

THE YARDS

AT SOUTHEAST FEDERAL CENTER

AMENDMENT #4 TO REVISED MASTER PLAN SUBMISSION

FOR THE NATIONAL CAPITAL PLANNING
COMMISSION

May 7, 2026

PREPARED FOR:

THE NATIONAL CAPITAL PLANNING COMMISSION

PREPARED BY:

**THE U.S. GENERAL SERVICES ADMINISTRATION
&
BROOKFIELD PROPERTIES**

WITH THE ASSISTANCE OF:

SHALOM BARANES ASSOCIATES

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In June 2005 the U. S. General Services Administration (GSA) and Forest City Washington (FCW), now Brookfield Properties (BP), entered into a development agreement pursuant to the authority of the Southeast Federal Center Public-Private Development Act of 2000 (Public Law 106-407; 114 Stat. 1758) to redevelop the Federal holdings known as the Southeast Federal Center (SEFC). In response to its selection as developer of the SEFC site, BP developed the original SEFC Master Plan (2005) inclusive of the following plans: site, land use, urban design framework, parking, landscape, circulation and phasing.

Subsequently, GSA and the National Capital Planning Commission (NCPCC) and GSA and the U.S. Commission of Fine Arts (CFA) entered into separate Memorandum of Understanding (MOUs) regarding the transfer by sale and/or ground lease of 42 acres of SEFC to BP for mixed-use development.

In 2007, GSA, the DC State Historic Preservation Office (DCSHPO), and the Advisory Council on Historic Preservation (ACHP) entered into a Section 106 Programmatic Agreement (PA) regarding the transfer by sale and/or ground lease of 42 acres of SEFC to BP for mixed use development. As part of the process related to the PA, the 2005 Master Plan was revised and attached as an exhibit to the PA identified as the SEFC Revised Master Plan. Since that time, the 2007 SEFC Revised Master Plan has served as the active Master Plan for the SEFC.

Under the active Revised Master Plan, the full build-out SEFC (the Yards) was approved to contain approximately 5.5 million square feet of development. To date, GSA and BP have consulted on infrastructure projects (streets, hardscape, Yards Park and historic wall & sentry tower) as well as several building projects (Parcels M, K, P, D, N, O, L, H, I, G, F and P3) with the DCSHPO, ACHP, and Section 106 Consulting Parties and have submitted these projects to both NCPCC and CFA for 35% review in accordance with their respective MOUs. To accommodate these projects, GSA and BP have consulted with the ACHP, Advisory Neighborhood Commission (ANC 6D), Anacostia Waterfront Corporation, CFA, Committee of 100 on the Federal City, the Capitol Hill Restoration Society, DC Office of Planning (DCOP), DC Department of Transportation (DDOT), DC Water, DCSHPO, DC Department of Energy & Environment (DOEE), DC Office of the Deputy Mayor for Planning & Economic Development (DMPED), DC Preservation League, JBG/Federal Center LLC, NCPCC, National Trust for Historic Preservation, and the US Department of the Navy.

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.

In April 2020, Amendment #2 was submitted and addressed a swap in use between Parcel H and Parcel Q and general updates in construction phasing consistent with current development timing.

In January 2023, Amendment #3 was submitted and addressed the flexibility in use on A Parcels and general building updates to currently planned and recently completed development projects.

At this time, in accordance with the PA and the NCPCC and CFA MOAs, GSA and BP are submitting Amendment #4 to accommodate changes and adjustments to Amendment #3 to Revised Master Plan. Amendment #4 will address removal of EParcels from the Southeast Federal Center Master Plan, and general building updates to currently planned and recently completed development projects. The E Parcels were transferred to the U.S. Department of the Navy (Navy) in May 2024. In addition, Amendment #4 will change the use of Parcel Q from exclusively office to flexible office/residential designation as applied to the A Parcels in Amendment #3.

This 2026 Amendment #4 to the Revised Master Plan will supersede the Amendment #3 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 #3 to Revised Master Plan and this 2026 Amendment #4 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.



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, F, G, H, I, L, N, O and PB2) 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.

