding this review.

## **CONSULTATION**

### **Coordinating Committee**

The Coordinating Committee reviewed the proposal at its May 13, 2020 meeting. The Committee forwarded the proposal to the Commission with the statement that it has been coordinated with all participating agencies. The participating agencies were: NCPC; the District of Columbia Office of Planning; the General Services Administration; the National Park Service, the District of Columbia State Historic Preservation Office, the District Department of Energy and the Environment and the Washington Metropolitan Area Transit Authority.

## **ONLINE REFERENCE**

The following supporting documents for this project are available online at [www.ncpc.gov](http://www.ncpc.gov):

- Submission Package

Prepared by Carlton Hart  
05/28/2020

## **POWERPOINT (ATTACHED)**

# Revised Southeast Federal Center Master Plan 2<sup>nd</sup> Amendment

Southeast, Washington DC

Approval of Final Master Plan

United States General Services Administration

# Project Summary

**Commission Meeting Date:** June 4, 2020

**NCPC Review Authority:** 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 Brookfield Properties and the mixed-use development of the Southeast Federal Center.

**Applicant Request:** Approval of Master Plan Amendment

**Session:** Consent Calendar

**NCPC Review Officer:** Carlton Hart

**NCPC File Number:** MP03

## Project Summary:

The Yards is a 42-acre site in Southeast, Washington DC. At full build-out, the Yards is anticipated to contain approximately 5.5 million square feet of development. In accordance with the PA, since 2007 GSA and BP have consulted on three historic rehabilitation projects (Parcels K, M, and P1) and multiple new building projects (Parcels D, L2, N, O, and P2B) with the DCSHPO, ACHP, and Section 106 Consulting Parties in accordance with the PA and have submitted these projects to both NCPC and CFA for 35% review in accordance with their respective MOAs.

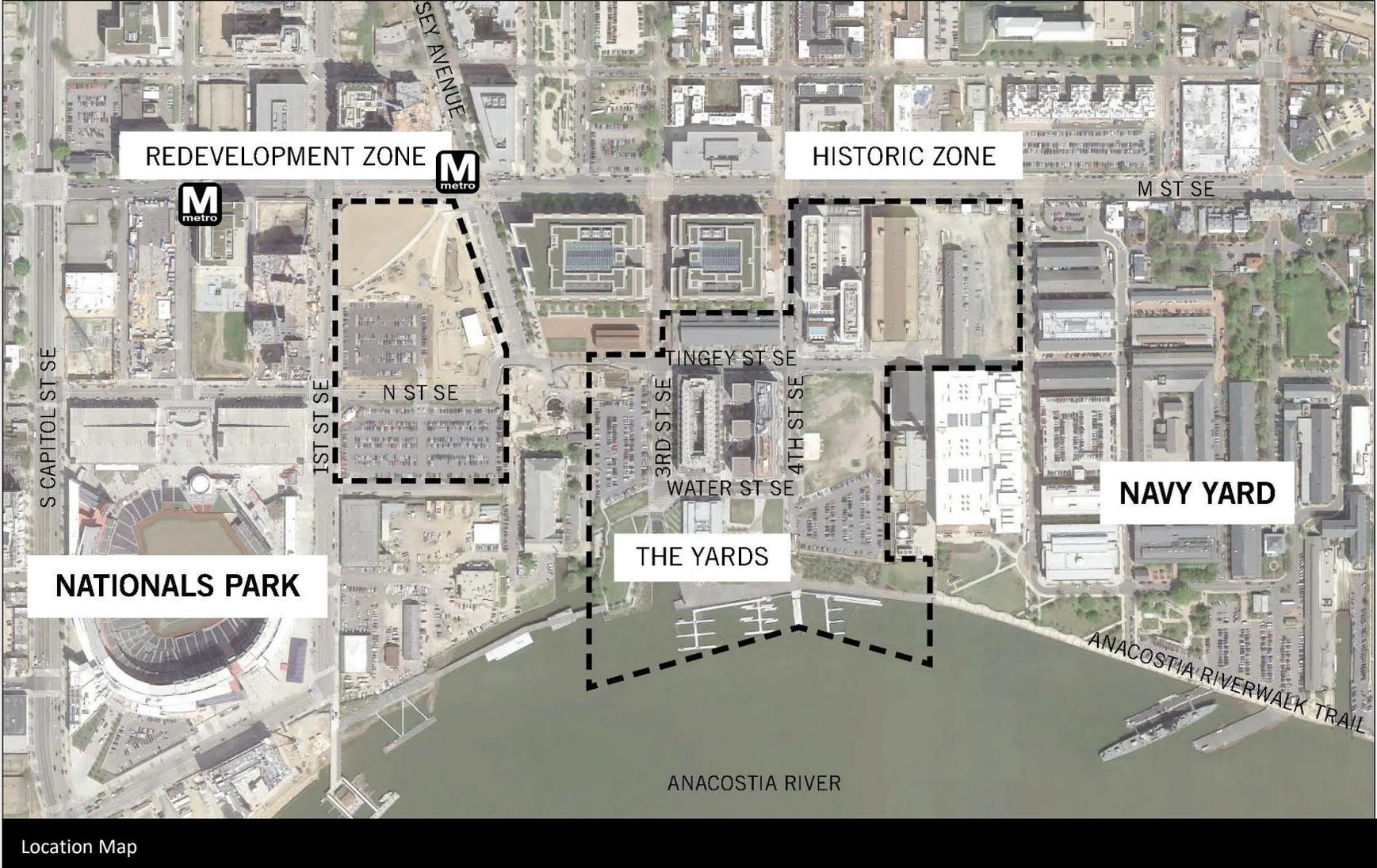
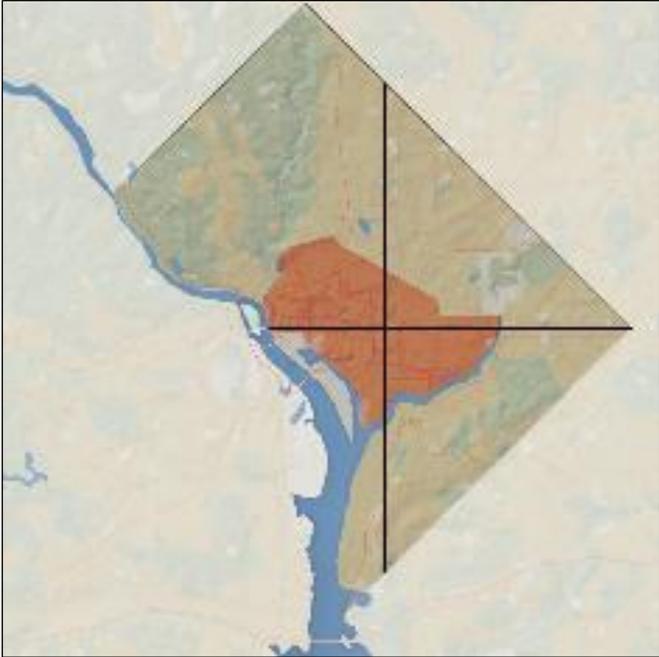
In September 2016, Amendment #1 was submitted and it addressed changes in aesthetics, land use patterns, updates necessary to respond to changes in planning and zoning requirements, and construction phasing that are inconsistent with the 2007 Revised Master Plan. These included the introduction of changes permitted under the newly amended Height Act, changes in DC Zoning requirements, evolution of retail development, the intention to introduce hospitality use, as well as corrections and adjustments to the 2007 Revised Master Plan illustrations.

