



Executive Director's Recommendation

Commission Meeting: September 7, 2017

PROJECT New Guard Booth and Fence Augmentation Nebraska Avenue Complex, United States Department of Homeland Security 3801 Nebraska Avenue, NW Washington, DC	NCPC FILE NUMBER 7903
SUBMITTED BY United States General Services Administration	NCPC MAP FILE NUMBER 10.04(38.00)44593
REVIEW AUTHORITY Federal Projects in the District per 40 U.S.C. § 8722(b)(1) and (d)	APPLICANT'S REQUEST Approval of preliminary and final site development plans
	PROPOSED ACTION Approve preliminary site development plans
	ACTION ITEM TYPE Open Session

PROJECT SUMMARY

The United States General Services Administration (GSA) has submitted preliminary and final site development plans for a new guard booth and fence improvements at the Department of Homeland Security's (DHS) Nebraska Avenue Complex (NAC), located at 3801 Nebraska Avenue NW, Washington, DC. The project scope includes construction of a new 48 square foot guard booth, installation of 453 linear feet of new chain link security fence, and augmentation of an existing eight foot chain link security fence within the 38 acre NAC site.

The NAC is bounded by Massachusetts Avenue, NW to the south, Nebraska Avenue, NW to the west, the National Presbyterian School to the north, NBC's headquarters to the northeast, and Glover-Archbold Park and the McLean Gardens neighborhood to the east and south. The NAC is fully enclosed with four vehicular entry points; one on Massachusetts Avenue and three on Nebraska Avenue. The site is historically significant and listed on both the National Register of Historic Places and the DC Inventory of Historic Sites.

KEY INFORMATION

- This project will address ongoing security concerns and recent perimeter security breaches.
- All work is located within the 38 acre site boundary. The improvements include:
 - Construction of a new 48 square foot guard booth to monitor vehicle access at the southeast interior entrance to the campus.
 - Installation of 453 linear feet of additional chain link security fence around the north parking lot.
 - The addition of barbed wire (three strands secured to outriggers totaling 12 inches in height) to the top of the existing eight foot chain link security fence.

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- The site is historically significant and listed on both the National Register and DC Inventory.
 - The DC SHPO concurs with GSA's finding of no adverse effect, contingent upon following Unanticipated Archaeological Discovery protocols for ground-disturbing activities.
 - GSA has submitted preliminary and final site development plans for the project, though staff is only recommending preliminary approval due to an outstanding concern regarding fence visibility from public space.
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RECOMMENDATION

The Commission:

Approves the preliminary site development plans for the new guard booth and fence augmentation at the U.S. Department of Homeland Security's Nebraska Avenue Complex.

Requests that GSA add landscaping to the two areas of chain link fence with barbed wire that can be viewed from public space to minimize visual impacts throughout the year. These include:

- The section of fence at the most northern edge of the campus parallel to the NBC Driveway off Nebraska Avenue.
- The section of fence that is visible from the Massachusetts-39th Trail in Glover – Archbold Park.

Requests that GSA submit a Final Master Plan for the Nebraska Avenue Complex as a follow-up to the Commission's recommendations on the Draft Master Plan it reviewed in May of 2011.

PROJECT REVIEW TIMELINE

Previous actions	– None
Remaining actions (anticipated)	– None

PROJECT ANALYSIS

Executive Summary

GSA has submitted preliminary and final site development plans for a new guard booth and fence improvements at the Department of Homeland Security's (DHS) Nebraska Avenue Complex (NAC), located at 3801 Nebraska Avenue NW, Washington, DC. The submitted plans include construction of a new 48 square foot guard booth, installation of 453 linear feet of new chain link

security fence, and addition of barbed wire (three strands secured to outriggers totaling 12 inches in height) to the existing eight foot chain link security fence.

All proposed improvements are limited to within the 38 acre campus boundary, and are largely not visible from public space surrounding the site; however, portions of the augmented chain link security fence will be visible from Nebraska Avenue and Glover-Archbold Park. Most of the proposed work consists of augmenting existing perimeter security elements to bolster their effectiveness. Though GSA has submitted preliminary and final site development plans for the project, staff is only recommending preliminary approval due to fence visibility from public space. The analysis that follows will highlight the considerations for each aspect of the proposed improvements. After review, staff finds that the proposed plans are generally not inconsistent with the Comprehensive Plan, National Capital Urban Design and Security Plan, and the 2011 DHS NAC Draft Master Plan.

Staff therefore recommends that the Commission **approves** the preliminary site development plans for the new guard booth and fence augmentation at the U.S. Department of Homeland Security's Nebraska Avenue Complex, and **requests** that GSA add landscaping to the two areas of chain link fence with barbed wire that can be viewed from public space to minimize visual impacts throughout the year. These include:

- The section of fence at the most northern edge of the campus parallel to the NBC4 Driveway off Nebraska Avenue.
- The section of fence that is visible from the Massachusetts-39th Trail in Glover – Archbold Park.

Analysis

The plans were evaluated considering issues related to urban design, historic preservation, and impact on the public realm. Overall, the proposed improvements seek to address ongoing security concerns and recent perimeter security breaches by enhancing the existing perimeter security system. GSA has identified areas of vulnerability in the existing perimeter security system that these measures specifically target.