To date, BP has delivered the Yards Park, eleven buildings, and the Yards Marina. The details are below:

Projects Completed

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 P1 – 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 - standalone; 16,000 sf retail

Parcel L1 - 225 room hotel: 8,500 sf retail

Parcel L2 - 264 apartments: 14,000 sf retail

Parcel G - 296,194 sf of office, 13,517 sf of retail (DESIGN ONLY - NO CONSTRUCTION HAS COMMENCED)

Phase 1A Infrastructure/Streetscape

Parcel I – Vela – 379 apartments; 19,284 sf of retail

Projects Under Construction

Parcel H (Urby) commenced construction in the fall of 2022 and received TCO in Q4 2025; currently leasing. Retail spaces anticipated completion by June 2026.



Updates and changes proposed for the Amendment #4 to the Revised Master Plan are listed and explained below.

Page 1 – The Yards Revised Master Plan

1. Removal of the E Parcels (E1, E2, E3 and E4) and adjustments to the Site Boundary to reflect removal of said E Parcels. This revision carries through all of the remaining Master Plan sheets.

Page 2 – Land Use Plan

1. The site plan and density/use table have been updated to reflect the removal of the E Parcels.
2. Change of use designation on Parcel Q from Office overlaid with retail to flexible Office/Residential overlaid with retail, equivalent to the A Parcels
3. The density/use table reallocates the Q density from the “Office” column to the “Office/Residential” column (leaving “Retail” unchanged)



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Page 3 – Parking Plan

1. The parking table has been updated to reflect the removal of the E Parcels.

Page 4 – Phasing Plan

1. The square footage chart has been updated to reflect the revised totals in each phase with the removal of the E Parcels. The phasing plan is to subject to change pending market conditions.