# Project Summary

At this time, in accordance with the PA and the NCPC and CFA MOAs, GSA and BP are submitting Amendment #2 to accommodate changes and adjustments to Amendment #1 to Revised Master Plan. This revision will have no additional impact on the SEFC site as it will maintain similar medium density and square footage of development associated with Amendment #1 to Revised Master Plan. Amendment #2 will address a swap in use between Parcel H and Parcel Q and general updates in construction phasing consistent with current development timing.

This 2020 Amendment #2 to the Revised Master Plan will supersede the Amendment #1 to Revised Master Plan. The following provides an SEFC Site Development Overview to date and describes the updates to and differences between the current Amendment #1 to Revised Master Plan and this 2020 Amendment #2 to the Revised Master Plan. Also, the revision confirms that there is no additional cumulative impact above the impacts denoted in the 2007 Revised Master Plan and original NEPA ROD.

# Site Location



Location Map

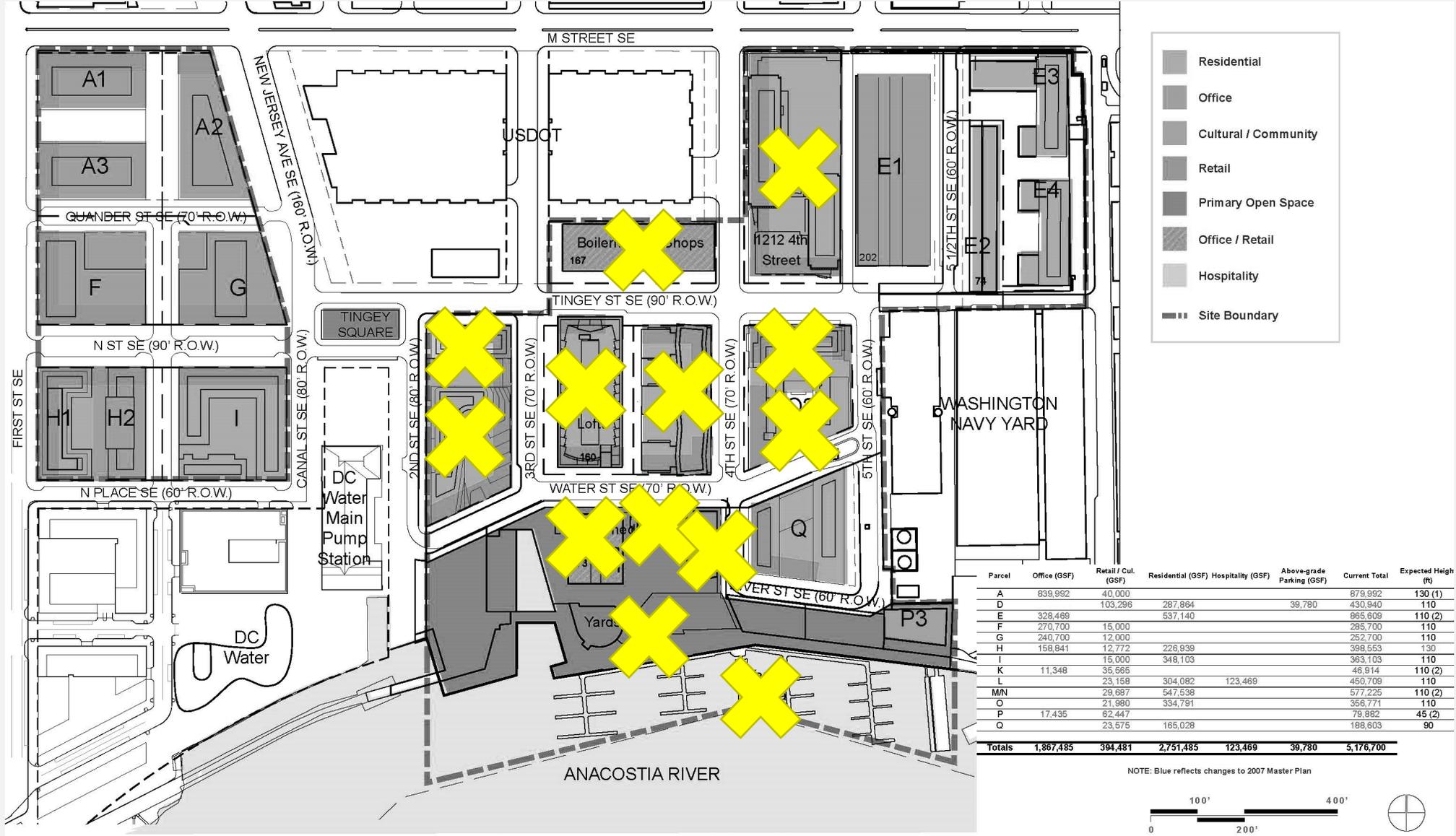
# Completed Projects

- **Yards Park** – a signature 5.5 acre park adjacent to the Anacostia River
- **Parcel M** – Foundry Lofts – 170 apartments, 8,000 sf of retail
- **Parcel K** – Boilermaker Shops – 30,000 sf of retail, 10,000 sf of office
- **Parcel P** – Lumber Shed Building - 15,000 sf of retail, 15,000 sf of office
- **Parcel D** – Twelve12 – 218 apartments, 50,000 sf Harris Teeter grocery store, 28,000 sf health club, 10,000 sf retail
- **Parcel N** – Arris – 327 apartments; 19,000 sf retail
- **Yards Marina** – 50 slips and 2 public piers
- **Historic Wall & Sentry Tower** – historic restoration
- **Parcel O1** - 138 condo units: 11,500 sf retail
- **Parcel O2** - 191 apartments: 6,800 sf retail
- **Parcel P2B** – stand alone; 16,000 sf retail
- **Parcel L1** - 225 room hotel: 8,500 sf retail
- **Parcel L2** - 264 apartments: 14,000 sf retail

## Projects Under Construction

- Brookfield commenced construction on Parcel G in fall of 2019, which is an approximately 300,000 sf office building with approximately 14,000 sf of ground level retail. Parcel I, an apartment building with 378 units and approximately 19,000 sf of ground level retail and the private streets 1-1/2 St and Quander St in support Parcels G and I is expected to commence construction in spring 2020.

# Completed Projects



# Changes

## Master Plan

1. Parcel G – The footprint has been revised to reflect the approved building layout, which is currently under construction. There will be street front retail along N Street and 1- 1/2 St. The building will contain two levels of below grade parking. The parking garage and loading dock entrance will be located on Quander Street SE. This footprint carries through all of the remaining Master Plan sheets.