New Guard Booth

The proposed improvements include construction of a new 48 square foot security guard/vehicle screening booth at the southeast entrance to campus. At its proposed site, the new booth will not be visible from Massachusetts Avenue, Ward Circle, Nebraska Avenue or surrounding public space. The design matches existing vehicle screening and security guard booths on campus. The new booth will control the raising and lowering of bollards at an interior drive and control vehicle access at the southeast entrance to the campus.

New Security Fence

GSA has also proposed the installation of 453 linear feet of an eight foot chain link security fence for the south and west perimeter of the north parking lot, between existing parking spaces and the tree line. The fence will have barbed wire (three strands secured to outriggers totaling 12 inches in

height) at the top. The new fence site is located entirely within the site boundary, and will not infringe on public space. At its proposed location, it will not be visible from Ward Circle, Nebraska Avenue or surrounding public space, and only minimally visible from Massachusetts Avenue during winter months when there is no foliage. The proposed fence will be fabricated to match the existing black eight foot chain link security fence. It will connect two portions of existing wood fence, and add a line of security to areas previously unsecured.

Existing Security Fence Augmentation

To further enhance the current perimeter security system, the proposed improvements include the addition of 12 inches of barbed wire (three strands secured to outriggers) to the existing eight foot chain link fence. The barbed wire and securing outriggers will be black to match the existing black plastic-coated chain link fence. This work is entirely within the site boundary, limited to augmenting existing chain link security fence sections. The existing palisade fence, which is the most ceremonial fence on the campus consisting of a brick base and black steel bars along Nebraska Avenue, will not be altered. The short sections of wooden fence located behind the Gatesley House and along the campus entrance driveway off Massachusetts Avenue, will also not be altered.

The addition of the barbed wire is intended to bolster the effectiveness of the existing chain link security fence. DHS has found that the chain link fence at its current eight feet height does not adequately deter intruders, especially at the north side of the campus along the NBC4 driveway. Due to site topography and a handrail at the south sidewalk along the NBC4 driveway, the existing eight foot chain link fence is easily breached, and is the most vulnerable point in the current perimeter security system.

While the palisade fence (brick and steel) is the only fence located on Nebraska Avenue, the transition between the palisade fence and the augmented chain link fence along the NBC4 driveway is visible from Nebraska Avenue. Approximately 25 feet of the augmented chain link fence can be seen from this area. Similarly, a small section of the augmented fence will be visible from the Massachusetts-39th Trail in Glover-Archbold Park.

Without screening or other mitigating measures, the addition of barbed wire at the north side of the campus, visible from Nebraska Avenue, would not be consistent with the following policies in the Comprehensive Plan:

- *UD.C.3.3.4 Existing streetscape, landscape, or building site features should be hardened, or perimeter security should be integrated into the topography of the site to provide physical perimeter security where feasible. If this not achievable, then security barriers should be integrated into the urban landscape in a manner that minimizes their visual impact and physical infringement into public space.*
- *UD.C.3.13 Perimeter security design should strive for continuity, consistency, and enhancement of the overall streetscape.*

Generally, barbed wire does not contribute positively to the neighborhood character or surrounding public space. Therefore, staff recommends that GSA add landscaping to the two

areas of chain link fence with barbed wire that can be viewed from public space to minimize visual impacts throughout the year. These include:

- The section of fence at the most northern edge of the campus parallel to the NBC4 driveway off Nebraska Avenue.
- The section of fence that is visible from the Massachusetts-39th Trail in Glover – Archbold Park.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

NCPC Staff finds that this proposal is generally not inconsistent with the policies established in the Federal Elements of the *Comprehensive Plan for the National Capital*. This plan was reviewed for compliance with specific policies in the Urban Design, Historic Preservation, and Federal Workplace Elements.

National Capital Urban Design and Security Plan

Staff finds the proposed improvements not inconsistent with the National Capital Urban Design and Security Plan Objectives and Policies. Adopted by the Commission in May 2005, these objectives and policies address balancing the need and performance of security measures with the visual quality and function of the public realm.

2011 DHS Nebraska Avenue Complex Draft Master Plan

NCPC commented favorably on the draft master plan for the Nebraska Avenue Complex in 2011. GSA has not submitted a final master plan. The proposed improvements are generally not inconsistent with the 2011 master plan, specifically their stated planning goals regarding edges, access and circulation, security, and views.

The NAC Draft Master Plan was developed to support goals of the DHS National Capital Region Housing Master Plan for workforce consolidation, and accommodate future needs and impact at the NAC site. The Commission commented favorably on the draft master plan presented at the May 5, 2011 Commission meeting. At that time, the Commission recommended that the applicant:

- 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 specific landscape design guidelines and/or a concept landscaping plan for the areas of the campus viewed from public space.

While the applicant is not able to lower the security level at the campus and is in fact increasing security with the fence to address recent security breaches, staff's recommendation for landscaping the sections of fence within public view support the Commission's previous recommendations.

Staff also recommends that the Commission **requests** that GSA submit a Final Master Plan for the Nebraska Avenue Complex as a follow-up to the Commission's recommendations on the Draft Master Plan it reviewed in May of 2011.

