



# Executive Director's Recommendation

Commission Meeting: May 7, 2026

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<b>PROJECT</b> <b>Southeast Federal Center - Revised Master Plan 4th Amendment</b> Southeast Federal Center, The Yards Washington, DC	<b>NCPC FILE NUMBER</b> MP03
<b>SUBMITTED BY</b> United States General Services Administration	<b>NCPC MAP FILE NUMBER</b> 41.11(05.00)46200
<b>REVIEW AUTHORITY</b> Advisory 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> Approval of master plan amendment
	<b>PROPOSED ACTION</b> Approve master plan amendment with comments
	<b>ACTION ITEM TYPE</b> Consent Calendar

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## PROJECT SUMMARY

The United States General Services Administration (GSA) has submitted a fourth amendment to the Southeast Federal Center (SEFC) Revised Master Plan. The SEFC, also known as the Yards, is a 42-acre site in Southeast, Washington, DC directly to the west of the Washington Navy Yard. In June 2005, GSA and Forest City Washington, now Brookfield Properties, entered into a development agreement to redevelop the SEFC. Brookfield Properties then developed the original SEFC Master Plan in 2005. Per a 2005 Memorandum of Understanding (MOU) between NCPC and GSA, NCPC reviews the master plan for consistency with NCPC's vision plan entitled, *Extending the Legacy: Planning America's Capital in the 21<sup>st</sup> Century (Legacy Plan)*. The Commission later approved the SEFC Revised Master Plan in 2007, which has served since that time as the active master plan for the SEFC. Most recently, the Commission approved a third amendment to the master plan in January 2023.

The proposed Amendment #4 removes the E Parcels from the SEFC Revised Master Plan due to the transfer of these parcels to the U.S. Department of the Navy in May 2024. In addition, this amendment changes the land use designation of Parcel Q from office to office/residential to allow flexibility, as was previously applied to the A Parcels in Amendment #3. Other minor updates are included in the amended master plan to reflect these changes along with updates to construction phasing consistent with current development timing. The 2026 Amendment #4 to the Revised Master Plan will supersede the Amendment #3 to the Revised Master Plan.

## KEY INFORMATION

- The *Southeast Federal Center Public-Private Development Act of 2000* authorized GSA and Forest City Washington, now Brookfield Properties, to enter into an agreement to

redevelop the Federal holdings known as the SEFC. Brookfield Properties developed the original SEFC Master Plan in 2005.

- NCPC reviews the master plan for consistency with NCPC's *Legacy Plan* per a 2005 MOU between NCPC and GSA. NCPC also reviews the 35 percent exterior building designs for comment and advice, and for conformity with the Urban Design Guidelines and Minimum Phase Performance outlined in the MOU.
- The Commission approved the SEFC Revised Master Plan in 2007 and most recently approved a third amendment to the plan in January 2023.
- The primary changes under Amendment #4 are the removal of the E Parcels due to a land transfer with the Navy, and a modification to the Parcel Q land use designation from office to office/residential. The projected total square footage of development and number of parking spaces will be reduced with the removal of the E Parcels.
- Brookfield Properties has completed Yards Park, new streets and infrastructure, twelve buildings, and the Yards Marina to date, with another building nearing completion.

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## RECOMMENDATION

**Approves** the fourth amendment to the master plan for the Southeast Federal Center (SEFC) located in Washington, DC.

**Notes** the amendment removes the E Parcels from the SEFC Revised Master Plan due to the transfer of these parcels to the U.S. Department of the Navy in May 2024.

**Finds** the change to a residential/office land use designation on the Q Parcel provides development flexibility and is not inconsistent with the goals and objectives of NCPC's vision plan, *Extending the Legacy: Planning America's Capital in the 21st Century*.

## PROJECT REVIEW TIMELINE

<b>Previous actions</b>	<b>July 2007</b> – Approval of the SEFC Revised Master Plan. <b>November 2016</b> – Approval of Amendment #1 to the SEFC Revised Master Plan. <b>June 2020</b> – Approval of Amendment #2 to the SEFC Revised Master Plan. <b>January 2023</b> – Approval of Amendment #3 to the SEFC Revised Master Plan.
<b>Remaining actions</b> (anticipated)	– Parcels at the SEFC will continue to be submitted for review until full build-out of the revised master plan is complete.

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## PROJECT ANALYSIS

### Executive Summary

The proposed Amendment #4 to the SEFC Revised Master Plan includes two primary changes: removal of the four E Parcels (E1, E2, E3, and E4) that were previously transferred to the Navy; and inclusion of residential use in addition to the office use currently allowed on Parcel Q to provide greater development flexibility. This amendment decreases the planned total square footage of development and number of parking spaces with the removed parcels and will maintain similar medium density development as Amendment #3. Further, the amendment is generally consistent with the objectives of NCPC's *Legacy Plan* for the National Capital which envisioned the SEFC as a mixed-use district that supports a range of public activities. As such, staff recommends the **Commission approve the fourth amendment to the master plan for the Southeast Federal Center (SEFC) located in Washington, DC.**

### Analysis

Staff reviewed the amendment in accordance with the June 2005 MOU between GSA and NCPC regarding the transfer by sale and/or ground lease of the SEFC to Brookfield Properties for mixed-use development. The MOU was developed pursuant to Public Law 106-407, the *Southeast Federal Center Public-Private Development Act of 2000*, which indicates that redevelopment of the SEFC should be consistent, to the extent practicable, with the objectives of NCPC's *Legacy Plan*. The *Legacy Plan* envisioned a redeveloped SEFC with an active and easily accessible Anacostia Waterfront park that would anchor an economically viable and pedestrian friendly M Street corridor.

The primary changes proposed are to remove the previously transferred E Parcels from the master plan and to allow residential use, in addition to office use, above ground-floor retail on the Q Parcel. These revisions will not add adverse impacts to the SEFC site as the plan overall will maintain similar medium density development as Amendment #3 and the projected total square footage of development and number of parking spaces were reduced with the removal of the E Parcels. The total development square footage decreased from 5,270,251 square feet to 4,404,642 square feet, and the total parking reduced from 3,264 to 2,683 spaces. Additionally, the Phasing Plan square footage chart has been updated to reflect the revised totals in each phase consistent with current development timing. Overall, the amendment proposed is generally consistent with the objectives of the *Legacy Plan*. Therefore, staff recommends the **Commission find the change to a residential/office land use designation on the Q Parcel provides development flexibility and is not inconsistent with the goals and objectives of NCPC's vision plan, *Extending the Legacy: Planning America's Capital in the 21st Century*.**

## CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

### Comprehensive Plan for the National Capital

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The proposed amendment to the master plan for the SEFC is generally consistent with policies set forth in the Federal Elements of the *Comprehensive Plan for the National Capital*. In particular, staff considered policies in the Federal Workplace and Transportation Elements.

