



MEDIA RELEASE

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NCPC Approves U.S. Coast Guard Headquarters and Department of Homeland Security St. Elizabeths Master Plan Modification

Commission also approves Mark Center preliminary and final building plans

Washington, DC – At its monthly meeting today the National Capital Planning Commission (NCPC) approved preliminary and final site and building plans for the U.S. Coast Guard (USCG) Headquarters Building and the West Ravine Parking Garage to be constructed on the St. Elizabeths West Campus in southeast, Washington, DC. The USCG headquarters building will be 1.17 million square feet in size and house 3,860 employees. The parking garage will have 1,973 parking spaces and will serve both the USCG and the Department of Homeland Security (DHS) headquarters.

“The U.S. Coast Guard Headquarters is an extraordinary building that will have a major positive impact on the community in Southeast Washington. The design is progressive, ecofriendly, and respects the historic setting in which it will be set,” said NCPC Chairman L. Preston Bryant, Jr. “Once constructed, the U.S. Coast Guard Headquarters will be a statement building and another architectural gem in our nation’s capital.”

The Commission also approved proposed modifications to the Master Plan for the Department of Homeland Security Headquarters Consolidation at St. Elizabeths. Proposed modifications include modifying the size and shape of the building footprints for the USCG headquarters and parking garage, decreasing the height of the parking garage by constructing more of it underground, realigning Ash Street to accommodate the modified building footprints, and relocating the perimeter security near the historic cemetery. The DHS Headquarters Consolidation at St. Elizabeths is the largest project in the history of the General Services Administration and the largest federal project in the National Capital Region since construction of the Pentagon in the 1940’s.

NCPC required the General Services Administration to report back following the conclusion of the 4(f) process that will examine proposed locations for an access road and interchange improvements on the St. Elizabeths campus and adjacent National Park Service land. GSA will also need to submit the access road and interchange improvements for Commission approval.

The Commission commended GSA and DHS for relocating the security perimeter so the historic cemetery is within the West Campus boundary, and for both agencies’ commitment to provide the public with regular access to the cemetery, the Point, Hitchcock Hall, and for reducing the parking garage height.

The site of the proposed USCG headquarters building is in the southwest quadrant of the St. Elizabeths West Campus is in an area identified as Parcel 4. The parking garage is in an area of the West Campus identified as Parcel 5. The site includes the western slopes of the plateau on which St. Elizabeths was built and a ravine at the southern edge of the plateau. The site slopes 36 meters (118 feet) from top to bottom and is visible from Haines Point and from Ronald Reagan Washington National Airport.

The Master Plan will be implemented in phases over eight years, with the current submission representing a portion of Phase I. Construction of the USCG headquarters is scheduled to begin in February 2010 and occupancy is scheduled to occur in March 2013. Congress appropriated a combination of FY 2009 and American Reinvestment and Recovery Act (ARRA) funds for a total construction budget of \$545,136,000.

The Commission also approved preliminary and final site and building plans for the relocation of the Washington Headquarters Services (WHS) to the Mark Center in Alexandria, Virginia. This proposal is a Base Realignment and Closure Act (BRAC) project that is required to be completed by September 2011. Plans call for several buildings and parking garages on a 15.9 acre site. The complex is to be used to relocate approximately 6,409 personnel of the WHS and support components in the region. The project will provide administrative space for the units, agencies, and activities of the WHS. The Commission required the Department of the Army to complete and submit a final Transportation Management Plan (TMP) that will show different ways employees can get to work without using their cars. In addition, the Commission requested that the Army continue to work with the City of Alexandria to consider the feasibility of making additional architectural changes to the east and west towers.

The project site is located west of the intersection of Seminary Road and Interstate Route 395 (I-395) (Shirley Highway) in the City of Alexandria, VA. It is located within the Mark Center development, a Class A office campus developed to preserve green space within an office building environment. Mark Center's focus is dense vertical office space, minimizing building footprints, and thus preserving more land for open space. To the west of the BRAC 133 site is the 44-acre Winkler Botanical Preserve, a land parcel that serves as a drainage retention area and open green space.

The Army selected the site after an extensive review of three possible Northern Virginia locations, and completion of the Army's National Environmental Policy Act review of the three sites, in September 2008. The WHS campus will be operated under the control of the Fort Belvoir Army Garrison in Virginia.

This month's agenda also included six consent calendar items (no presentations given): the modernization of Federal Office Building 8, on C Street, SW (not including site design or perimeter security); perimeter security upgrades at the United States Tax Court near Judiciary Square in NW; a re-vegetation plan for the northern area of Fort Belvoir (Engineering Proving Ground) in Fairfax County; construction of shear walls for an existing parking garage at the Washington Navy Yard; renovation of and addition to Building 17 at the National Naval Medical Center in Bethesda; and an amendment to the zoning map for the Francis A. Gregory Public Library in southeast DC.

Information regarding Commission actions can be accessed at www.ncpc.gov.

The National Capital Planning Commission is the federal government's central planning agency in the District of Columbia and surrounding counties in Maryland and Virginia. The Commission provides overall planning guidance for federal land and buildings in the region. It also reviews the design of federal projects and memorials, oversees long-range planning for future development, and monitors capital investment by federal agencies.

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