2. Parcel H – The footprint has been revised to reflect the proposed layout of single residential building. This footprint revision carries through all of the remaining Master Plan sheets.
3. Parcel I – The footprint has been revised to reflect the approved building layout. There will be street front retail and two levels of below grade parking. The parking garage and loading dock entrances are both located on N Place. This footprint revision carries through all of the remaining Master Plan sheets.

# Changes (continued)

## Land Use Plan

1. Parcel Q – Use for Parcel Q was originally anticipated to be residential. This change in use to office is reflected in Amendment #2 to the Revised Master Plan.
2. Density Mix – In addition to the changes described above, BP has updated the density mix that is located in the table to represent existing conditions of completed buildings and buildings under construction.
3. Retail Mix – The Revised Master Plan has been revised to adjust where existing retail is located and where future retail is anticipated. This change acknowledges that retail in certain locations has proved or is anticipated to be difficult to lease. Amendment #2 to the Revised Master Plan better represents what is achievable in the retail leasing market.
4. Parcel H – Amendment #1 showed Parcel as residential building on Parcel H1 and office use on Parcel H2. It is now shown as single residential building.

# Changes (continued)

## Parking Plan

1. The Revised Master Plan has been edited to reflect the existing parking conditions of Parcels O and L and the planned parking program for Parcels G, H and I and the elimination of a continuous below grade parking across 1-1/2 St between Parcels H and I and Parcels F and G. It also adjust the previously designated 3 levels of below grade parking within Parcel I to 2 levels of below grade parking. All other parcels remain the same.
2. The legend was updated to match the plan. The revised numbers include a correction for Parcel O which previously and incorrectly showed “0” parking spaces. There was an overall reduction in parking area (sf).

## Phasing Plan

1. Parcel A1 has moved from Phase 2 to Phase 3
2. Parcel E1 has moved from Phase 2 to Phase 3
3. Parcel I and Parcel G have moved from Phase 3 to Phase 2
4. Quander St and 1-1/2 St between Parcels F and G has been moved from Phase 3 to Phase 2
5. The square footage chart has been updated to reflect the revised totals in each phase. The phasing plan is to subject to change pending market conditions.