Page 5 – Site Sections

1. Adjust boundary to reflect removal of E Parcels.

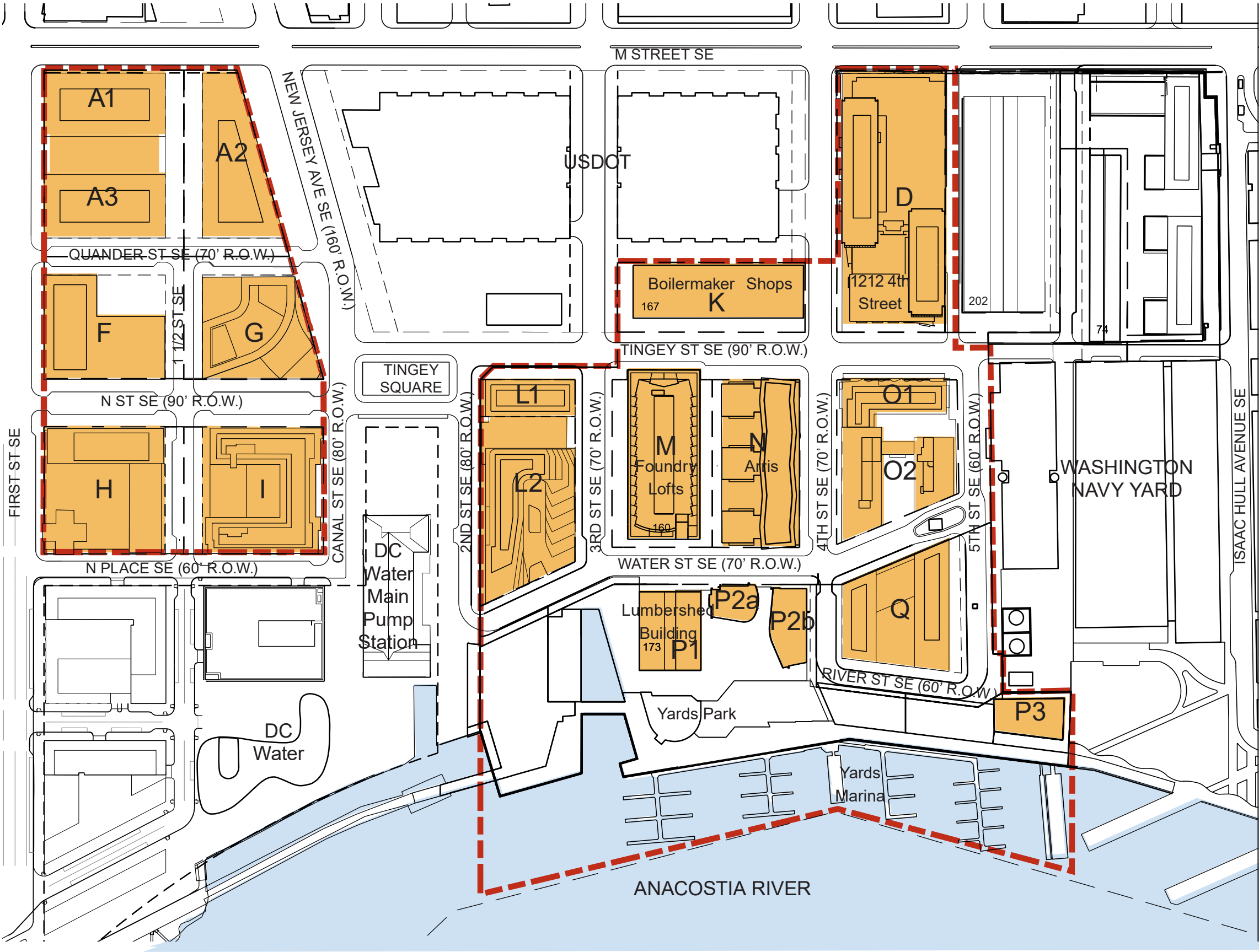
Page 6 – Site Sections

1. Updated to reflect the transfer to the Navy of the E parcels

Page 7 – Street Network

1. The street network has been updated to reflect the removal of the E Parcels and associated streets.





--- Site Boundary

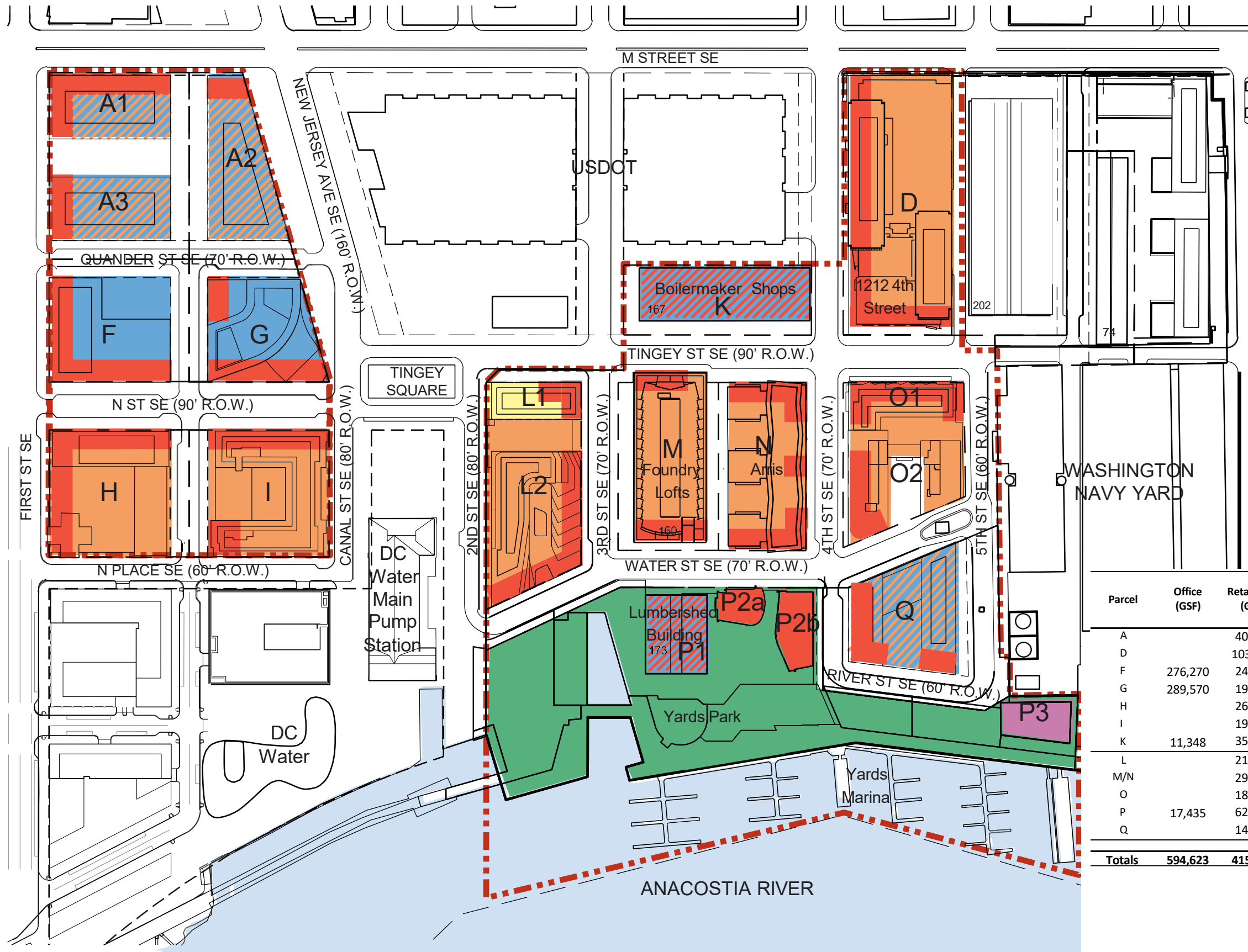


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- Residential
- Office
- Cultural / Community
- Retail
- Primary Open Space
- Office / Retail
- Office / Residential
- Hospitality
- Site Boundary

Parcel	Office (GSF)	Retail/Cul. (GSF)	Residential (GSF)	Office/Residential (GSF)	Hospitality (GSF)	Above-grade Parking (GSF)	Current Total	Expected Height (ft)
A		40,000		839,992			879,992	130 (1)
D		103,296	287,864			39,780	430,940	110
F	276,270	24,427					300,697	130
G	289,570	19,987					309,557	130
H		26,452	353,971				380,423	130
I		19,349	387,415				406,764	110
K	11,348	35,565					46,913	110 (2)
L		21,456	308,058		120,425		449,939	110
M/N		29,687	547,538				577,225	110 (2)
O		18,421	335,286				353,707	110 (1)
P	17,435	62,447					79,882	45 (2)
Q		14,280		174,323			188,603	90
Totals	594,623	415,367	2,220,132	1,014,315	120,425	39,780	4,404,642	