### **Extending the Legacy: Planning America's Capital in the 21<sup>st</sup> Century**

As noted previously, the *Southeast Federal Center Public-Private Development Act of 2000* and 2005 SEFC MOU between GSA and NCPC states that redevelopment of the Southeast Federal Center should be consistent, to the extent practicable (as determined by the Administrator, in consultation with the National Capital Planning Commission), with the objectives of the NCPC *Legacy Plan*. The primary objectives of the *Legacy Plan* include: (1) building on the historic L'Enfant and McMillan plans, which are the foundation of modern Washington; (2) unifying the city and the monumental core, with the Capitol at the center; (3) using new memorials, museum and other public buildings to stimulate economic development; (4) integrating the Potomac and Anacostia rivers into the city's public life and protecting the Mall and the adjacent historic landscape from future building; and (5) developing a comprehensive, flexible and convenient transportation system that eliminates barriers and improves movement within the city. The *Legacy Plan* envisioned a redeveloped SEFC with an active and easily accessible Anacostia Waterfront Park that would anchor an economically viable and pedestrian-friendly M Street corridor. The amendment proposed is generally consistent with these objectives.

### **National Historic Preservation 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. NCPC comments are advisory for proposals at the Southeast Federal Center; therefore, the Commission does not have a National Historic Preservation Act (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. NCPC comments are advisory for proposals at the Southeast Federal Center; therefore, the Commission does not have a National Environmental Policy Act (NEPA) obligation regarding this review.

## **CONSULTATION**

### **Coordinating Committee**

The Coordinating Committee reviewed the proposal at its April 15, 2026 meeting. The Committee forwarded the proposal to the Commission with the statement that it has been coordinated with all

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participating agencies. The participating agencies were: NCPC, GSA, the District of Columbia Office of Planning, the National Park Service, the District of Columbia State Historic Preservation Office, the District Department of Energy and the Environment, the District of Columbia Department of Transportation, the Commission of Fine Arts, and the Washington Metropolitan Area Transit Authority.

**U.S. Commission of Fine Arts**

GSA conducted a 45-day review with the Commission of Fine Arts (CFA) pursuant to the 2005 GSA and CFA MOA prior to NCPC submission. CFA did not have any comments.

**ONLINE REFERENCE**

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

- Submission Package

Prepared by Laura Shipman  
04/29/2026

**POWERPOINT (ATTACHED)**

# Southeast Federal Center - Revised Master Plan 4th Amendment

Southeast Federal Center Redevelopment Zone, Washington, DC

Approval of Final Master Plan Amendment

United States General Services Administration

# Project Summary

**Commission Meeting Date:** May 7, 2026

**NCPC Review Authority:** 40 U.S.C. § 8722(a) and (b)(1)

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

**Session:** Consent Calendar

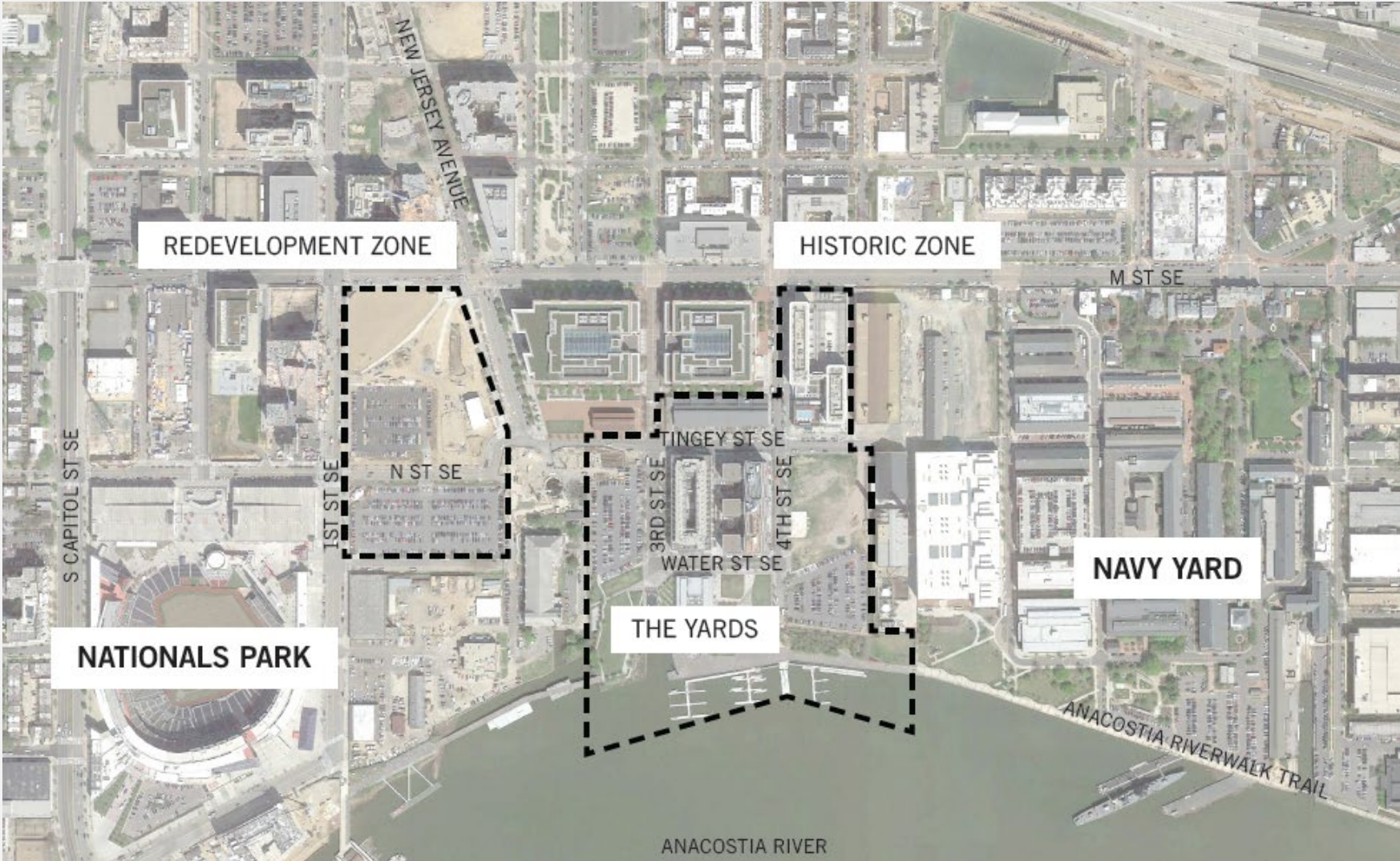
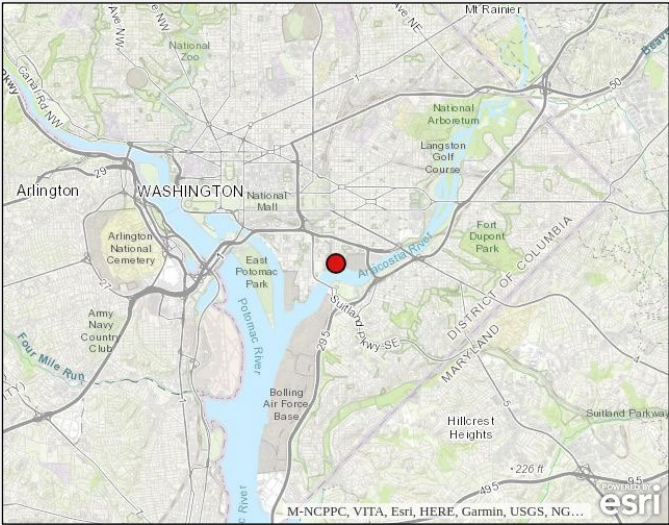
**NCPC Review Officer:** Laura Shipman