# Changes (continued)

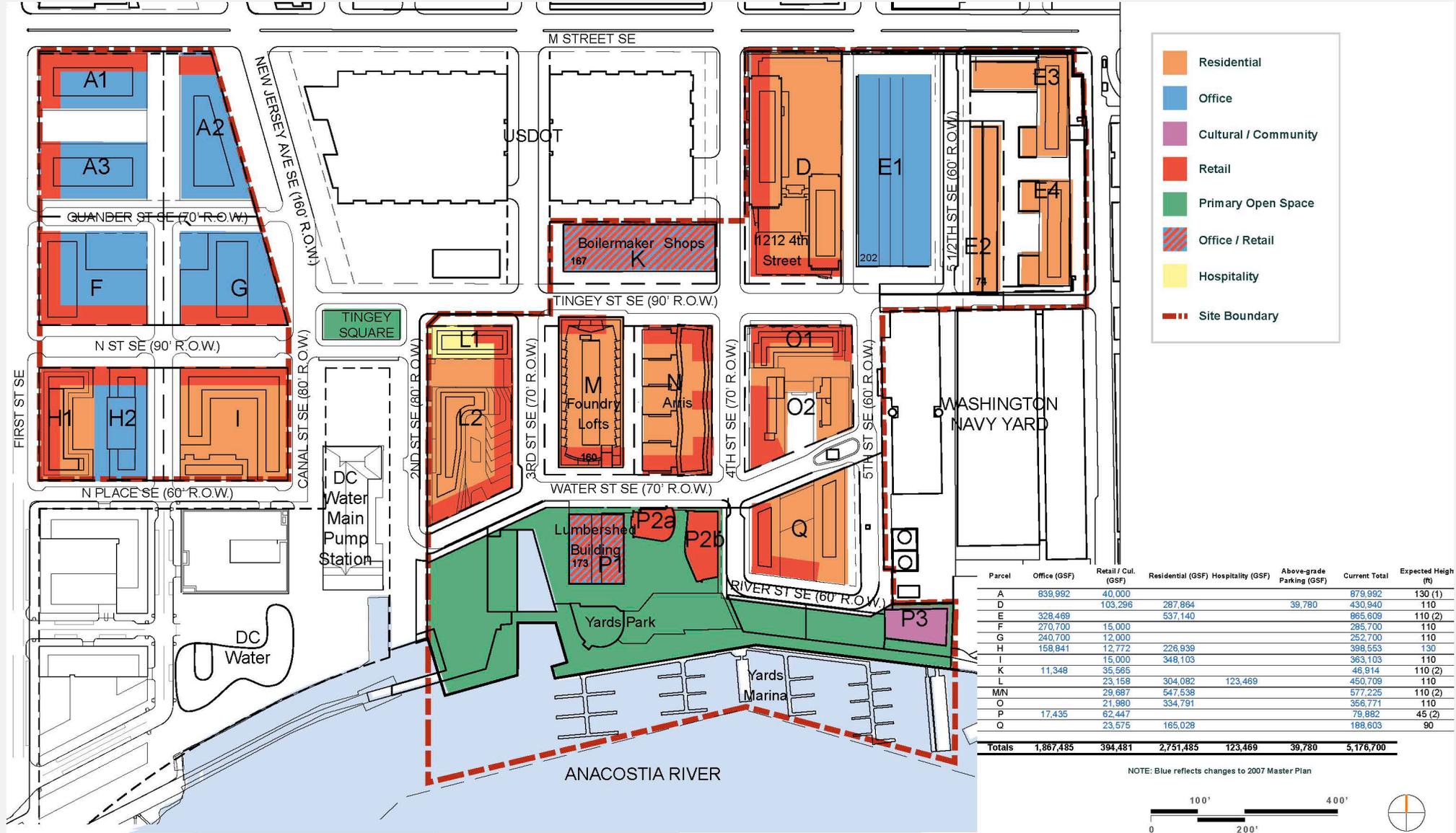
## Site Sections

- No proposed changes.