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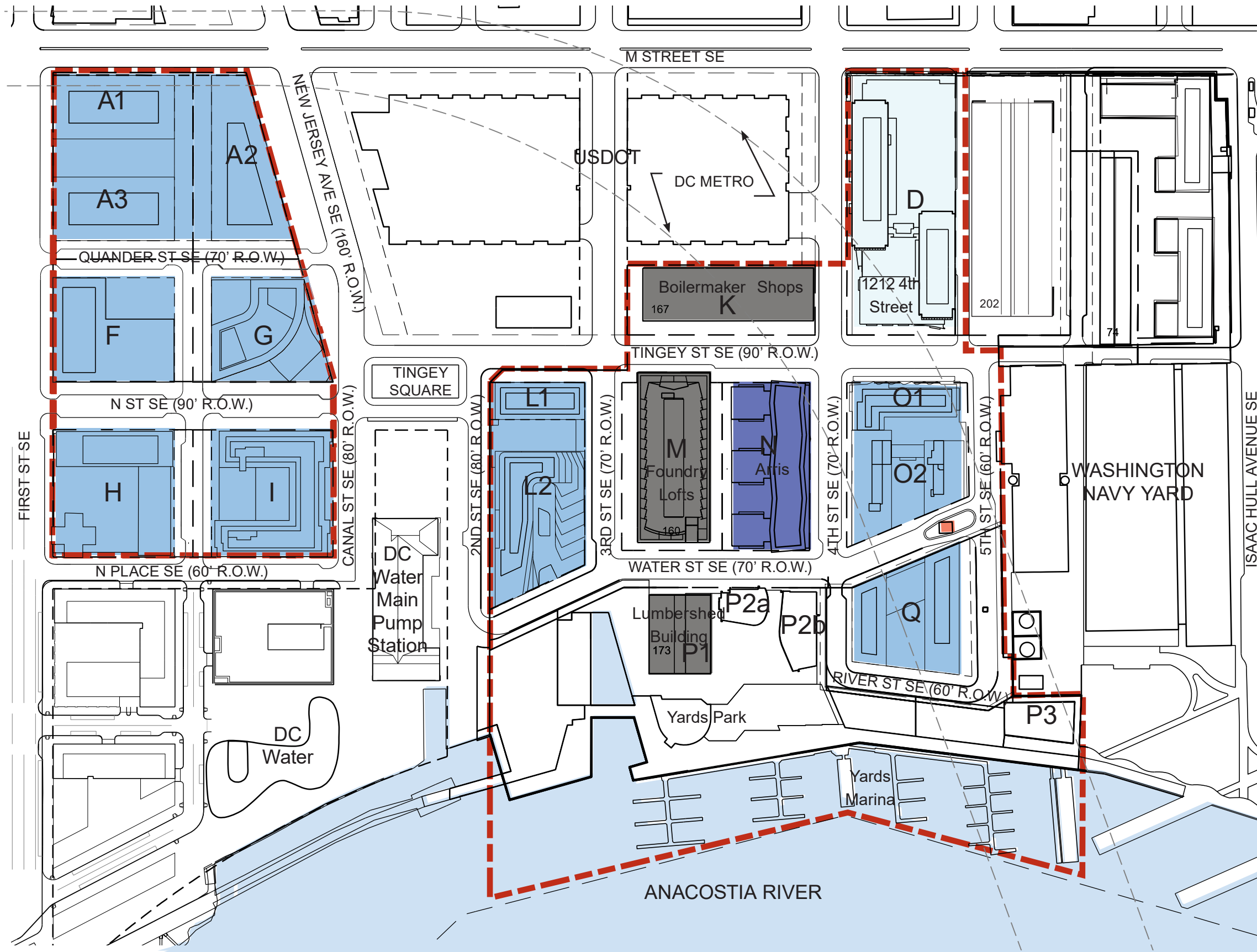
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PARKING PLAN



- 2 Levels of Parking Below Grade
- 3 Levels of Parking Below Grade
- 1 Level Above Grade
- 1 Level Below Grade
- Metro Access Shaft
- Existing Historic Buildings on Site
- Site Boundary

Parcel	No. of spaces	Area (GSF)
A	532	226,000
D	330	127,366
F	175	87,330
G	162	75,831
H	245	94,331
I	254	97,456
K	0	
L	261	113,747
M/N	313	150,243
O	266	115,162
P	0	0
Q	145	61,700
Totals	2,683	1,149,166

Note: Area totals, parking space totals and parking levels are preliminary and subject to change.



