



Delegated Action of the Executive Director

PROJECT Interim Parking Lot Expansion and New Planted Dry Detention Pond Fort Lesley J McNair 4th and P Streets, SW Washington, DC	NCPC FILE NUMBER 7399
SUBMITTED BY United States Department of Defense Department of the Army	NCPC MAP FILE NUMBER 1.61(38.00)43711
	ACTION TAKEN Preliminary and final approval of site development plans
	REVIEW AUTHORITY Approval per 40 U.S.C. § 8722(b)(1) and (d)

The U.S. Department of the Army has requested preliminary and final approval of site development plans for an expanded parking lot and stormwater detention pond at Fort McNair in Washington, DC, which is a component of Joint Base Myer-Henderson Hall (JBM-HH). The project includes the demolition of the existing swimming pool area (demolition completed in October/November 2012) and the expansion of the adjacent parking lot to provide 61 new parking spaces where the pool area was located. The new spaces will replace 68 parking spaces which will be removed at the installation to accommodate a new U.S. Army Transportation Agency facility. New trees and landscaping will be provided and a new planted dry detention pond is also included in the proposal for installation stormwater management. The existing parking area, as well as the new proposed parking area, is located on a site identified for possible expansion of the National Defense University.

In compliance with the National Historic Preservation Act, the Army concluded Section 106 consultation with the District of Columbia State Historic Preservation Office (DC SHPO) and NCPC. From this consultation it was determined that the construction of the new parking area would cause adverse effects to the character of the historic district at Fort McNair by visually diminishing the integrity of the setting of nearby contributing buildings. On December 22, 2012, a Memorandum of Agreement (MOA) between JBM-HH, the DC SHPO, and NCPC was executed. The MOA stipulates, among other items, that eight existing trees at the site, located along 4th Avenue, will be maintained, and that the new parking lot will be temporary. The MOA also requires JBM-HH to identify more suitable, permanent locations for parking at the installation through its master planning efforts. The MOA further requires JBM-HH to update NCPC and the DC SHPO regarding the status of relocating the parking to an alternative location on the installation within five years.

In compliance with the National Environmental Policy Act, on January 7, 2013 the Army determined that the action meets the Army's criteria for a Categorical Exclusion per 32 CFR Appendix B to Part 651 (c)1: "Construction of an addition to an existing structure or new construction on a previously undisturbed site if the area to be disturbed has no more than 5.0 cumulative acres of new surface disturbance. This does not include construction of facilities for

the transportation, distribution, use, storage, treatment, and disposal of solid waste, medical waste, and hazardous waste (REC required).”

Given the project’s location at Fort McNair, which is within the District of Columbia, NCPC does have independent responsibilities under the National Environmental Policy Act. As such, NCPC has determined that the project does meet the criteria of Categorical Exclusion C.21, as outlined within NCPC’s Environmental and Historic Preservation Policies and Procedures. C.21 includes the “Review and approval of acquisition of occupiable space by lease acquisition, construction, or expansion, or improvement of an existing facility where all of the following conditions are met: (a) The structure and proposed use are in compliance with local planning and zoning and any applicable District of Columbia, state, or federal requirements; (b) The proposed use will not substantially increase the number of motor vehicles at the facility; (c) The site and the scale of construction are consistent with those of existing adjacent or nearby buildings; and (d) There is no evidence of community controversy or other environmental issues.”

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Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and 40 U.S.C. §8722(b)(1) and (d), I approve the preliminary and final site development plans for an interim parking lot expansion and new planted dry detention pond at Fort Leslie J. McNair, in Washington, DC and note that, under the stipulations of a Memorandum of Agreement, Joint Base Myer-Henderson Hall is required to update NCPC and the District of Columbia State Historic Preservation Office regarding the status of relocating the parking to an alternative location on the installation within five years.

Marcel Acosta
Executive Director

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