

COMMISSION ACTION

NCPC File No. MP194



NEBRASKA AVENUE COMPLEX DRAFT MASTER PLAN

3801 Nebraska Avenue, NW
Washington, DC

Submitted by the General Services Administration

May 5, 2011

Commission Action Requested

Approval of comments on draft master plan pursuant to 40 U.S.C. § 8722(b)(1) and (d).

Commission Action

The Commission:

Comments favorably on the draft master plan for the Nebraska Avenue Complex, in Northwest, Washington, DC shown on NCPC Map File No. 10.04(05.00)43306.

Recommends that in the continued development of the master plan, the applicant:

- Reevaluate the pedestrian and bicycle access on Nebraska Avenue, NW into the NAC to allow for greater accessibility to Tenleytown and the Metrorail station;
- Continue to coordinate with the District of Columbia Department of Transportation on the Transportation Management Plan's proposed modal split, goals, and strategies and proposed access points for the NAC;
- Work with the District of Columbia Office of Planning on its concerns regarding economic benefits and transportation impacts to the surrounding community;
- Evaluate the potential to lower the security level in order to minimize views of security from public space, allow for more options for vehicular access into the NAC, and allow for the consideration of community amenities at the site;
- Evaluate the potential to further increase the tree canopy at the NAC;
- Develop a phasing plan that describes timelines for proposed actions. The phasing plan should also include a parking evaluation at each phase to ensure that the parking ratio is met;

- Develop specific landscape design guidelines and/or a concept landscaping plan for the areas of the campus viewed from public space; and
- Work with the Department of the Navy so that the Navy's Gatesly House and the NAC visually appear as one entity.
- Continue to work with the National Park Service to assure that potential impacts to the Glover Archibold Park are minimized and mitigated.

Deborah B. Young
Secretary to the National Capital Planning Commission