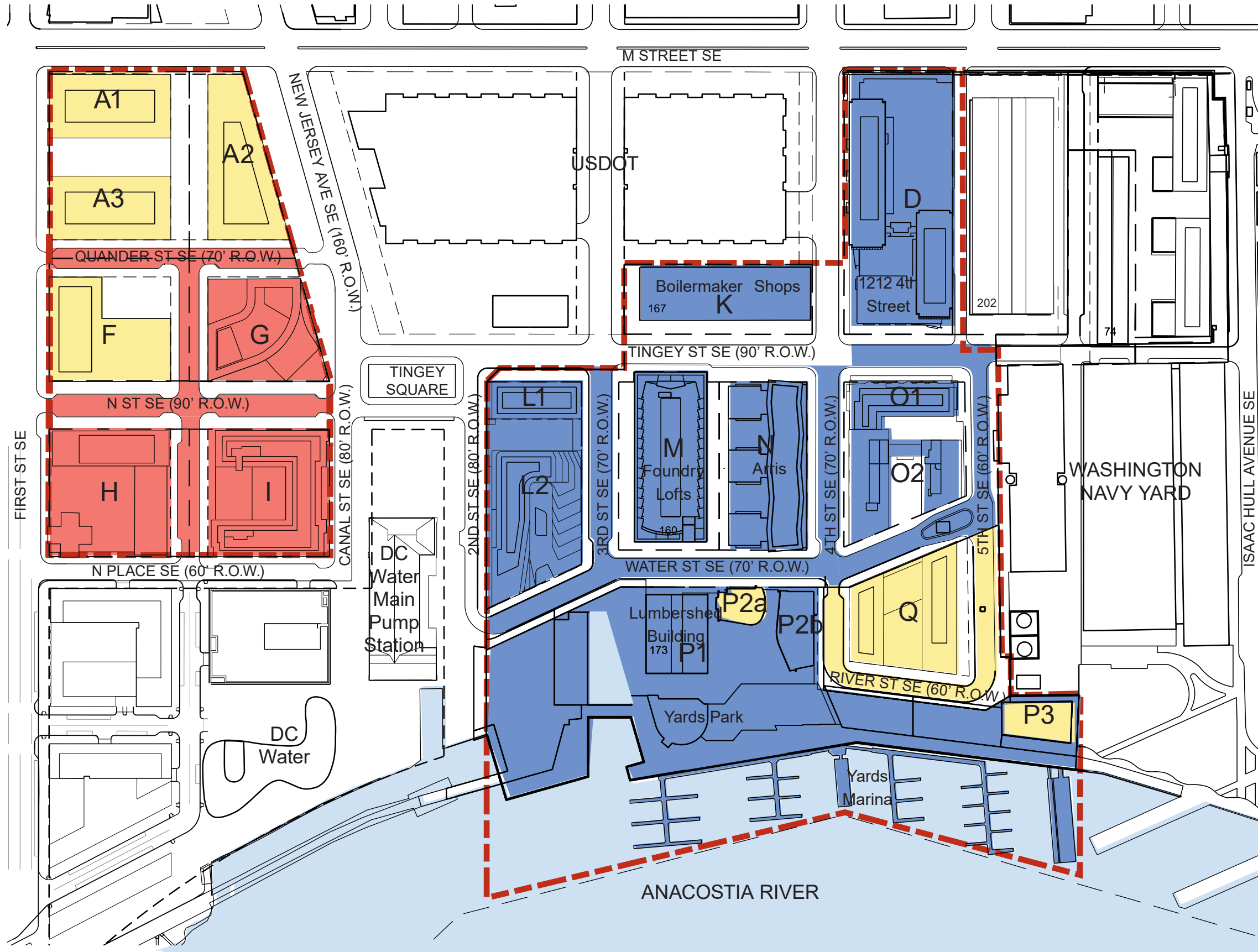
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PHASING PLAN



