

**DEPARTMENT OF HOMELAND SECURITY NEBRASKA AVENUE COMPLEX
STANDBY GENERATORS AND SCREENING ENCLOSURES
Massachusetts at Nebraska Avenues, NW
Washington, D.C.**

Delegated Action of the Executive Director

July 26, 2007

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 to construct two standby generators and screening enclosures at the Department of Homeland Security's Nebraska Avenue Complex, as depicted on NCPC Map File No. 10.03(38.00)42298.

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The General Services Administration (GSA) has submitted preliminary and final site development plans to construct two standby generators on concrete pads, associated switchgear, and screening walls at the Department of Homeland Security's Nebraska Avenue Complex (NAC) in northwest Washington, D.C.

The project site is located in the northeast corner of the complex, near its rear perimeter fence. The fence adjoins the parking lot for NBC studios, the NAC's neighbor, sitting 20 feet inside of the fence line. Each of the two proposed generators and switchgear will be enclosed within prefabricated acoustically-rated cabinets affixed to concrete pads in Phase I and screened by 16 foot high landscaped brick veneer garden walls and metal trellis walls in Phase II. A second generator pad will be poured in Phase I as a site for a third generator in the future, with landscaped garden and trellis screen walls added in Phase II as well.

NCPC has reviewed the proposed action under the National Environmental Policy Act (NEPA) and determined that it adheres to the Categorical Exclusion requirements under §8(C)(2) and §8(C)(21) of NCPC's Environmental and Historic Preservation Policies and Procedures. The applicant has determined that the project meets GSA requirements for categorical exclusion under (NEPA), citing GSA's Category 5.4(b) for construction, expansion or improvement of an existing facility, and generally, defines the category in terms similar to NCPC's §8(C)(21)

The NAC is a historic district with National Register eligibility. The generator enclosure facility would be a new utility building to be located between Buildings 2, 20 and the NAC's rear perimeter fence line facing NBC's parking lot. Based on a 1994 Architectural Survey Report prepared for the Navy, Building 2 was recommended potentially eligible under National Register Criteria both as an original building of the Mount Vernon Seminary and as a component of the

Work War II Naval Communications Annex. Building 20 was identified as a non-contributing structure. As a result it could not become a contributing structure in the eligible NAC Historic District.

GSA has concluded that the building of the Generator Enclosure Facility should not adversely affect viewsheds from the surrounding neighborhood; as most views are shielded by trees and the neighboring residential and NBC facilities. As a result, GSA finds that the project will not have an adverse effect on those qualities allowing this property to be eligible for inclusion in the National Register of Historic Places. The DC SHPO concurred with GSA's determination of no adverse effect on December 22, 2006. The Coordinating Committee reviewed the proposal at its January 10, 2007 meeting.

Patricia E. Gallagher, AICP
Executive Director