



Executive Director's Recommendation

Commission Meeting: December 3, 2015

PROJECT Pentagon Sentry Program – Boundary Channel Drive Vehicle Access Control Point Project Pentagon Reservation Boundary Channel Drive and Route 110 Arlington County, Virginia	NCPC FILE NUMBER 7667
SUBMITTED BY United States Department of Defense, Washington Headquarters Services	NCPC MAP FILE NUMBER 1.62(38.00)44141
REVIEW AUTHORITY Federal Project in the Environs 40 U.S.C. § 8722 (b)(1)	APPLICANT'S REQUEST Preliminary and final approval of site and building plans
	PROPOSED ACTION Approve as requested
	ACTION ITEM TYPE Consent Calendar

PROJECT SUMMARY

The Department of Defense, Washington Headquarters Services (WHS) submitted a proposal to improve an existing access control point as part of the Pentagon Sentry Program. The Pentagon Sentry Program is an ongoing effort to replace all of the temporary security elements with permanent facilities. This project is located on the Pentagon Reservation in the North Parking Lot, which is within the North Area. It will replace an existing, temporary access control point. Boundary Channel Drive Vehicle Access Control Point is a security post that serves employees with parking privileges for North Parking Lot and areas beyond Route 110 on the Reservation and other authorized personnel allowed to park in the unsecure North Parking Area.

The proposal will include removing 43 existing parking spaces to install a new access point. WHS states that this new access control point will consist of a single travel lane in either direction, canopy, sentry building, pedestrian entrance and landscape elements. WHS is also incorporating a separate turn around area in the site.

KEY INFORMATION

- NCPC approved the Pentagon Master Plan with the exception of the North Area, which includes the North Parking Lot and North Village Areas. The Boundary Channel Drive Access Control Point is located in the North Area.
- The Commission did not approve the North Area because it wanted to reduce overall parking by incorporating stormwater management facilities to help the Pentagon comply with the Comprehensive Plan 1:4 parking ratio and reduce impervious surface area.
- Staff referred this project out to the Commonwealth of Virginia and local government agencies for comments. The Virginia State Historic Preservation Office provided the only comments, which were favorable.

- WHS is proposing to remove 43 existing parking spaces to construct this project and it will add landscaping to provide stormwater management measures required by the Virginia Department of Environmental Quality.

RECOMMENDATION

The Commission:

Approves the preliminary and final site and building plans for the Boundary Channel Drive Vehicle Access Control Point Project at the Pentagon Reservation.

PROJECT REVIEW TIMELINE

Previous actions	May 2015 – Approved the Pentagon Reservation Master Plan with the exception of the North Area.
Remaining actions (anticipated)	None

PROJECT ANALYSIS

Executive Summary

Staff evaluated this project using relevant policies contained within the Transportation, Preservation and Historic Features and Federal Environment Elements of the Comprehensive Plan for the National Capital. Staff is generally supportive of the Washington Headquarters Services goals of replacing all of the temporary security facilities on the Pentagon Reservation with permanent ones. This project, while in an area that was not approved in the 2015 Pentagon Reservation Master Plan, supports policies in the Comprehensive Plan by reducing parking spaces, providing an improved pedestrian experience, treating stormwater on site, and reducing impervious surface area by replacing it with permeable pavers and landscaping. Therefore, staff recommends that the Commission **approve the preliminary and final site and building plans for the Boundary Channel Drive Vehicle Access Control Point Project at the Pentagon Reservation.**

Analysis

This project is located in the North Parking Lot of the Pentagon Reservation that is in the 500-year floodplain. In May 2015, the Commission approved the proposed Pentagon Reservation Master Plan with the exception of the North Area, which includes the North Parking area and the North

Village. The Boundary Channel Access Control Point is located in the North Parking Area. The Commission's disapproval of the North Area was intended to encourage the WHS to reduce its parking inventory, more closely aligning it with the designated one space to four employee parking ratio identified in the Comprehensive Plan. Simultaneously, WHS could couple this parking inventory reduction with a reduction of impervious surface area as the North Parking area is adjacent to the Pentagon Lagoon, which is directly connected to the Potomac River. WHS notes it is still working on the master plan changes.