National Historic Preservation Act

The NAC Campus is historically significant and listed on both the National Register of Historic Places and the DC Inventory of Historic Sites. In compliance with Section 106 of the National Historic Preservation Act, GSA has consulted with the DC SHPO. The DC SHPO concurred with GSA's determination that the proposed work will have no adverse effect, in an email dated July 14, 2017. This determination is contingent upon the expectation that GSA will follow standard Unanticipated Archeological Discovery protocols for all ground disturbing activities.

National Environmental Policy Act

GSA has fulfilled its NEPA obligations through the preparation of a Categorical Exclusion Checklist (CATEX) for this project. The CATEX dated July 27, 2017, is included in the submission package. NCPC also has a NEPA responsibility for approval of this project and is applying its own CATEX (#21) for 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.

Coordinating Committee

On August 16, 2017, the Coordinating Committee forwarded the proposed preliminary and final site development plans to the Commission with the statement that the proposal has been coordinated with all participating agencies. The participating agencies were NCPC; the National Park Service; the District of Columbia Office of Planning, the District Department of

Transportation, the DC Department of Energy and Environment, the DC SHPO, and the General Services Administration.

ONLINE REFERENCE

The following supporting documents for this project are available online:

- Submission Package

Prepared by Karin Schierhold
08/17/2017

POWERPOINT (ATTACHED)

NCPC File #7903

New Guard Booth and Fence Augmentation

Washington, DC

United States General Services Administration

Preliminary Site Development Plans

Commission meeting date: September 7, 2017

NCPC review authority: Federal Project in the District (40 U.S.C. § 8722(b)(1) and (d))

Applicant request: Approval of preliminary and final site development plans

Delegated / consent / open / executive session: Open Session

NCPC Review Officer: K. Schierhold

NCPC File number: 7903

Project summary:

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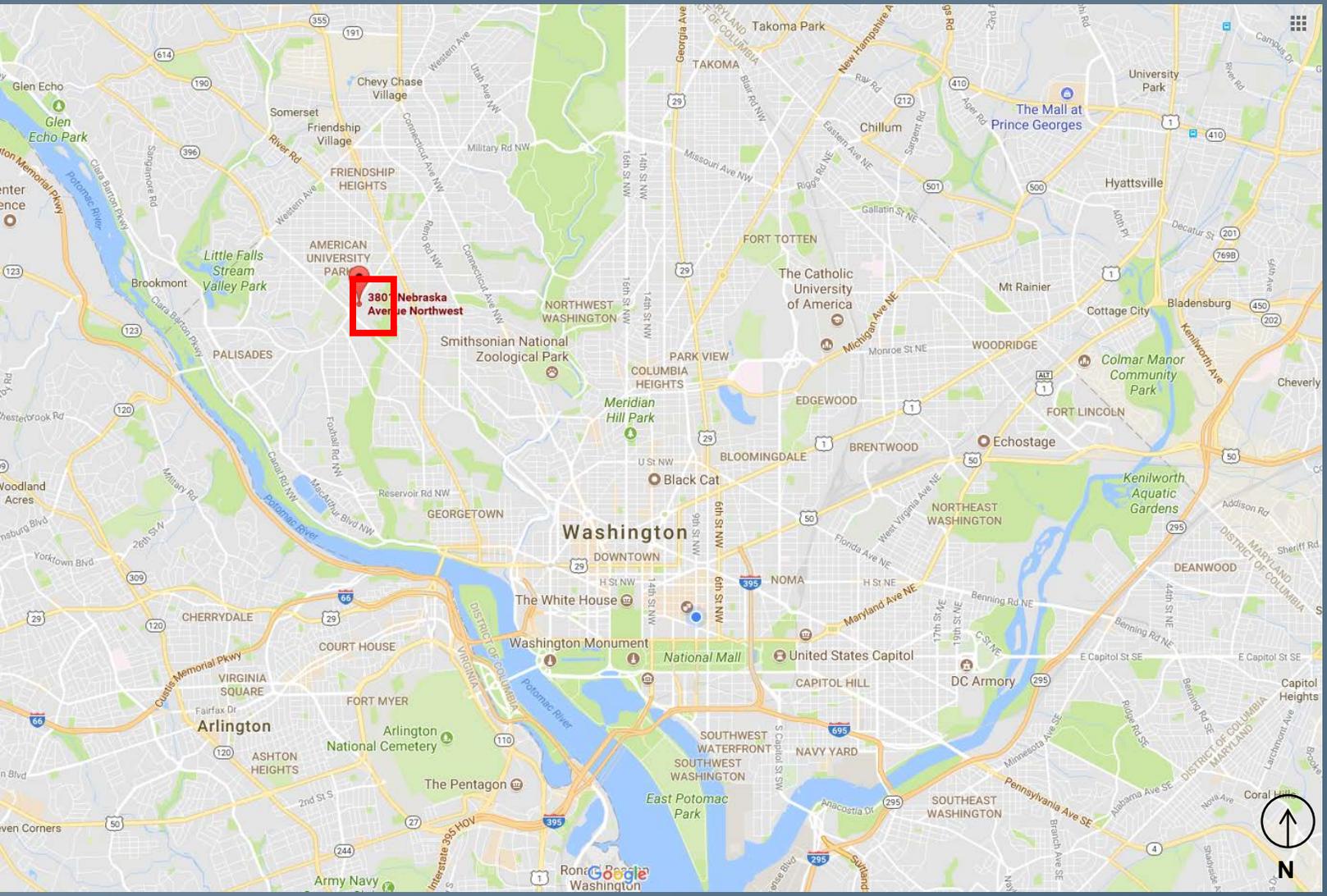
The NAC is bounded by Massachusetts Avenue NW to the south, Nebraska Avenue NW to the west, NBC's headquarters to the northeast, and Glover-Archbold Park and the McLean Gardens neighborhood to the south and east. The NAC is fully enclosed with four vehicular entry points, one on Massachusetts Avenue and three on Nebraska Avenue. The site is historically significant and is listed on both the National Register of Historic Places and the DC Inventory of Historic Sites.