**NCPC File Number:** MP03

## Project Summary:

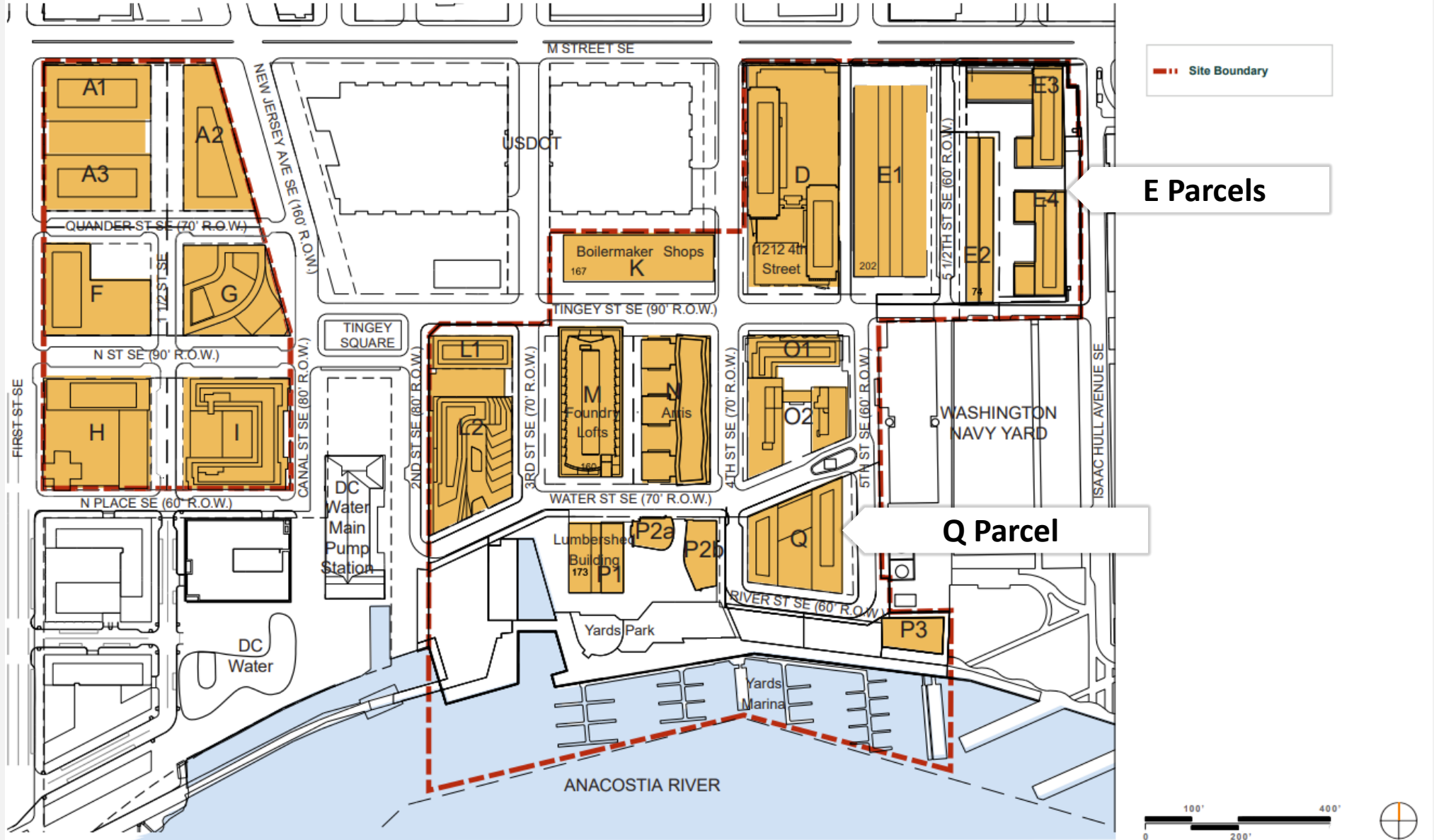
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# Site Location