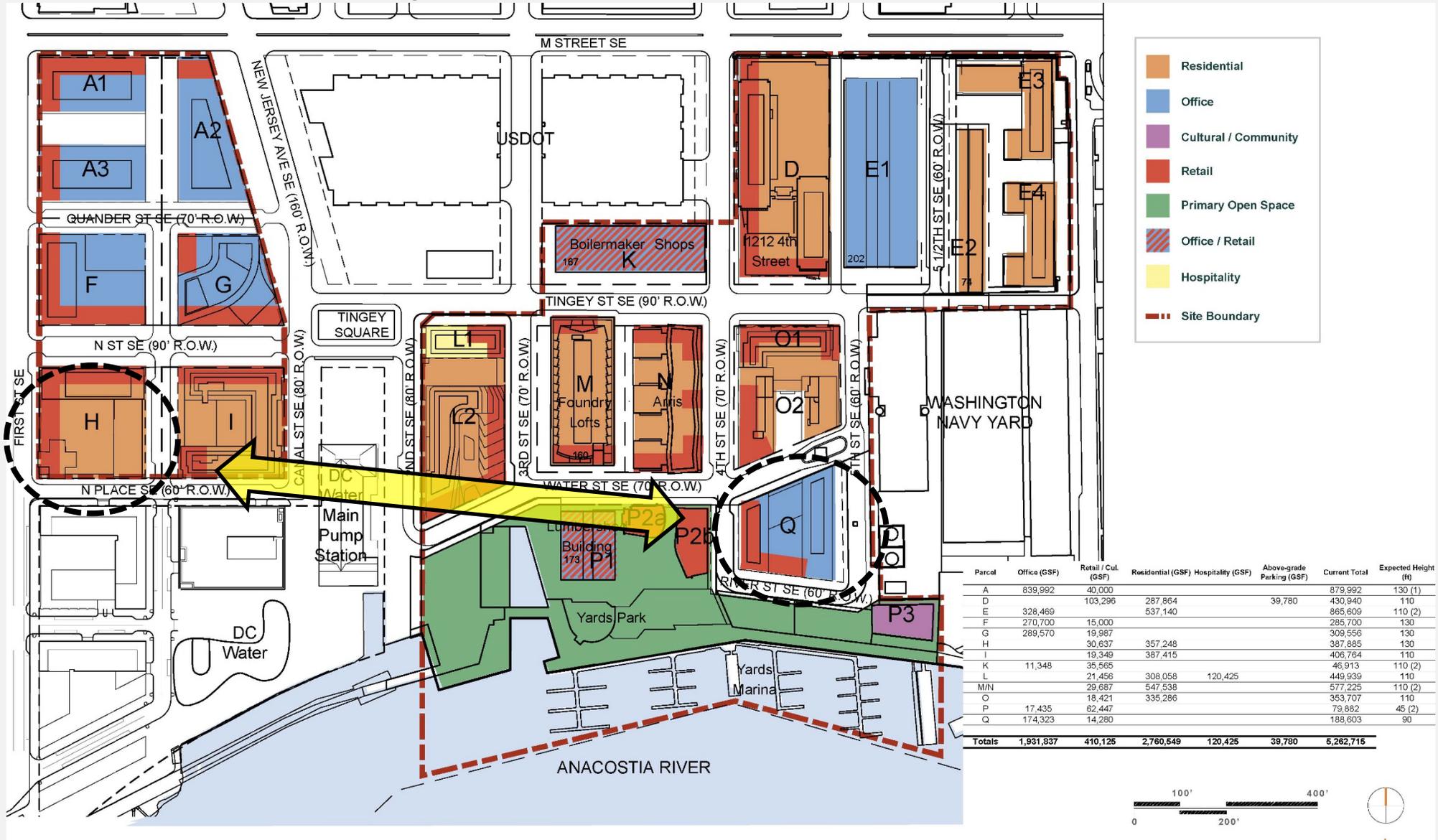
## Street Network

- The street network has been updated to reflect that a portion of Water St (west of 3rd St) adjacent to Parcel L2 is designated as pedestrian and to remove the “public street” designation for roads outside the site boundary and jurisdiction of GSA, specifically New Jersey Ave., Canal St and portion of Tingey St and 4th St.