The purpose of this project is to increase the effectiveness of the perimeter security features to address ongoing security concerns and recent perimeter security breaches. All work is located within the installation boundary. The improvements include:

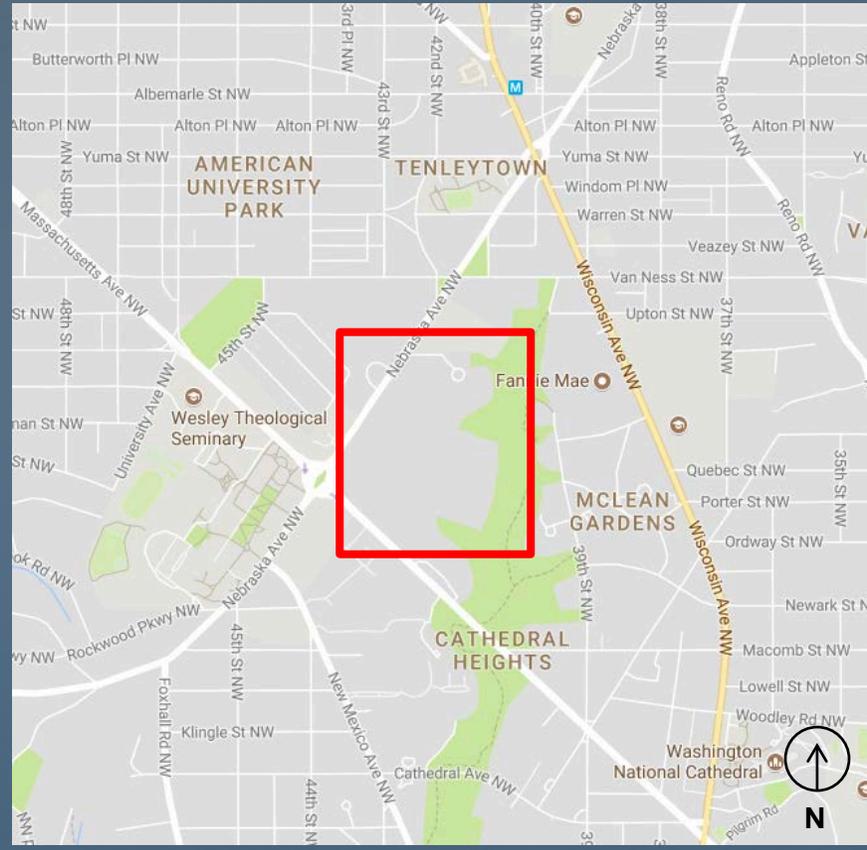
1. Construction of a new 48 square foot guard booth to monitor vehicle access at the southeast interior entrance to the campus.
2. Installation of 453 linear feet of additional chain link security fence around the north parking lot.
3. The addition of barbed wire (three strands secured to outriggers totaling 12 inches in height) to the top of the existing eight foot chain link security fence.

All work is being coordinated with the DC SHPO.

Project work is scheduled to begin in Fall 2017.