Location Map

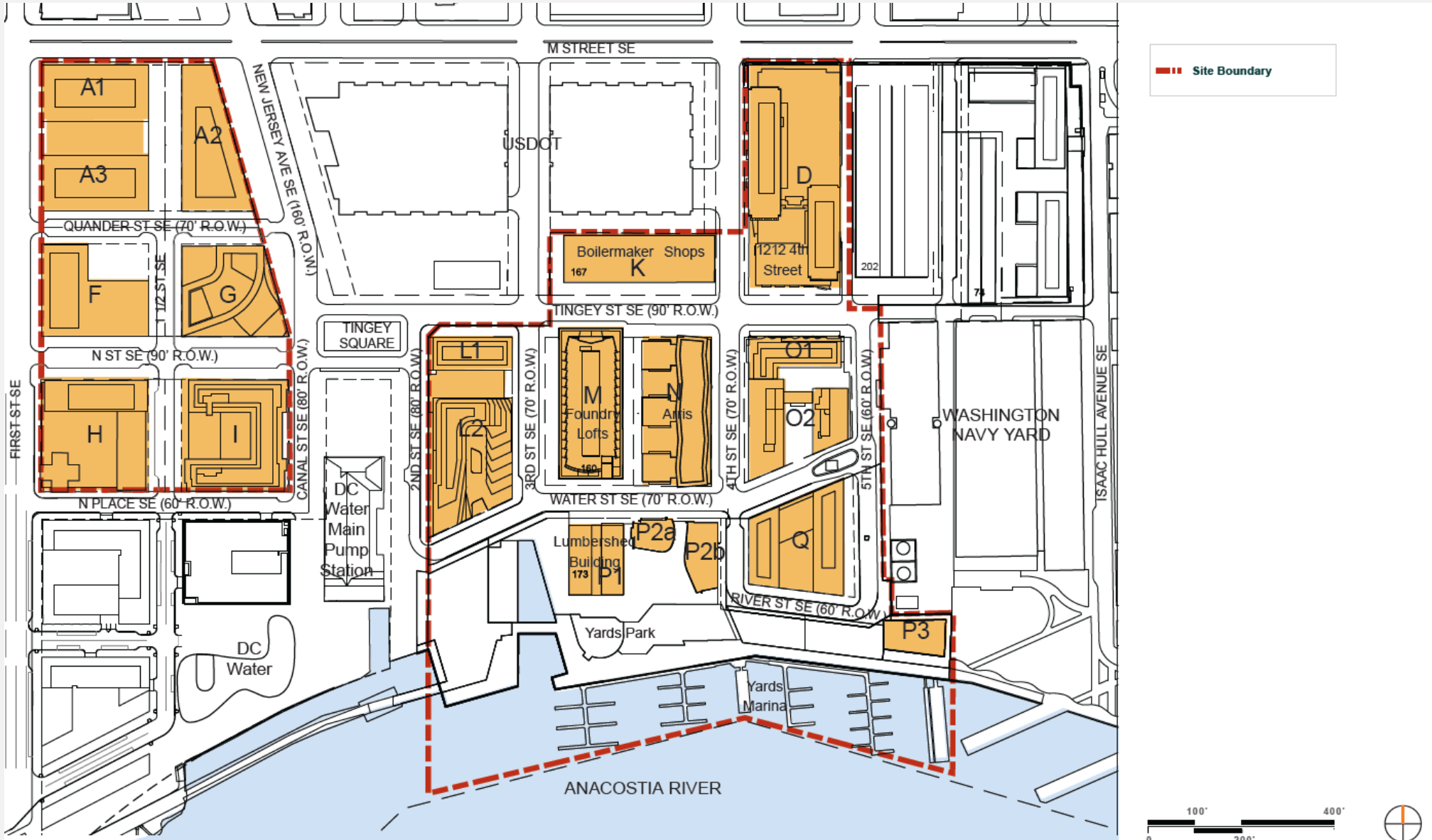
# Existing Master Plan (Amendment #3)