- Phase 1
- Phase 2
- Phase 3
- Site Boundary

Phase	Current GSF
1	1,829,499
2	1,096,744
3	1,478,399
Totals	4,404,642

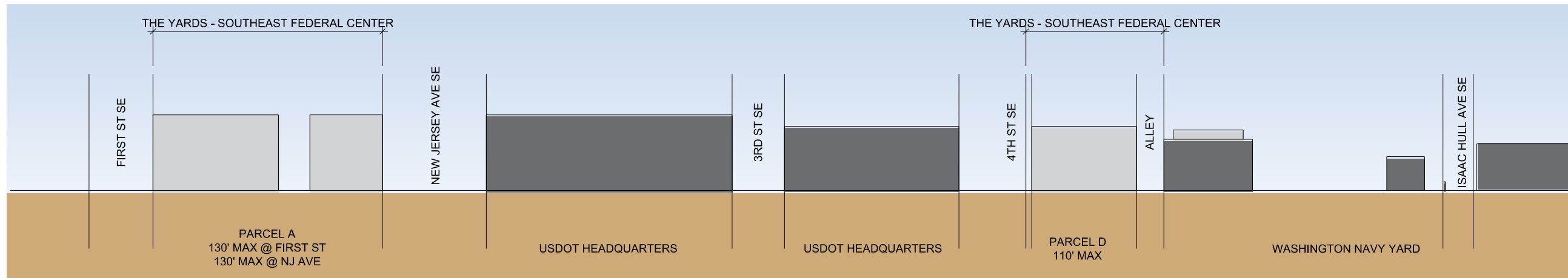
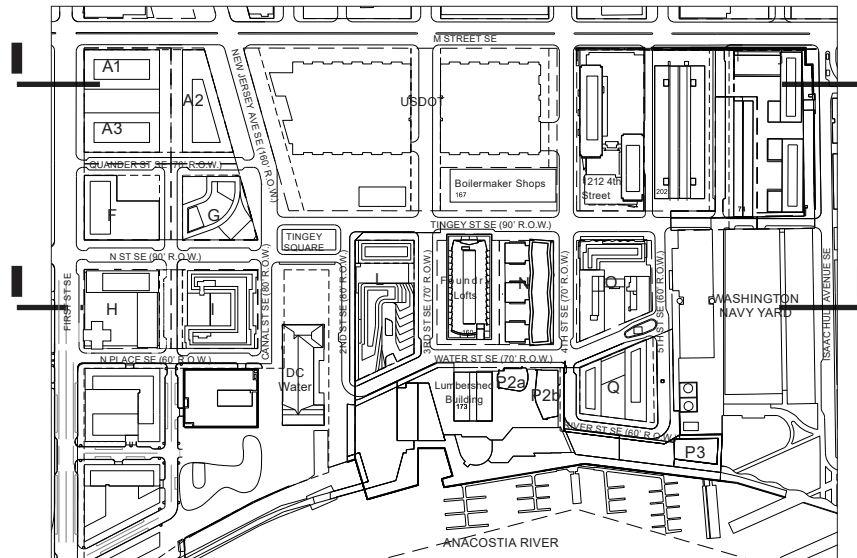