Site Map



Project Site



Proposed New Security Guard Booth – Booth Location Diagram

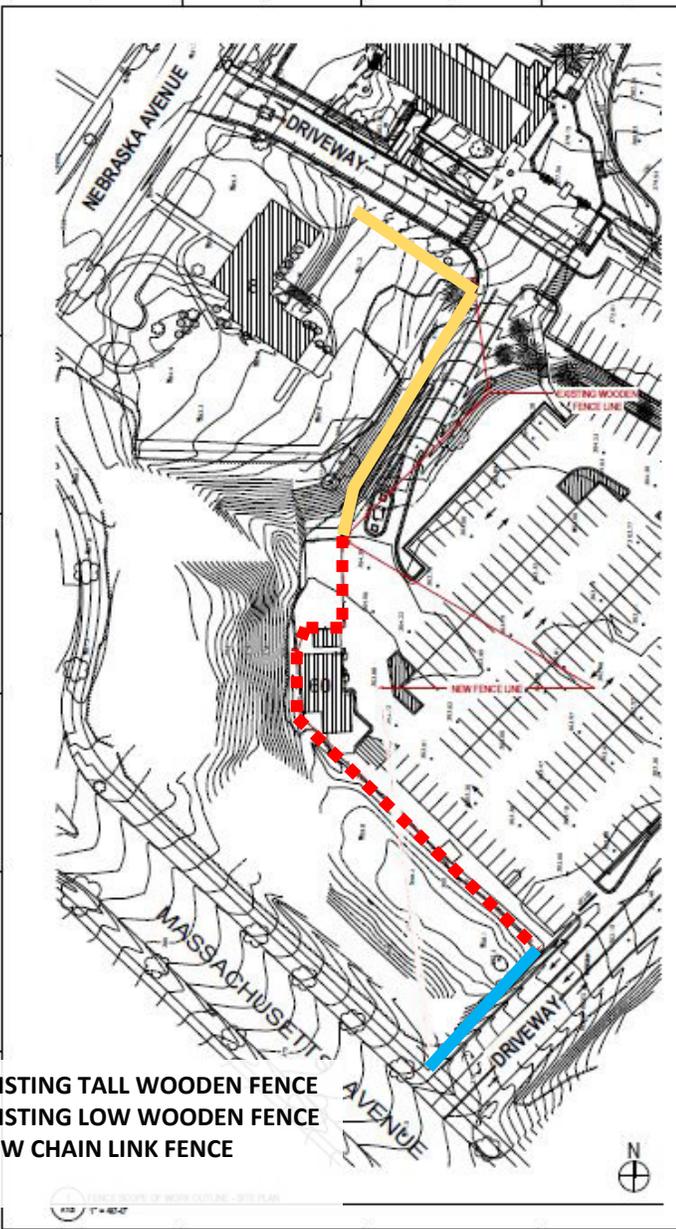


Proposed New Fence – Fence Location Diagram

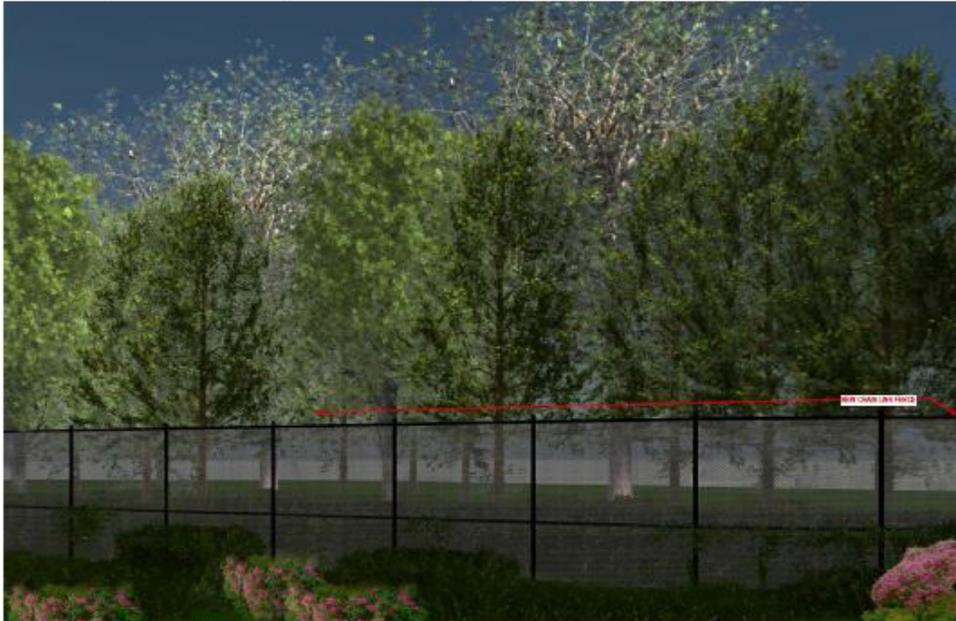


- EXISTING BRICK AND STEEL FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING TALL WOODEN FENCE
- EXISTING LOW WOODEN FENCE
- - - NEW CHAIN LINK FENCE





- EXISTING TALL WOODEN FENCE
- EXISTING LOW WOODEN FENCE
- - - NEW CHAIN LINK FENCE



2 PARTIAL VIEW OF THE NEW CHAIN LINK SECURITY FENCE
3/16" = 1'-0"

PHOTOS OF THE AREAS OF NEW FENCE INSTALLATION, AT NEBRASKA AVENUE COMPLEX



SPECIFICATIONS INFORMATION OF THE NEW FENCE AT PROPERTY LINE FOR THE NEBRASKA AVENUE COMPLEX

Product Description
 CHAIN LINK FENCE: MESH (20x20) (SEE BIDDING DETAILS)
 POSTS: GALVANNEUM STEEL AND HIGH TENSILE CHAIN LINK
 LINE POSTS: Includes: 1 Post, 1 Cap, 1 Top, 1 Base
 END POSTS: Includes: 1 Post Cap, 1 Base Band with bolt, 1 Rail End, 1 Tensioner (25' shorter than post height), 2 1/4" Tension Bands with bolt based on height.
 CORNER POSTS: Includes: 1 Post Cap, 2 Base Bands with bolt, 2 Rail End, 2 Tensioner (25' shorter than post height), 2 1/4" Tension Bands with bolt based on height.

3.8.1 High Wind Control Complete System:
 Includes All Size Posts with caps 1-5/8" x 2 1/2" x 1/2" hardware every 10 feet, All Top Rail (1.5/8"), All Mesh (2" x 6" gauge PVC coated) and wire line, Tension, End, Gate Posts.