Staff analyzed this project's consistency with relevant policies within the Comprehensive Plan. These policies pertain to improving transportation infrastructure, reducing the onsite parking inventory, protecting the environment and designing complementary security infrastructure.

WHS is providing an improved pedestrian experience by removing the temporary facility and replacing it with a new permanent access control point with appropriate landscaping. The new access point includes groundcover plantings and a few trees to enhance the overall pedestrian experience. This new access control point also includes a pull off area that will allow for queuing off Boundary Channel Drive, a county-operated street connecting Crystal City and a new Arlington County recreation center to the south and Rosslyn to the north. Staff supports improving transportation infrastructure for different modes of travel.

The Transportation Element of the Comprehensive Plan includes policies encouraging the reduction of parking inventory at federal installations that do not meet the requisite parking ratio. This project will also reduce the overall number of parking spaces in the North Parking area by 43 spaces. While this is not a large number, staff is supportive of this proposal, as it will help the Pentagon Reservation move closer to the one space per four employee parking ratio identified for the installation.

Policies in the Comprehensive Plan encourage the reduction of impervious surfaces, especially in environmentally sensitive areas like the 500-year floodplain. The introduction of permeable pavers and additional landscaping will provide some modest protection to the environment.

The Workplace Element of the Comprehensive plan includes policies encouraging the integration of security elements that respond to site specific conditions, designing checkpoints to accommodate on-site queuing and complement and enhance the character of the area. This project responds to site conditions, accommodates on-site queuing and complements the area as it is in keeping with the other access control points previously approved by the Commission.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

As noted above, this project meets basic goals of the Comprehensive Plan.

National Historic Preservation Act

In a letter dated April 22, 2015, the Virginia State Historic Preservation Office determined that the project would have an effect on a historic resource, but this would not be adverse. NCPC does not have independent Section 106 responsibility for the project.

National Environmental Policy Act

The Washington Headquarters Services conducted Record of Environmental Consideration and the project was included in an Environmental Assessment for the Master Plan. The EA concluded with a signed FONSI. NCPC does not have independent NEPA responsibility for the project.

CONSULTATION

NCPC referred the project submission out in accordance with the NCPC referral policy to the following agencies: Arlington County Department of Planning, Arlington County Department of Environmental Services, Northern Virginia Regional Commission, Northern Virginia Transportation Commission, Virginia Department of Historic Resources, Virginia Department of Environmental Quality, and the Virginia Department of Transportation. The Virginia Department of Historic Resources provided the only comments that the project in determining the project would not have an adverse effect on historic resources.

U.S. Commission of Fine Arts

The Commission of Fine Arts reviewed this vehicle access control project at its April 16, 2015 meeting and did not have any objections to it. The project was listed on the Commission's consent agenda.

