

COMMISSION ACTION

NCPC File No. UR10/6685



FORT LINCOLN URBAN RENEWAL AREA (FORT LINCOLN NEW TOWN)
WASHINGTON GATEWAY REGIONAL RETAIL CENTER
Bounded by New York Avenue, South Dakota Avenue,
33rd Place and Fort Lincoln Drive, NE
Washington, D.C.

Submitted By the National Capital Revitalization Corporation

October 5, 2006

Commission Action Requested by Applicant

Approval of concept site and building plans pursuant to 40 U.S.C. §8722(b)(1) and (d).

Commission Action

The Commission:

Comments favorably on the overall design concept for the Washington Gateway Regional Retail Center in the Fort Lincoln Urban Renewal Area shown on NCPC Map File No. 52.10(38.00)42105.

Requires the following at the preliminary design stage, in order to bring the project into conformance with the Urban Renewal Plan:

- More fully developed pedestrian connections to adjacent housing areas and Anacostia Park through the design of crosswalks, site lighting and landscaping at major intersections with Fort Lincoln Drive and 33rd Place.
- More extensive fenestration, surface treatments, or landscaping to minimize the effects of blank façade areas of both large-scale retail stores and buildings fronting on Fort Lincoln Drive. The treatments that may be used include additional fenestration, changes in façade materials/plane, landscaping, and/or other surface treatments (i.e., trellises, color, texture, etc.).
- Detailed landscape designs and lighting alternatives that minimize visual impacts to adjacent streets and residential development as well as enhance views and vistas to/from/within the site. Since much of the proposed retail design is not oriented toward Fort Lincoln Drive, landscaping or other site elements along that edge should be extensive and designed to provide for year-round screening, especially adjacent to loading areas.
- Parking and circulation plan showing trees, shrubs, and other landscape elements that reduce adverse visual impacts and may aid in minimizing stormwater runoff.

- An Environmental Assessment (EA) or Environmental Impact Statement (EIS) in compliance with the National Environmental Policy Act (NEPA) and NCPC's Environmental and Historic Preservation Policies and Procedures. The EA or EIS is required to guide the decision making process for, and be reflected in, the preliminary and final site and building plans.

Recommends that the following be included at the preliminary design stage:

- Incorporation of low-impact design strategies to minimize the effects of stormwater runoff on the Anacostia Park and Anacostia River resulting from expansive areas of roof and paved surface.
- Screening methods to minimize visual effects of rooftop mechanical equipment from adjacent residential areas and circulation arteries.

Deborah B. Young
Secretary to the National Capital Planning Commission