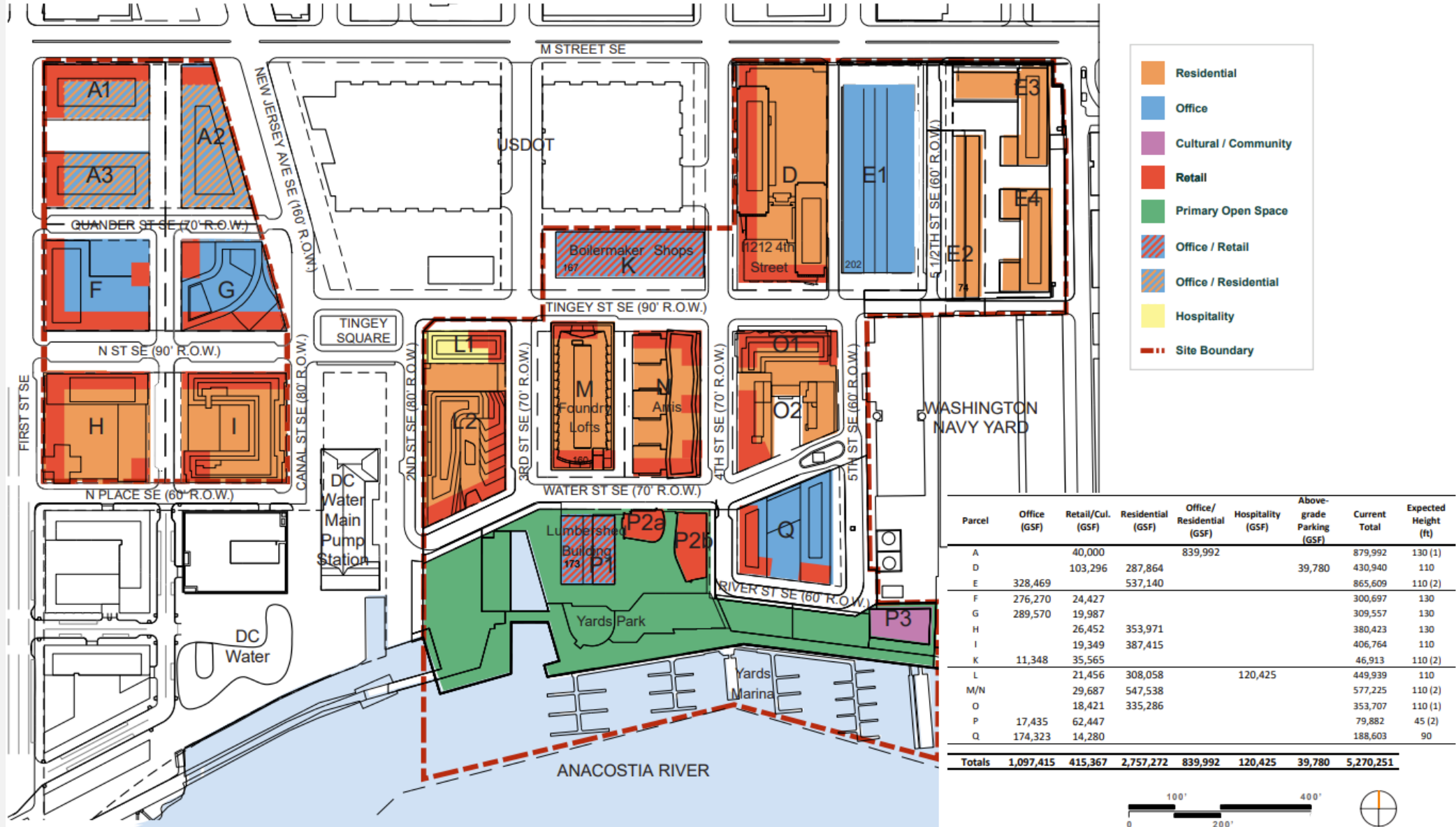
E Parcels

Q Parcel

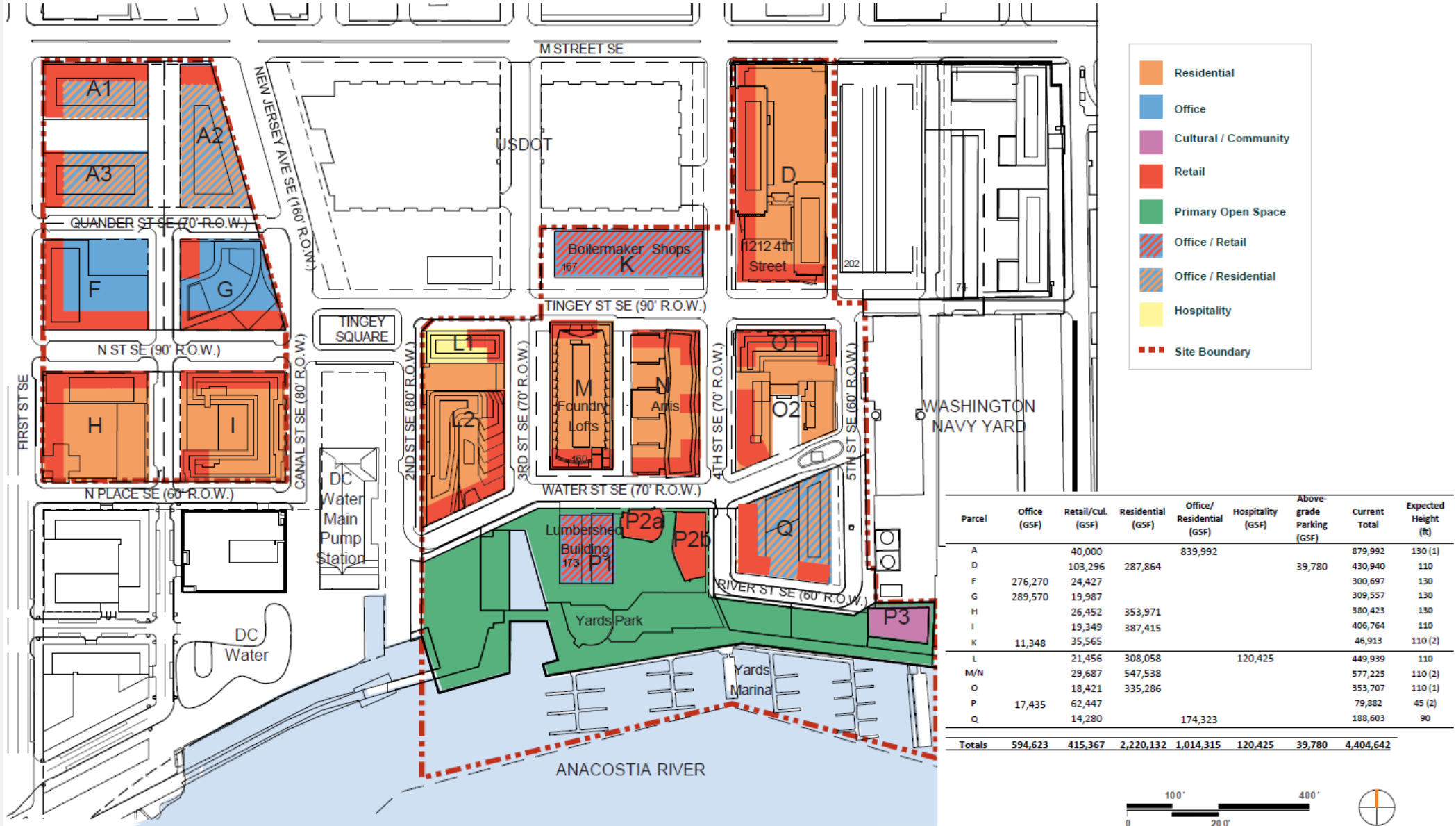
# Proposed Master Plan (Amendment #4)



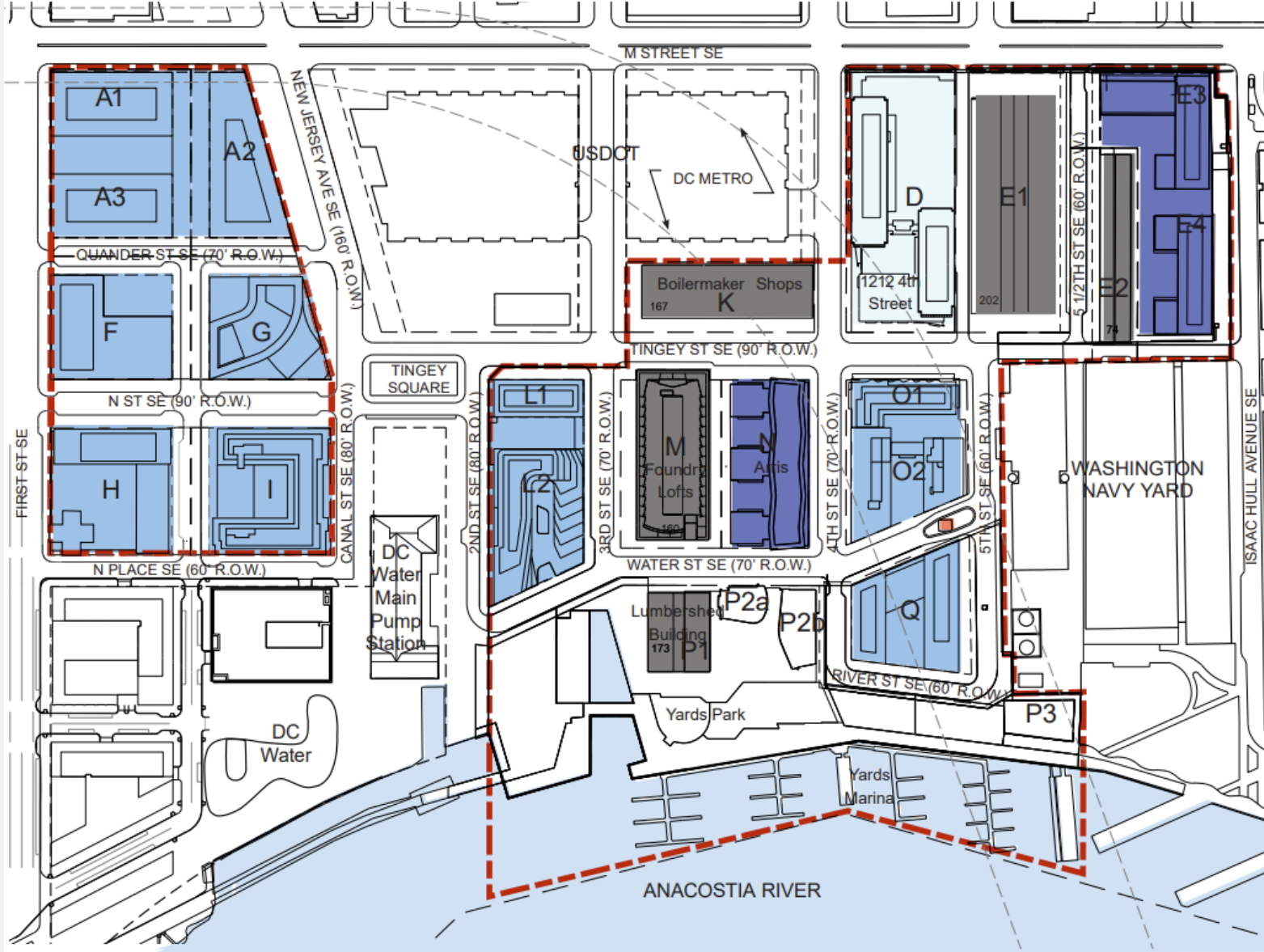
# Existing Land Use Plan (Amendment #3)