FINISHING NOTE:
 CHAIN LINK SECURITY FENCE PRODUCT MUST MATCH THE SPECIFICATIONS OF BLACK VINE 3 GAUGE CHAIN LINK FENCE AROUND THE PERIMETER.

GSA

DATE	BY	REVISION	NO.	DATE

DRAWN BY: []
 CHECKED BY: []
 DATE: []
 PROJECT: []
 SHEET NO.: []
 TOTAL SHEETS: []
 SCALE: []
 TITLE: []

edifice

ARCHITECTURE INTERIORS
 FENCE/MECHANICALS
 SHEET ID
A105

FINE ARTS SUBMISSION
UNCLASSIFIED FOR OFFICIAL USE ONLY



New chain link fence starting point at the north parking lot. The new fence will run perpendicular to the existing low wooden fence from Mass. Avenue. The new fence will terminate at the existing tall wooden fence that surrounds the Gatesley property.



The new chain link fence will be installed behind the parking signs on the grass just along the perimeter of the north parking lot. The fence will not be installed through any parking spaces.



The new chain link fence will terminate in the wooded area where it meets the existing tall wooden fence behind the Gatesley House. The fence will not be seen from Massachusetts Avenue and will have extremely limited visibility from any of the contributing buildings on the campus.

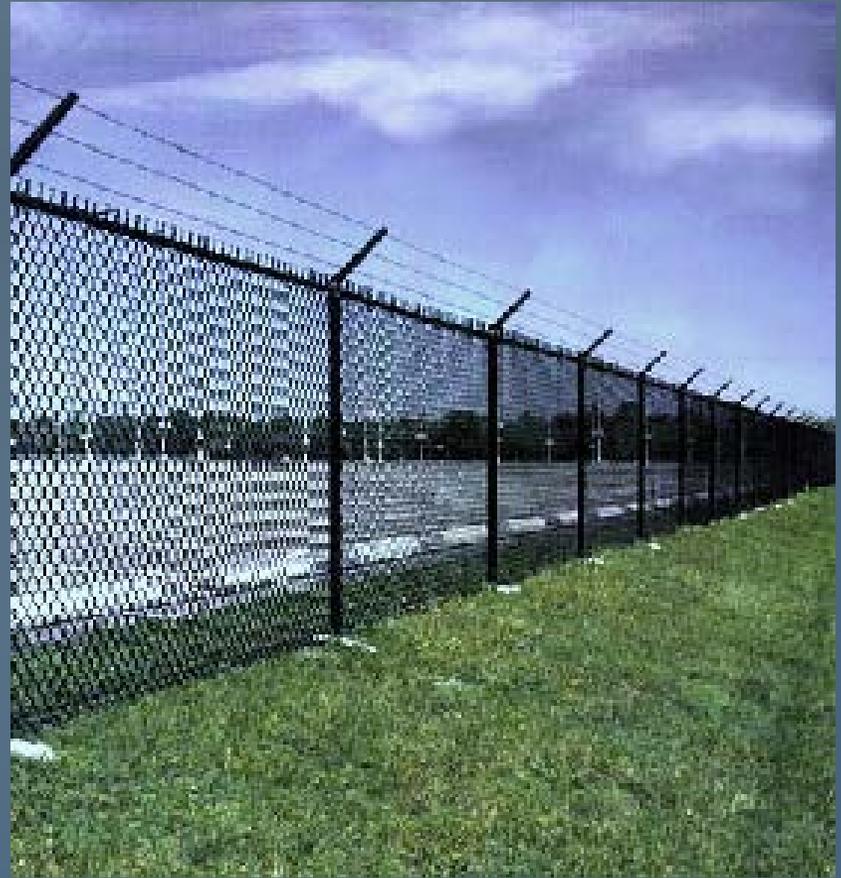
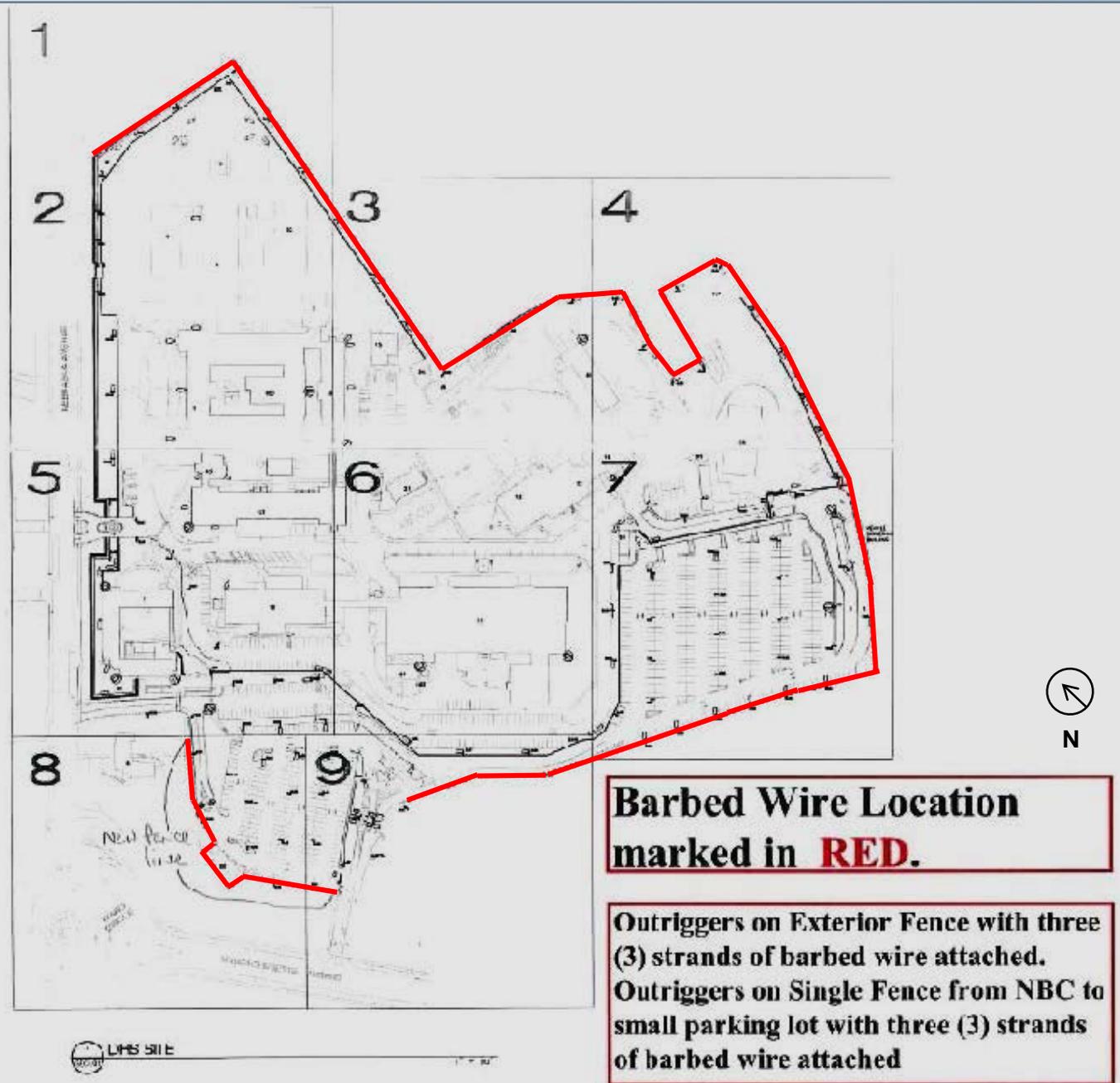
Proposed Fence Augmentation - Fence Location Diagram