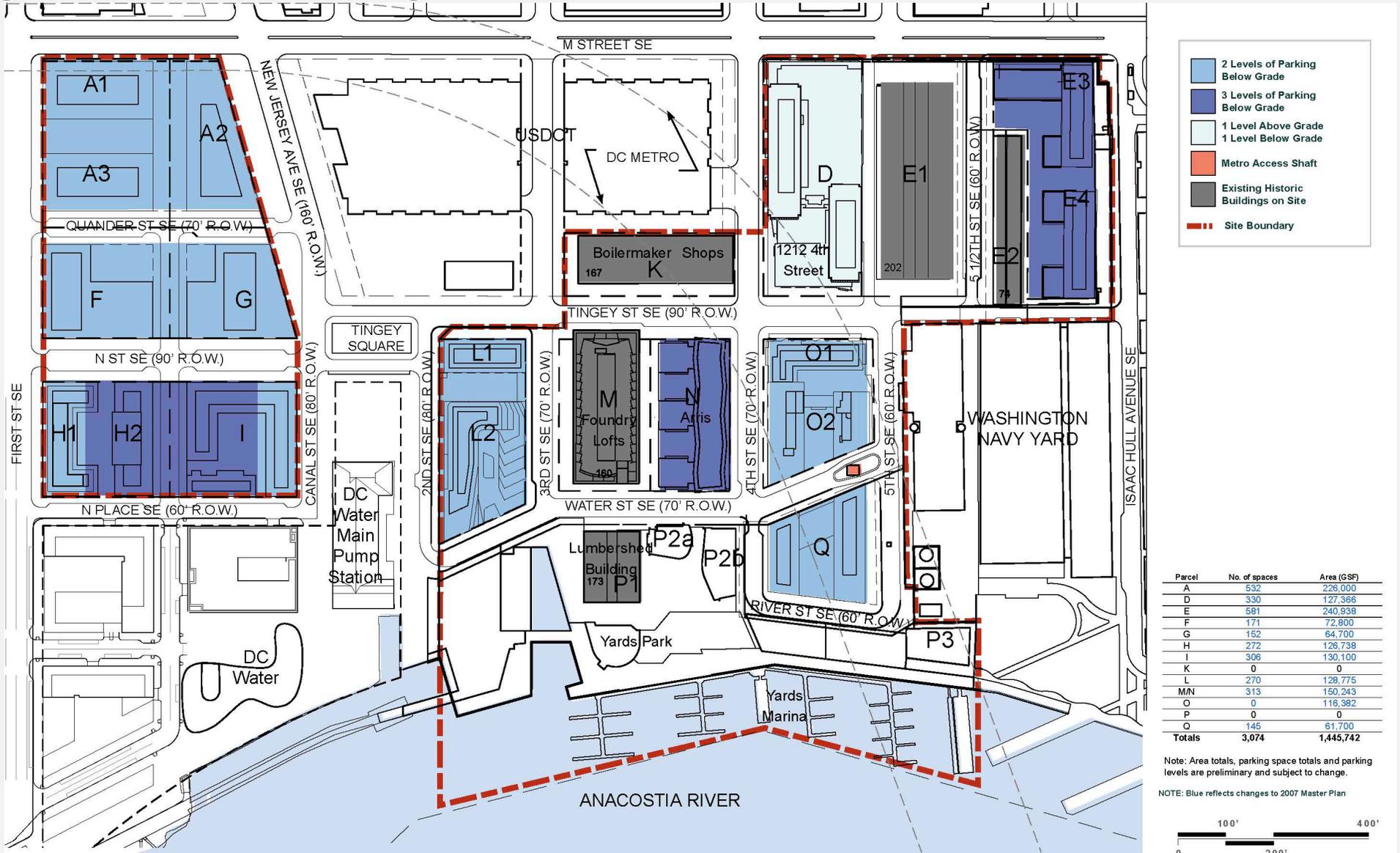
# Land Use Plan - Existing



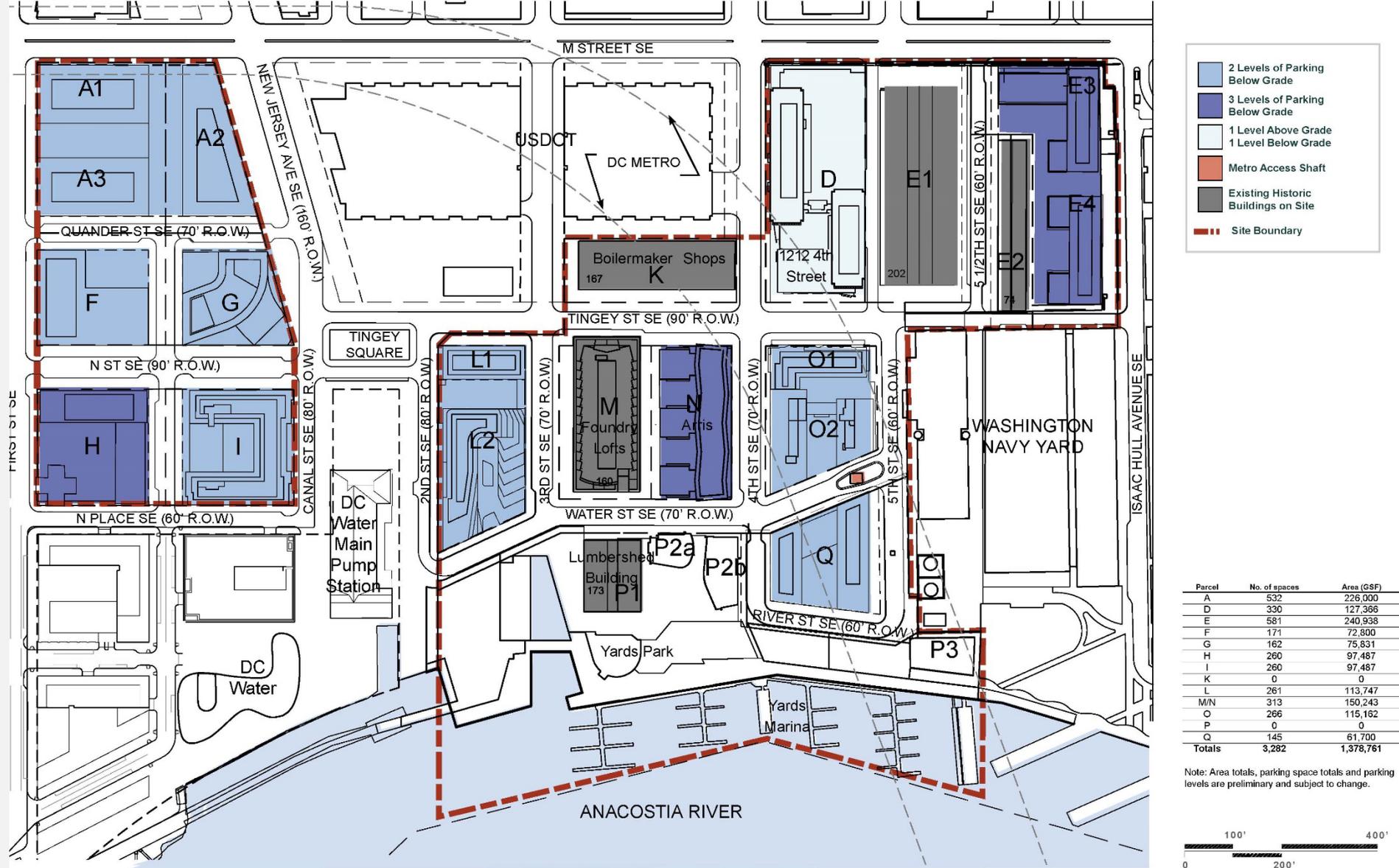
# Land Use Plan – Proposed