# Proposed Land Use Plan (Amendment #4)



# Existing Parking Plan (Amendment #3)



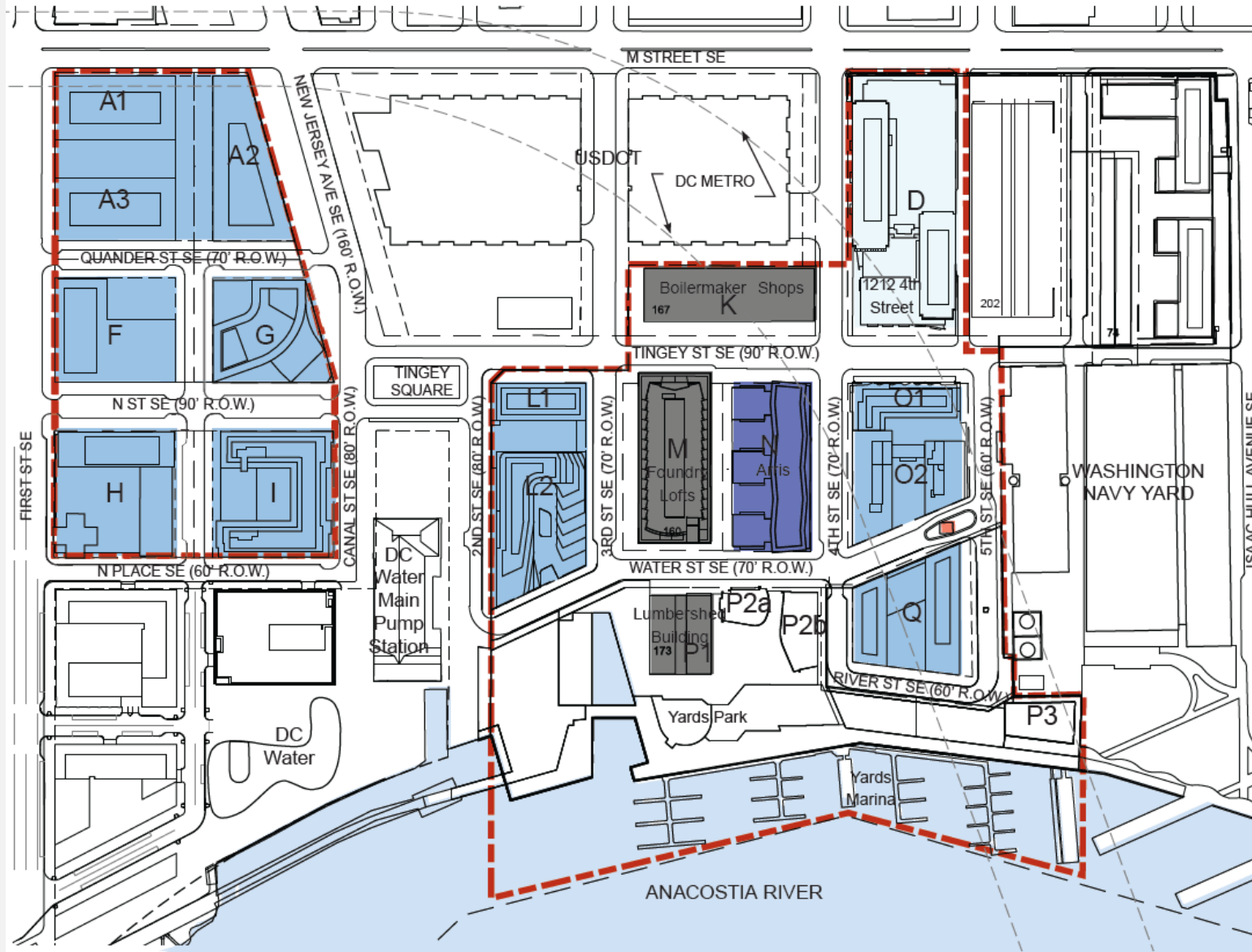
- 2 Levels of Parking Below Grade
- 3 Levels of Parking Below Grade
- 1 Level Above Grade  
1 Level Below Grade
- Metro Access Shaft
- Existing Historic Buildings on Site
- Site Boundary

Parcel	No. of spaces	Area (GSF)
A	532	226,000
D	330	127,366
E	581	240,938
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	
Q	145	61,700
<b>Totals</b>	<b>3,264</b>	<b>1,390,104</b>

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



# Proposed Parking Plan (Amendment #4)



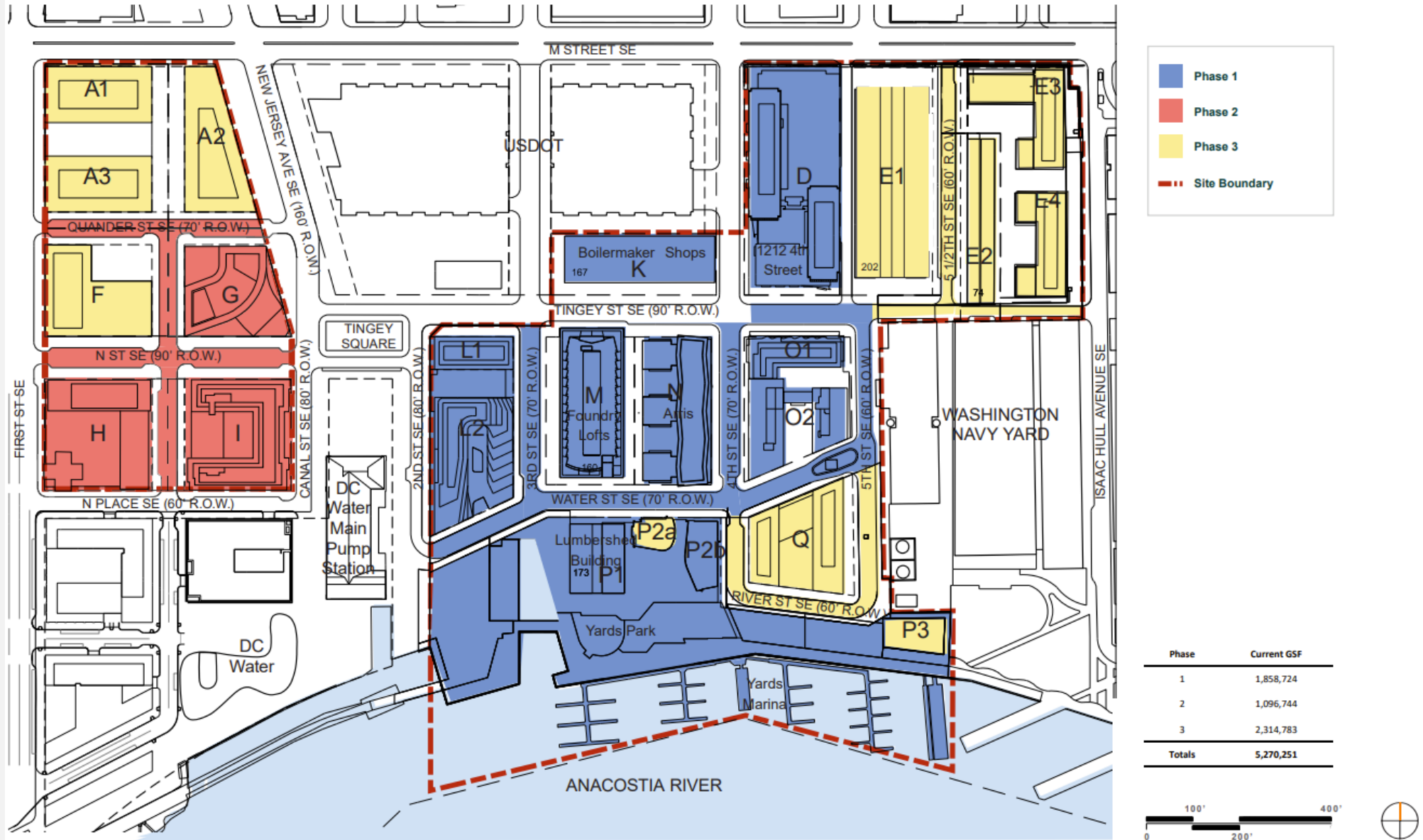
- 2 Levels of Parking Below Grade
- 3 Levels of Parking Below Grade
- 1 Level Above Grade
- 1 Level Below Grade
- Metro Access Shaft
- Existing Historic Buildings on Site
- Site Boundary