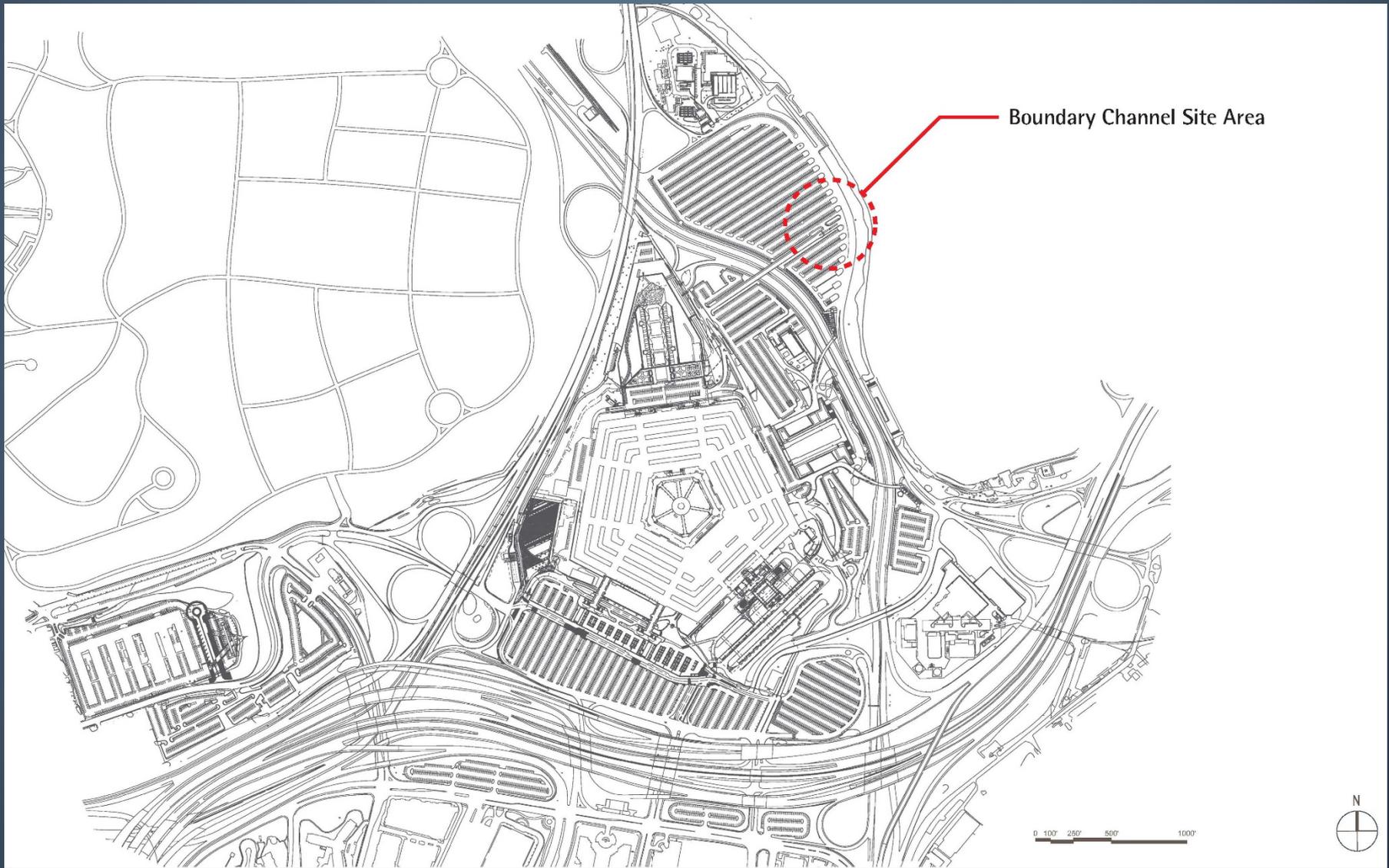
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