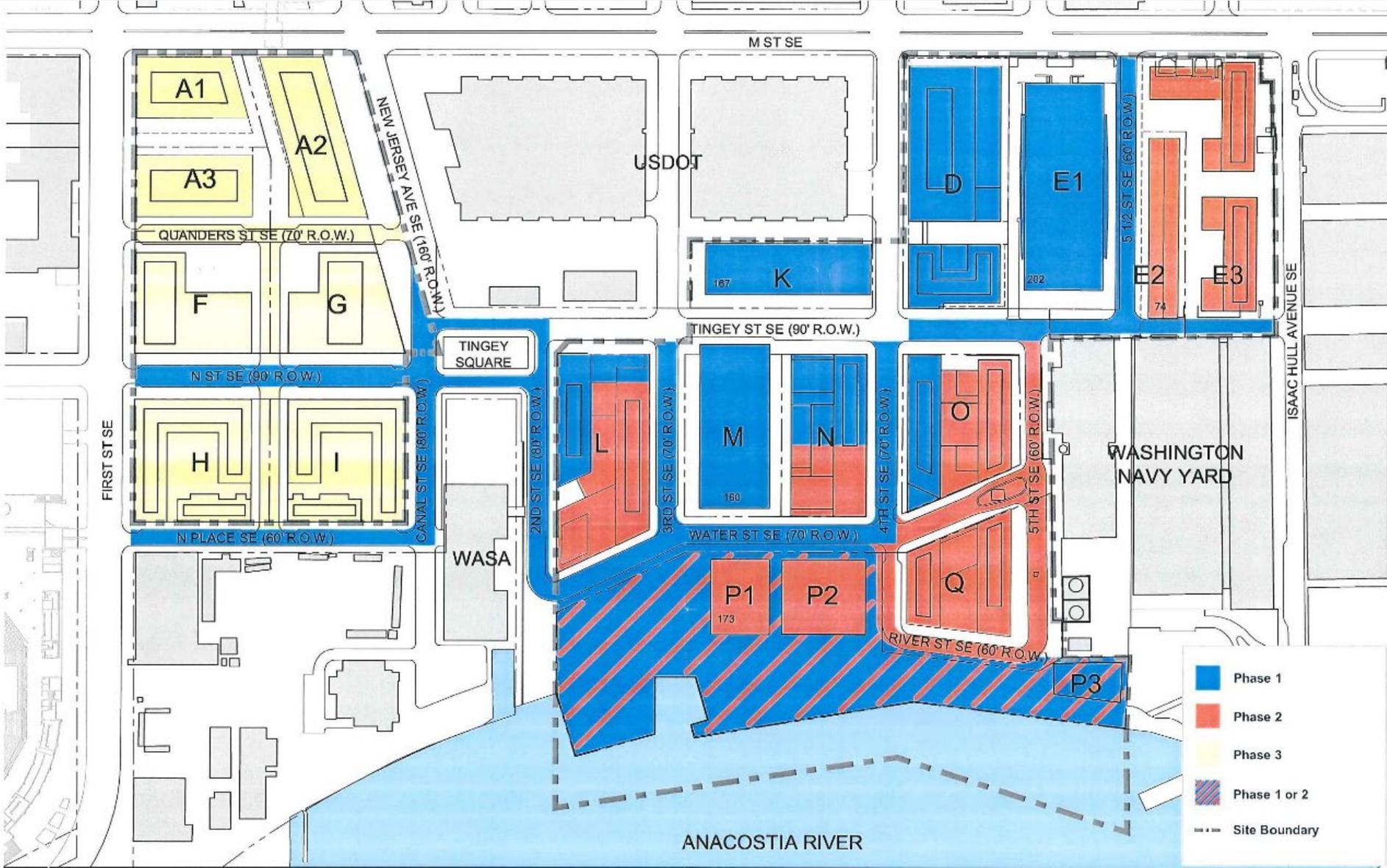
# Parking Plan - Existing



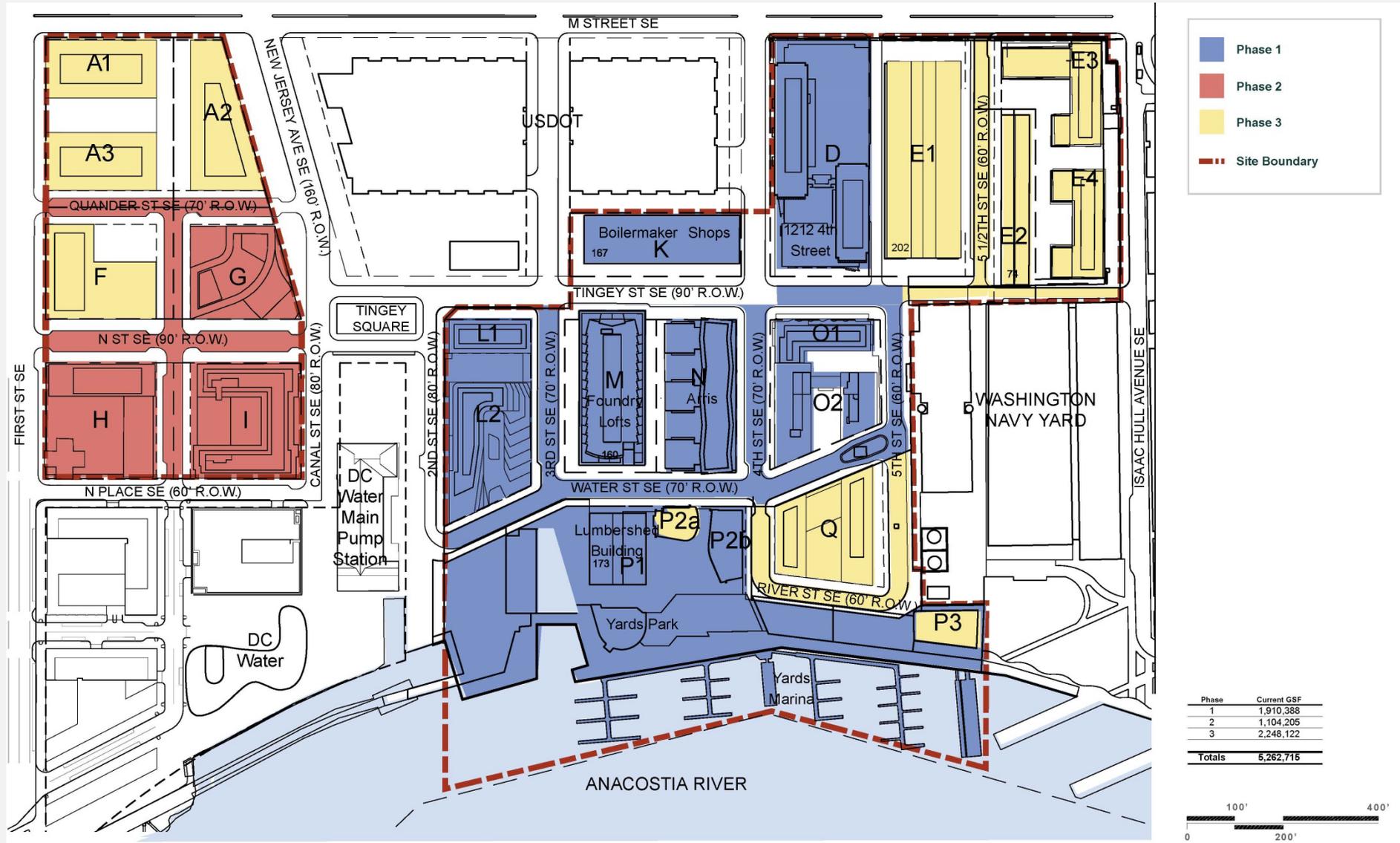
# Parking Plan - Proposed