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	
Q	145	61,700
<b>Totals</b>	<b>2,683</b>	<b>1,149,166</b>

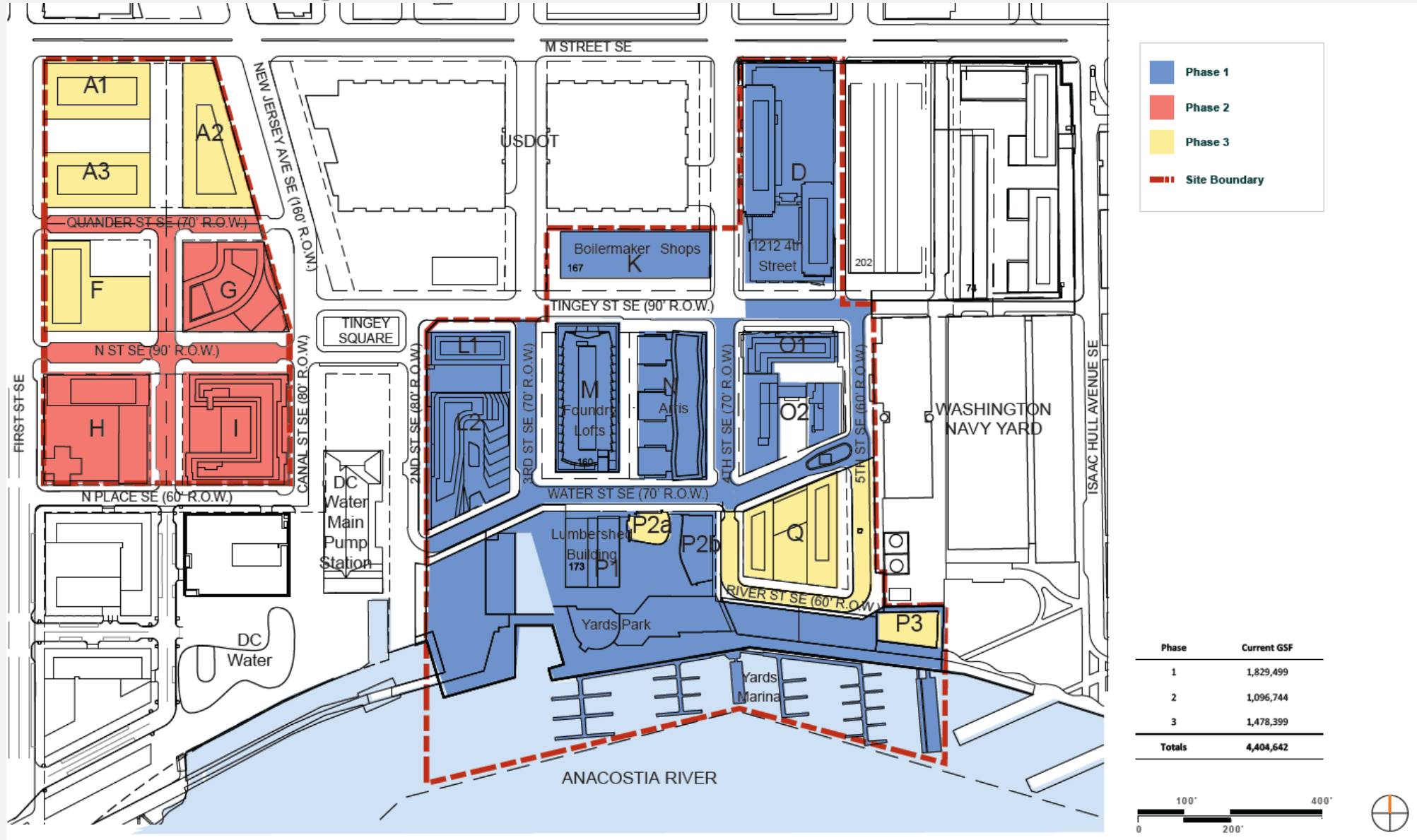
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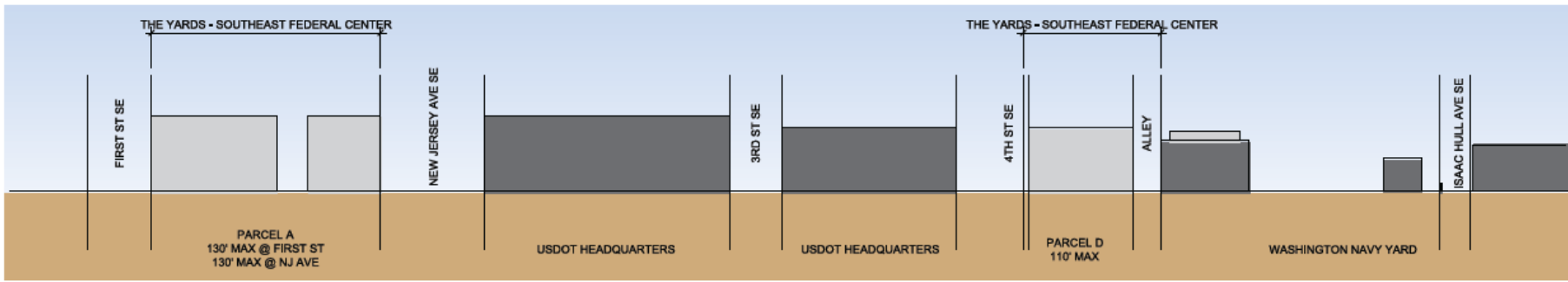
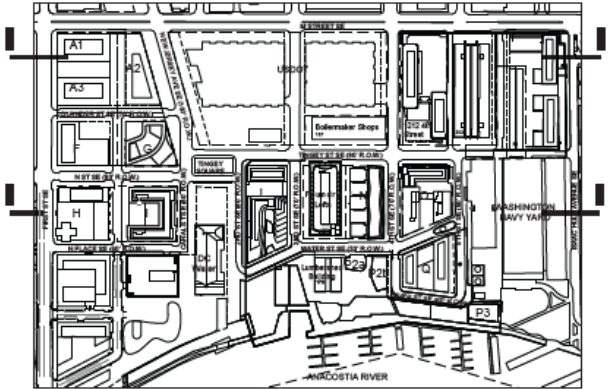
# Existing Phasing Plan (Amendment #3)



