



Delegated Action of the Executive Director

PROJECT
Parcel I at The Yards (Southeast Federal Center)
Southeast Federal Center
145 N Street SE
Washington, DC

SUBMITTED BY
United States General Services Administration

NCPC FILE NUMBER
8031

NCPC MAP FILE NUMBER
24.30(38.00)44845

ACTION TAKEN
Approve as requested

REVIEW AUTHORITY
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 Forest City SEFC, LLC and the mixed-use development of the Southeast Federal Center.

Parcel I is a new, mixed-use residential and retail building proposed for the site bounded by N Street, SE to the north, N Place, SE to the south, Canal Street, SE to the east and future 1 ½ Street to the west. The project is located within the Yards development in Southeast Washington, DC. The building will house approximately 348 rental residential units and associated amenity program in addition to approximately 14,000 square feet of ground floor retail space, and approximately 243 parking spaces.

Parcel I will be the first building in the Southeast Federal Center's Redevelopment Zone. It will also introduce the first phase of a new private street that runs from M Street, SE to the Anacostia River, known for now as 1 ½ Street. The Redevelopment Zone's concept Master Plan is organized around 1 ½ Street which serves as a central pedestrian-oriented spine. N Street, SE is the main east-west connection between the Redevelopment Zone and the Historic Zone, where retail is proposed, consistent with the SEFC Overlay District preferred use frontage. Immediately to the east is DC Water's Main Pumping Station with extensive ongoing operations. As a result of negotiations between DC Water and the District Department of Transportation (DDOT) the westernmost portion of the Canal Street, SE right-of-way will remain open as a publicly-accessible sidewalk. However, the remainder of the Canal Street, SE right-of-way will continue to be occupied by DC Water. Finally, N Place, SE, which dead ends into Canal Street, is a secondary street. As such, parking ingress and egress as well as residential and retail service and loading will occur on N Place, SE.

After reviewing the proposal, the Parcel I 35 percent exterior design submission appears to conform to the Urban Design Guidelines identified in the 2005 Memorandum of Understanding between NCPC and the GSA, including: appropriate building and landscape treatment in character with the street grid proposed for the Southeast Federal Center; using shared, below-grade parking; and an amount of neighborhood retail at the ground level of a major street. In addition, the Parcel I, 35 percent exterior design submission conforms to the Minimum Phase Performance Design

Standards identified in the 2005 Memorandum of Understanding between NCPC and the GSA, which include standards for sustainable design, pedestrian access, architectural design, and urban design/planning.



The Coordinating Committee reviewed the proposal at its November 14, 2018 meeting. The Committee forwarded the proposed 35 percent design to the Commission with the statement that the proposal has been coordinated with all participating agencies. DDOT noted that they are in continuing discussions with DC Water regarding the Canal Street right-of-way. DOEE requested confirmation that the proposed building is located outside of the 500-year floodplain. GSA noted after the meeting that the first floor of the building would be at a level above the 500-year floodplain. The participating agencies were: NCPC, the DC SHPO (via email); the DDOT, the District Department of Energy and the Environment, the National Park Service; the General Services Administration and the Washington Metropolitan Area Transit Authority.

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and per the Memorandum of Understanding, dated June 6, 2005, between the U.S. General Services Administration and the National Capital Planning Commission regarding the transfer by sale

and/or long-term ground lease to Forest City SEFC, LLC and the mixed-use development of the Southeast Federal Center, I approve the 35 percent design for the proposed 11-story residential building with ground-floor retail on Parcel I at the Yards, formerly the Southeast Federal Center, located in Washington, DC.

// Original Signed //

Marcel Acosta
Executive Director

November 29, 2018

Date