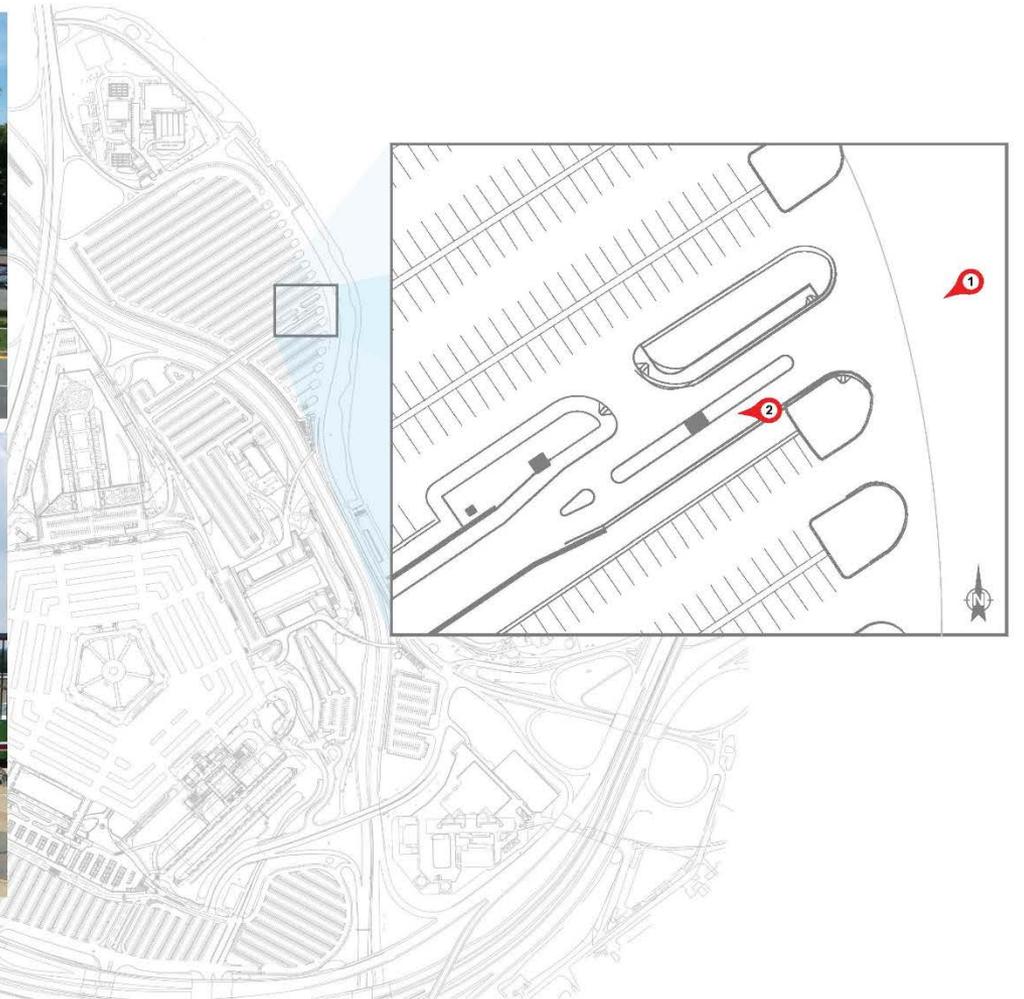
The following supporting documents for this project are available online:

- Submission Package
- NEPA and Section 106 documents
- Commission of Fine Arts approval letter

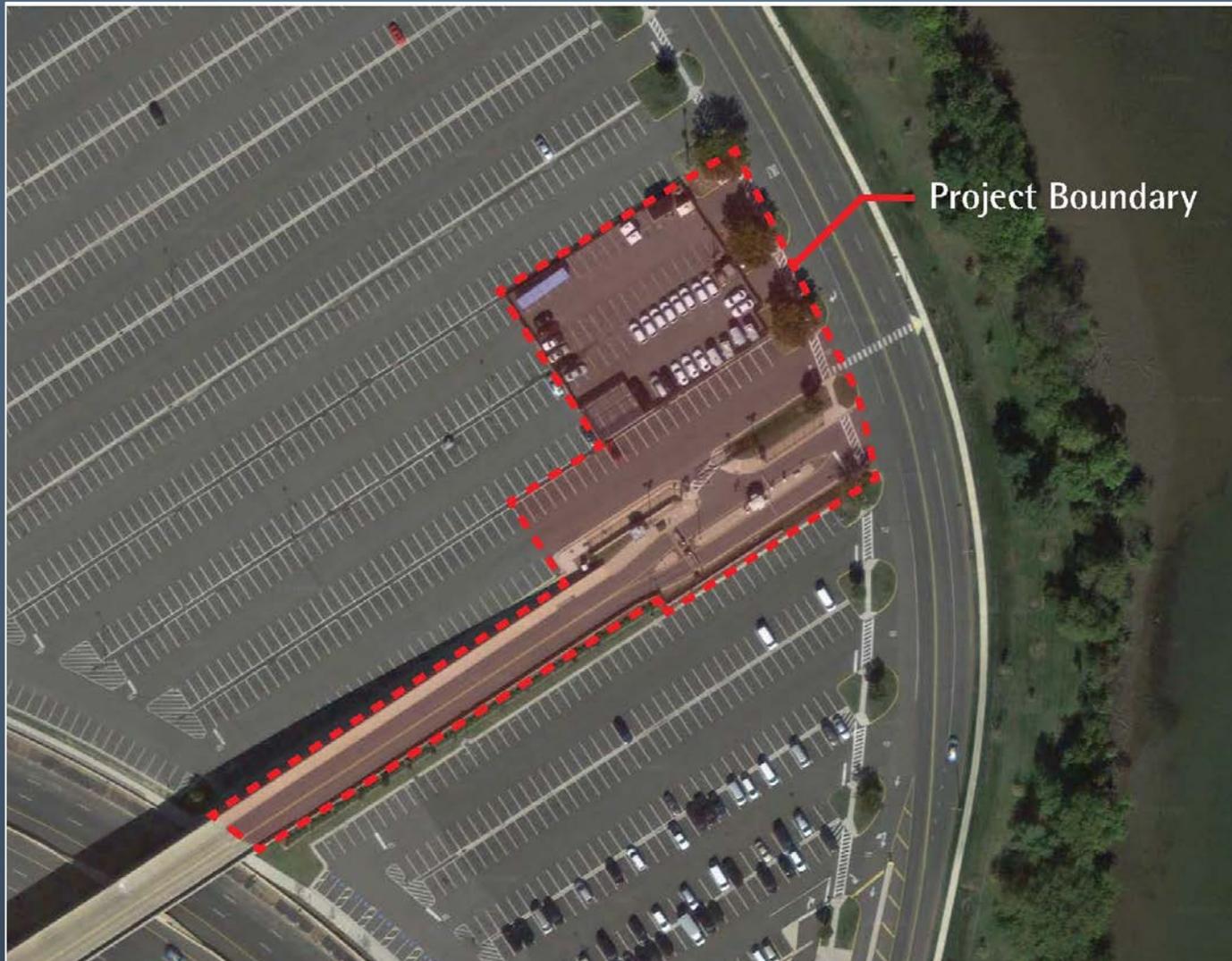
Prepared by Carlton Hart
11/24/15

POWERPOINT (ATTACHED)