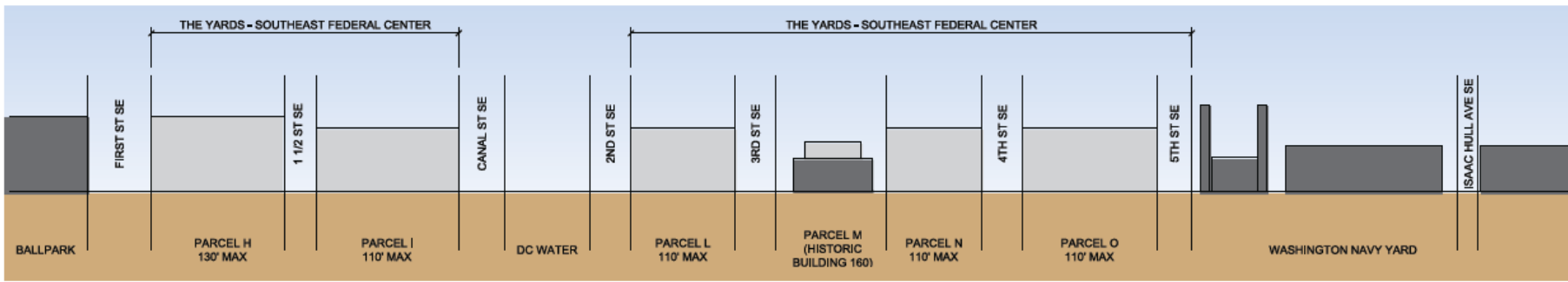
# Proposed Phasing Plan (Amendment #4)



# Proposed East/West Site Sections (Amendment #4)

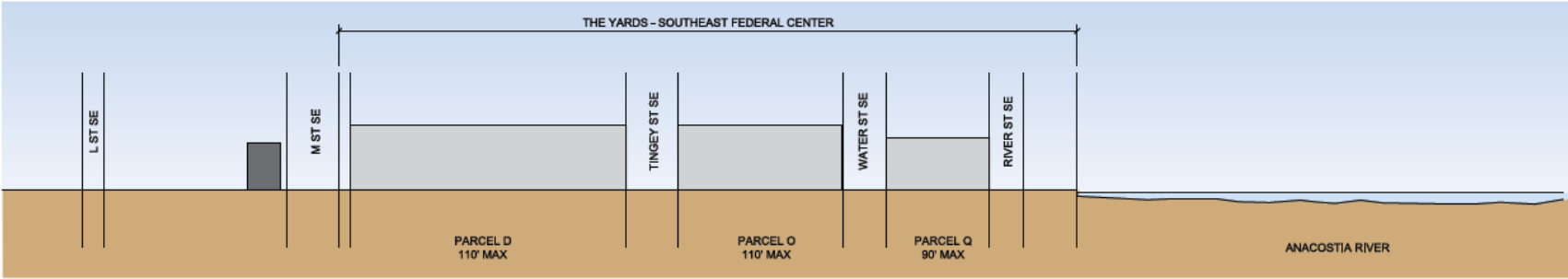
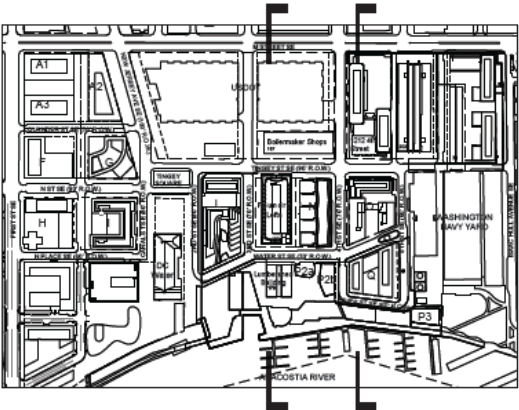


SITE SECTION - EAST / WEST

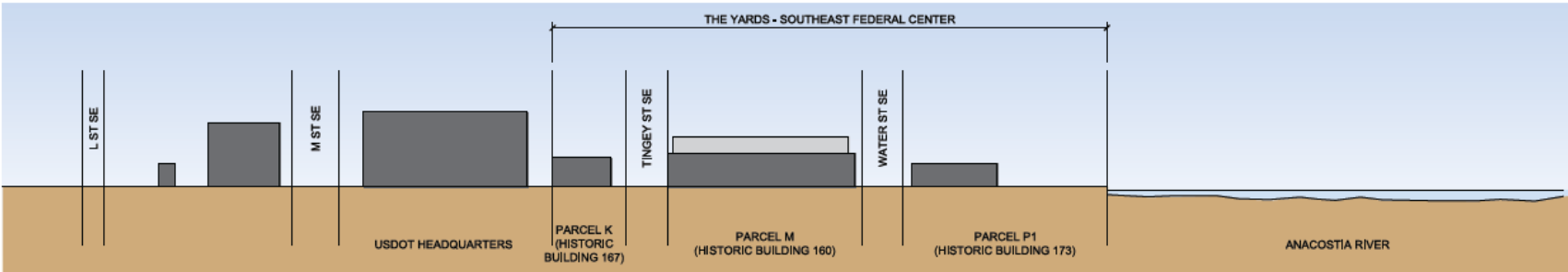


# Proposed North/South Site Sections (Amendment #4)

SITE SECTIONS



SITE SECTION - NORTH / SOUTH



SITE SECTION - NORTH / SOUTH

# Proposed Street Network (Amendment #4)