- EXISTING BRICK AND STEEL FENCE
- EXISTING TALL WOODEN FENCE
- EXISTING LOW WOODEN FENCE
- NEW BARBEDWIRE ON EXISTING AND NEW CHAINLINK FENCE



Proposed Fence Augmentation – Site Plan and Example



Example of a black plastic coated chain link fence with three strands of black barbed wire secured to black outriggers



View from interior campus parking lot to Nebraska Avenue, no barbed wire will be added



View from campus Chapel, barbed wire will be added to the outer fence which is not visible



View from campus gymnasium



View from campus cafeteria

Proposed Fence Augmentation – Existing Conditions



View towards Glover-Archbold Park from interior south parking lot area



View from interior road looking toward Glover-Archbold Park and apartments on Massachusetts Avenue



View from interior road looking towards apartments on Massachusetts Avenue



Typical vista from Glover-Archbold Park/Massachusetts-39th trail

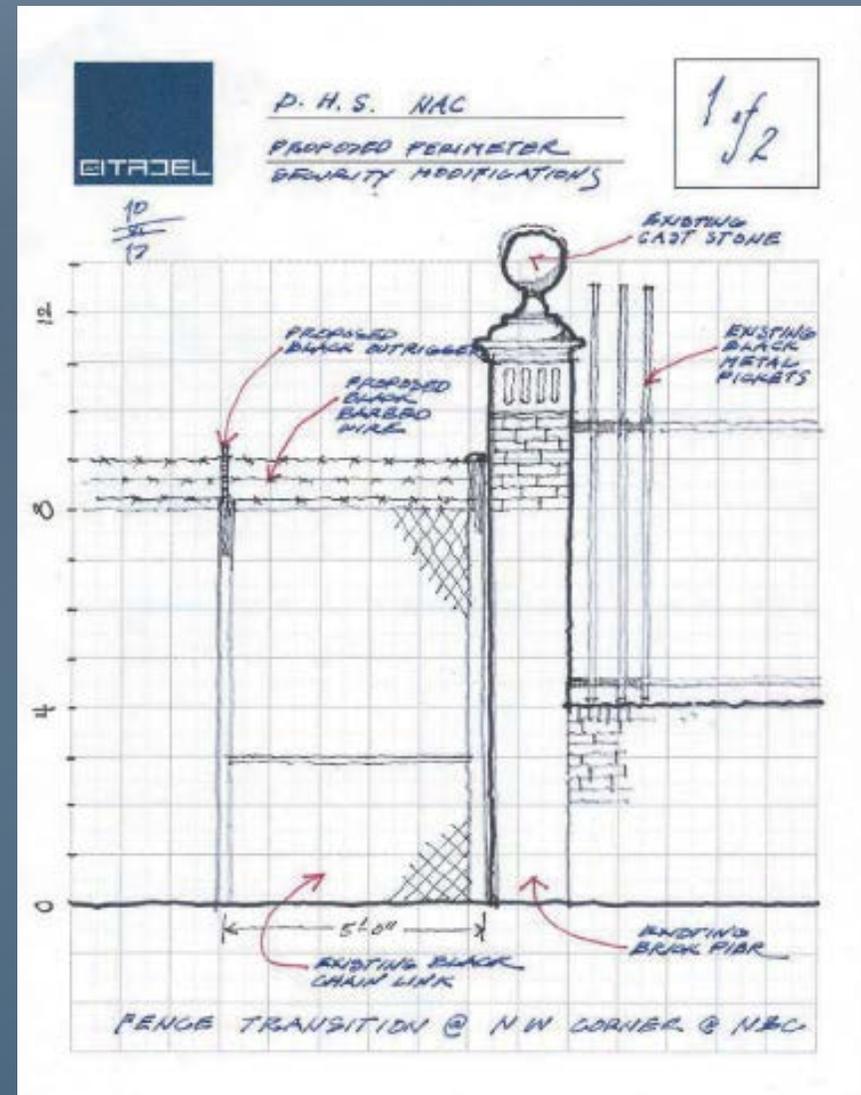
Proposed Fence Augmentation – Existing Conditions and Elevation