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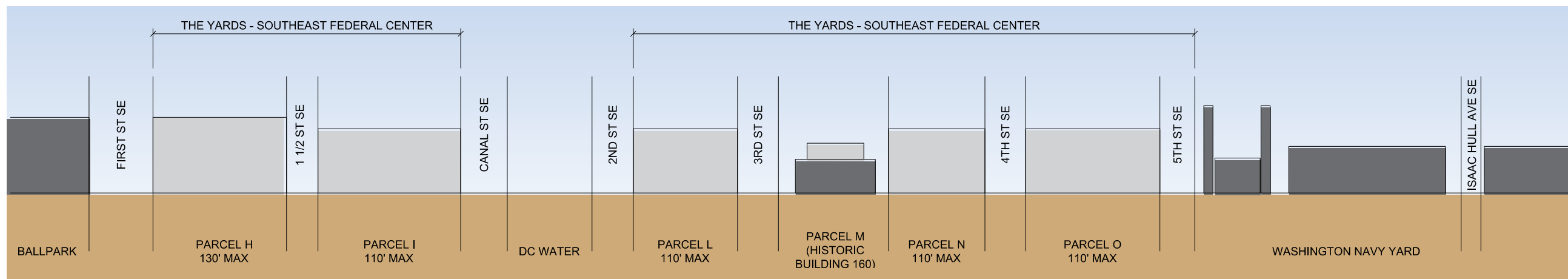
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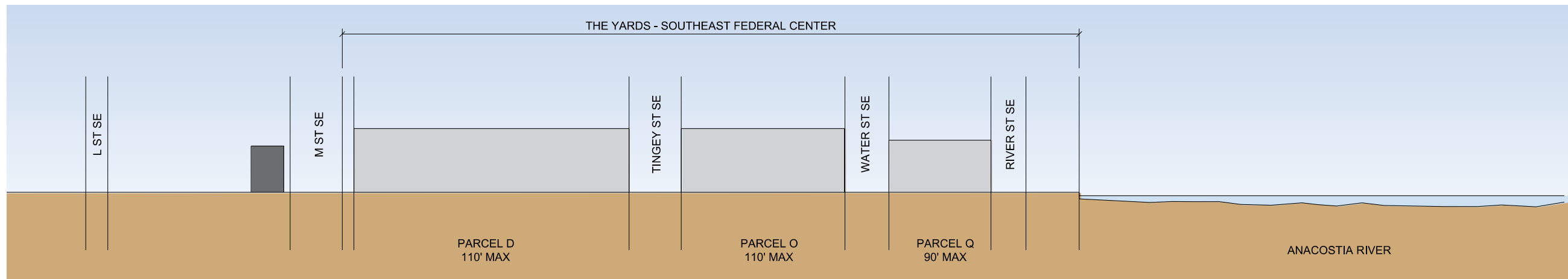
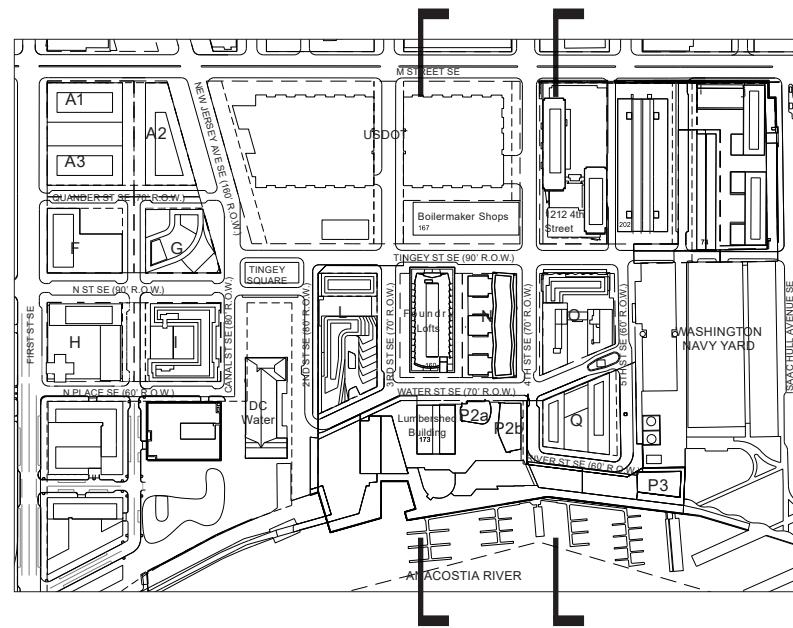
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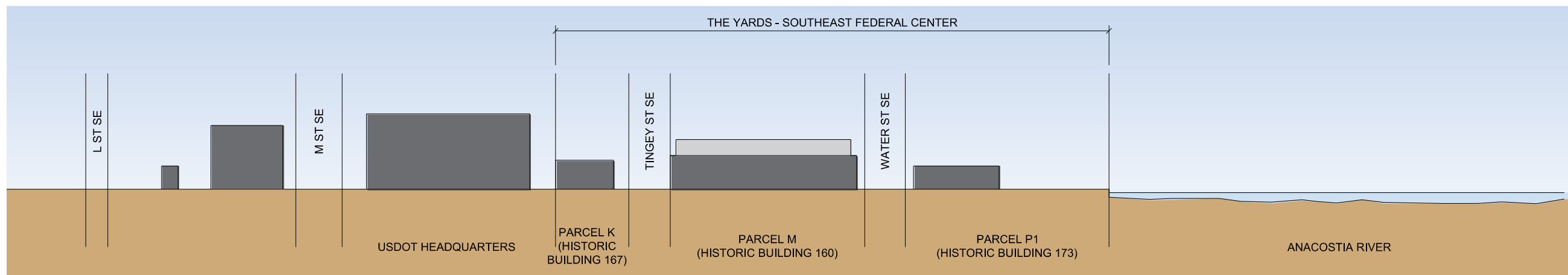


SITE SECTION - EAST / WEST





SITE SECTION - NORTH / SOUTH



SITE SECTION - NORTH / SOUTH