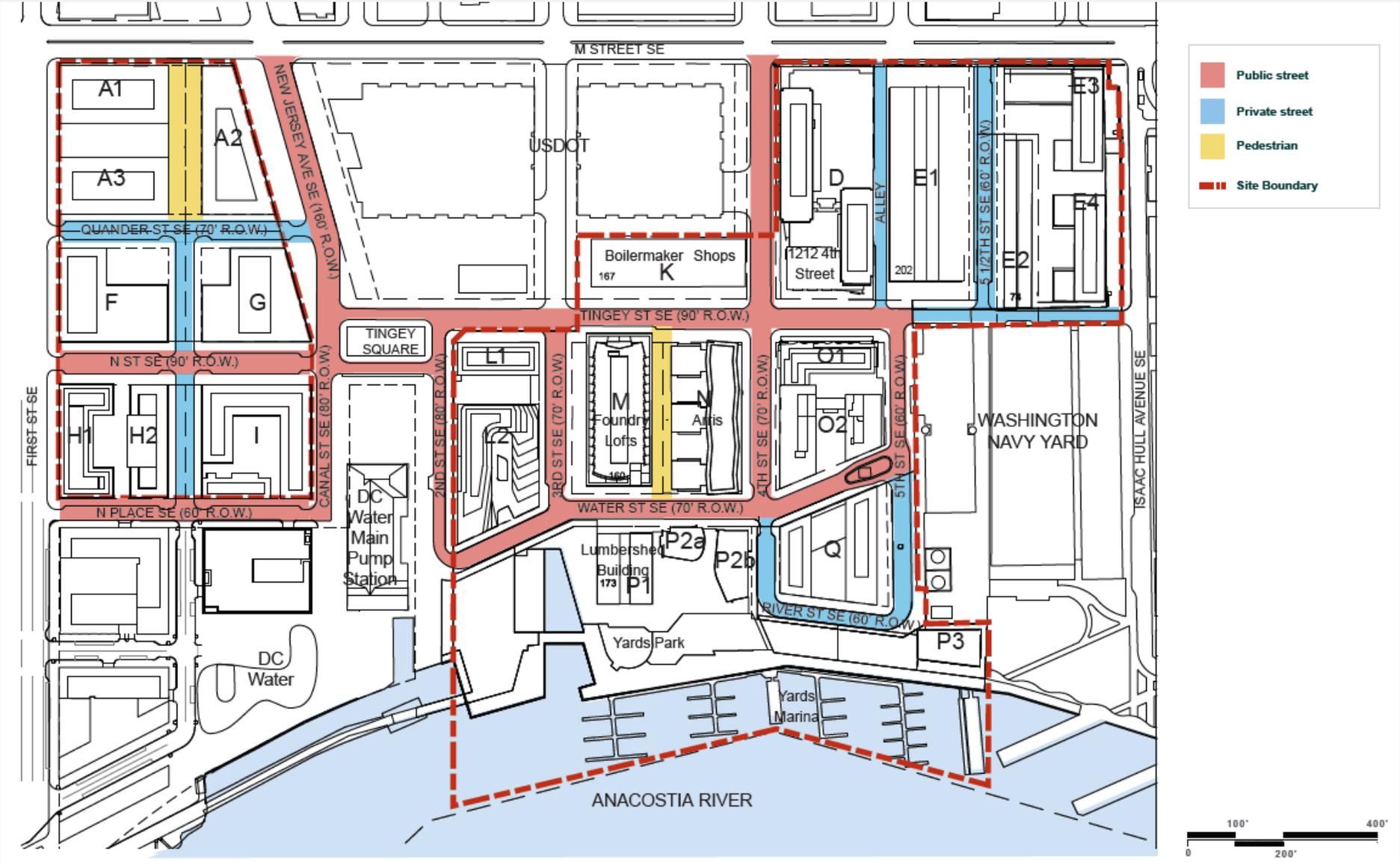
# Phasing Plan - Existing



# Phasing Plan - Proposed



# Street Network - Existing



# Street Network – Proposed