View south from the NBC4 entrance on Nebraska Avenue



View east from Nebraska Avenue at NBC4 entry - NCPD recommendation to add landscaping to minimize the visual impact of chain link fence and barbed wire



Fence transition elevation diagram showing proposed barbed wire and outriggers

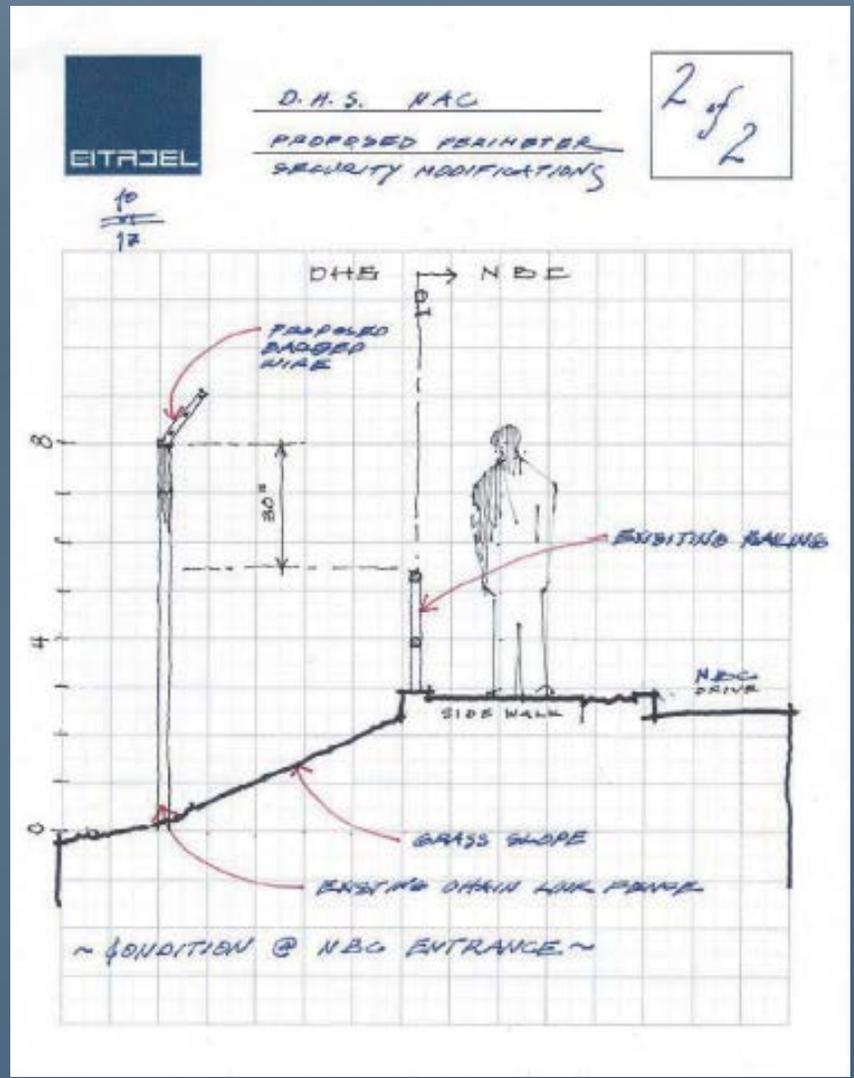
Proposed Fence Augmentation – Existing Conditions and Section



Existing grade change at NBC4 sidewalk



View north to Nebraska Avenue from interior NW corner of campus - NCPC recommendation to add landscaping to minimize the visual impact of chain link fence and barbed wire



North-south section diagram showing DSH/NBC4 adjacency at NBC4 entry drive and sidewalk