

# COMMISSION ACTION

NCPC File No. MP55



## JOINT BASE ANACOSTIA-BOLLING DRAFT MASTER PLAN

Southeast, Washington, DC

Submitted by United States Department of Defense, Department of the Navy

May 5, 2011

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### *Commission Action Requested*

Approval of comments on the draft Master Plan for Joint Base Anacostia-Bolling, pursuant to Public Law 93-166 Section 610(a).

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### *Commission Action*

The Commission:

**Provides** the following comments on the draft Master Plan for Joint Base Anacostia-Bolling, as shown on NCPC Map File No. 84.22(05.14)4332:

**Comments favorably** on the inclusion of development strategies that limit the visual impacts of future base development on surrounding communities, on the Plan's landscaping standards that help preserve the character of existing Joint Base Anacostia-Bolling neighborhoods, and on the "Site Environment/Sustainability" chapter, which promotes a wide variety of sustainability-oriented strategies for future base development.

**Comments unfavorably** on the proposed employee parking ratio of 1:2.42, which exceeds the 2004 Comprehensive Plan ratio of 1:4 because the Transportation Management Plan does not justify why Joint Base Anacostia-Bolling will not meet the Comprehensive Plan parking ratio of 1:4 for this location and the master plan environmental assessment does not analyze an alternative that meets the 1:4 parking ratio. The current parking ratio is 1:1.66.

**Notes that** the Joint Base Anacostia-Bolling Master Plan Environmental Assessment's Cumulative Impacts section is required to consider the cumulative impacts of growing Joint Base Anacostia-Bolling when considered with other planned development, such as that at St Elizabeths and Poplar Point, and that the Joint Base Anacostia-Bolling Master Plan should indicate the level of NEPA review that will be conducted at the project level following completion of the Master Plan, **and encourages** the Navy to work with the Department of Homeland Security and General Services Administration to explore the possibility of developing

and managing a coordinated Transportation Management Plan for Joint Base Anacostia-Bolling and St. Elizabeths.

**Recommends that** the Joint Base Anacostia-Bolling Master Plan be revised to acknowledge, and the design of the North Administrative Mission Complex should reflect, the possibility of a future realignment of South Capitol Street and the Frederick Douglas Memorial Bridge.

**Requests** the following additional information in the Final Joint Base Anacostia-Bolling Master Plan, as outlined in NCPC's Master Plan submission guidelines:

- A Transportation Management Program (TMP) with the following additional information:
  - (1) a description of existing and projected peak hour traffic by mode, with indicated points of entrance and exit, the number of existing and proposed bicycle spaces, as well as transit routes and stops and pedestrian facilities serving the installation, both on-site and in the nearby area; and a summary of existing and proposed parking by type of assignment (official cars, vanpools, carpools, single-occupant vehicles, handicapped persons, visitors, etc.);
  - (2) stated goals and objectives for the TMP, such as trip reduction, mode split changes, or vehicle occupancy rate increases;
  - (3) an evaluation of projected transportation impacts resulting from master plan developments and description of potential TMP mitigation measures;
  - (4) a description of the process for monitoring and evaluating the achievement of goals and objectives and adjusting TMP strategies; and
  - (5) a summary of the relationship of the TMP provisions to transportation management and air quality requirements of local, state and regional agencies, including provisions for working cooperatively with affected agencies to address those requirements.
- A description and analysis of existing and future conditions related to visitor and resident facilities and needs;
- A summary sheet for easy reference providing the following information for both existing conditions and long-range projections:
  - (1) total acreage, including a breakdown in acreage of land area by use (for example: office/administrative, training, service);
  - (2) total population, including a breakdown by employees and visitors (by shifts), residents, and students, noting peak arrival and departure times;
  - (3) building floor area;
  - (4) total number of parking spaces; and
  - (5) any other useful statistics and facts;
- A cultural resources section that includes: an analysis of the potential effects, if any, that the master plan will have on recognized historic resources both on the installation or in the vicinity; and the status of compliance with Section 106 of the National Historic Preservation Act of 1966, as amended, if applicable (Compliance must be completed prior to Commission action.)

**Recommends** that the Department of the Navy in preparing the Joint Base Anacostia-Bolling Master Plan:

- Analyze the specific impacts on the transportation network serving the Joint Base, especially the intersections along Firth Sterling Avenue, that will be created by shifting the truck screening facility to the North Gate and to propose mitigation measures.
- Provide specific estimates of the visitor trips that will be redirected and their impact on the levels of service of intersections along Firth Sterling.
- Analyze the impacts on the transportation network that will result if the Frederick Douglass Bridge is not reconstructed according to the longstanding realignment.
- Analyze the alternative truck access proposed by the District Department of Transportation as part of the Bridge realignment and explain why using the Firth Sterling Gate is a superior approach.
- Analyze the impact of the increased traffic from increased utilization of existing parking and propose mitigation measures.
- Provide an explanation why Joint Base Anacostia-Bolling cannot achieve the 1:4 parking ratio standard that will be achieved at St. Elizabeths.

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Deborah B. Young  
Secretary to the National Capital Planning Commission