Existing Conditions – Project Area

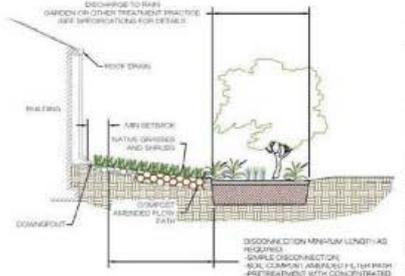








LID Bioretention / Raingarden Example



VA DEQ (from BMP Clearinghouse Criteria) Rooftop Disconnect

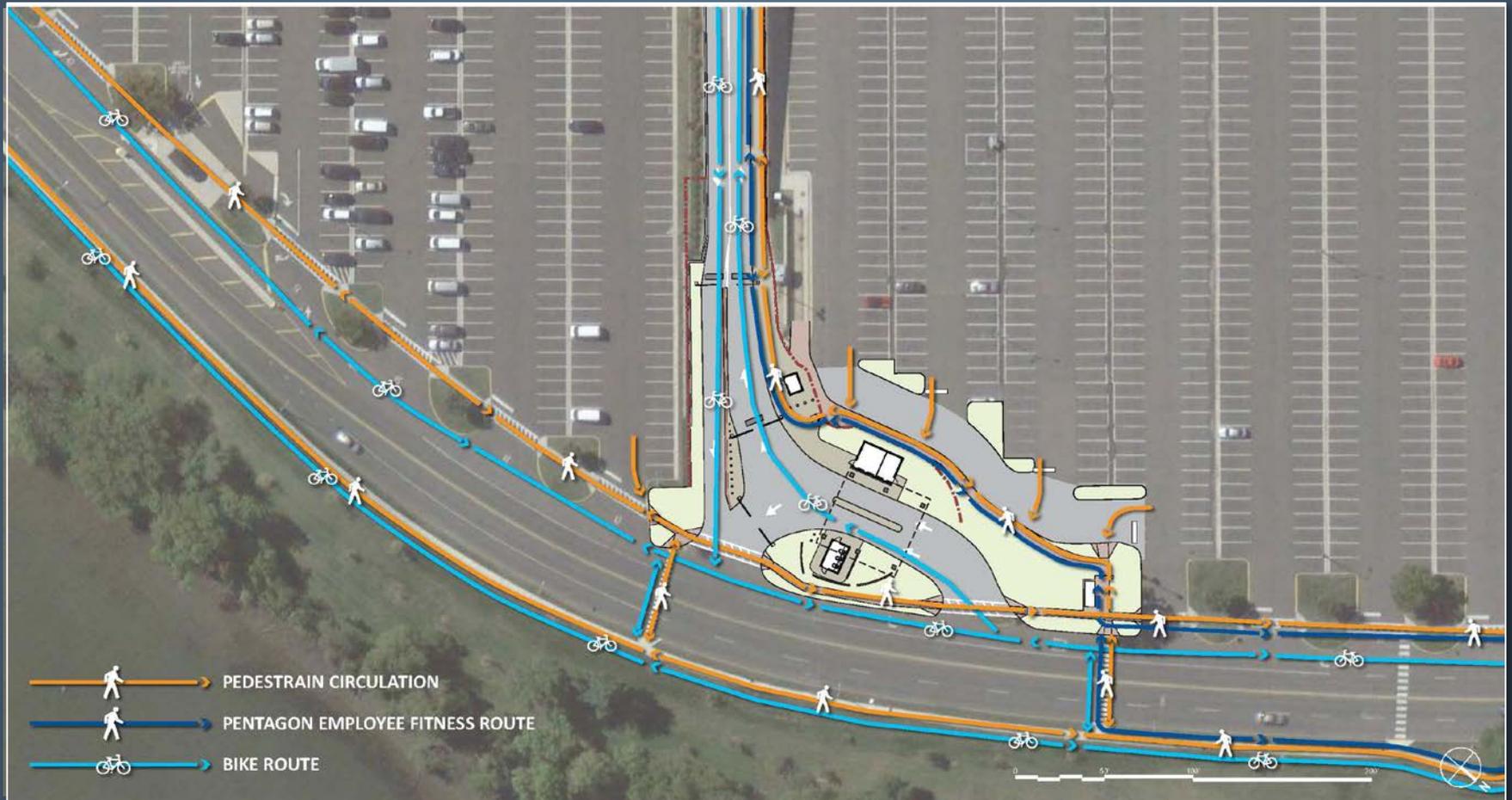


Porous Concrete - Walks example



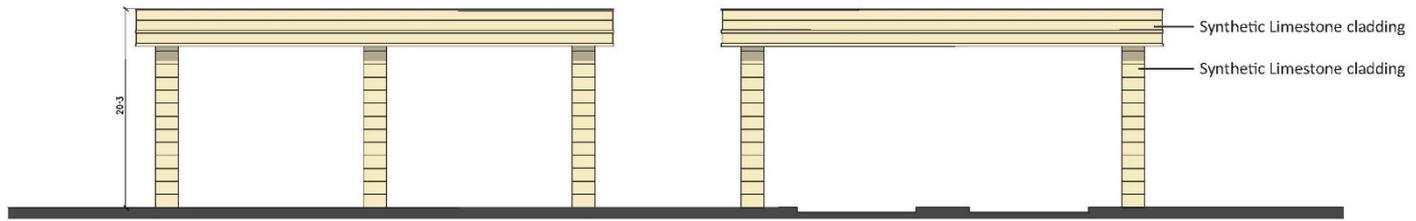


Site Plan – Pedestrian and Bicycle Movements









CANOPY ELEVATION STUDIES



GATE HOUSE ELEVATION STUDIES

