

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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THURSDAY

DECEMBER 3, 2009

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The Meeting of the National
Capital Planning Commission convened in Suite
500 North, 401 9th Street, N.W., Washington,
D.C., pursuant to notice at 12:30 p.m., L.
Preston Bryant, chairman, presiding.

COMMISSIONERS PRESENT:

L. PRESTON BRYANT, CHAIRMAN
HERBERT F. AMES, COMMISSIONER
ELYSE GREENWALD, COMMISSIONER
JOHN M. HART, COMMISSIONER
PETER MAY, COMMISSIONER

MICHAEL MCGILL, COMMISSIONER

WILLIAM MILES, COMMISSIONER

ROBERT E. MILLER, COMMISSIONER

RALPH NEWTON, COMMISSIONER

HARRIET TREGONING, COMMISSIONER

STACIE S. TURNER, COMMISSIONER

STAFF PRESENT:

MARCEL C. ACOSTA, EXECUTIVE DIRECTOR

SHANE DETTMAN, URBAN PLANNER

LOIS J. SCHIFFER, GENERAL COUNSEL

DIANE SULLIVAN, URBAN PLANNER

KENNETH WALTON, ARCHITECT

MICHAEL W. WEIL, URBAN PLANNER

DEBORAH B. YOUNG, SECRETARY

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Adjourn

1 P-R-O-C-E-E-D-I-N-G-S

2 (12:31 p.m.)

3 CHAIRMAN BRYANT: Good afternoon.

4 If we could bring the meeting to order.

5 Welcome to the December 3 meeting of the

6 National Capital Planning Commission. The

7 last two meetings have been relatively short.

8 This one is jam packed.

9 [INSERT - MEETING AGENDA]

1 CHAIRMAN BRYANT: We've got a lot
2 of very important and rather exciting
3 presentations before us, so we should get
4 started. We do have a quorum, so if we will
5 rise and say the pledge.

6 (Whereupon, the participants
7 recited the Pledge of Allegiance.)

8 CHAIRMAN BRYANT: Item 1 on the
9 agenda is the Chairman's Report. I don't have
10 one, so we will go directly to Item Agenda
11 Number 2 and the Report of the Executive
12 Director, Mr. Acosta.

13 REPORT OF THE EXECUTIVE DIRECTOR

14 MR. ACOSTA: Thank you, Mr.
15 Chairman, and good afternoon. Before I begin,
16 I'd like to take this opportunity to introduce
17 a few new staff members to the Commission, so
18 if they would stand when I announce their
19 name. Andrea Lytle. Andrea joined our Office
20 of Intergovernmental Affairs as a community
21 planner.

22 She has a master's degree in city

1 and regional planning from Georgia Tech and an
2 undergraduate degree in political science from
3 Davidson College. Before moving to
4 Washington, she worked as a planner with the
5 Western Piedmont Council of Governments in
6 Hickory, North Carolina, as well as the
7 Charlotte Department of Transportation and the
8 Enterprise Innovation Institute at Georgia
9 Tech.

10 We also have Sarah Moulton. Sarah
11 joins the staff of the Physical Planning
12 Division. Sarah most recently served as a
13 community planner with the DC Parks and
14 Recreation Department. She has a master's
15 degree in landscape architecture from Virginia
16 Tech. Sarah is a lifelong resident of the
17 National Capital area, and we certainly look
18 forward to her future contributions to the
19 Agency.

20 Finally, we have William Herbig.
21 William has joined our Office of Public
22 Affairs as a community planner. He comes to

1 NCPC from the Midtown Alliance in Atlanta,
2 Georgia, where he coordinated and planned
3 zoning codes and other land use tools and
4 produced a variety of video and web-based
5 materials to integrate land use urban design
6 marketing. He also holds a master's degree in
7 city planning from the Georgia Institute of
8 Technology. I'd like to welcome them all to
9 our staff.

10 Today what I'd like to do is just
11 give -- focus on one item is to brief the
12 Commission on a Executive Order that was
13 signed by President Obama on October 5, which
14 is entitled Federal Leadership in
15 Environmental, Energy, and Economic
16 Performance. So I'd like to ask Diane
17 Sullivan of our staff to give you a brief
18 overview of the Executive Order and also talk
19 about some of the implications for our Agency.
20 [INSERT - REPORT OF THE EXECUTIVE DIRECTOR]

1 [INSERT - ROSEDALE RECREATION CENTER]

1 MS. SULLIVAN: Good afternoon, Mr.
2 Chairman, and members of the Commission. It's
3 my pleasure to give you a brief overview today
4 on the Administration's new Executive Order on
5 Federal Leadership in Environmental, Energy,
6 and Economic Performance and the role that
7 NCPC is going to play in helping to implement
8 this Order.

9 As Marcel mentioned, on October 5
10 President Obama signed Executive Order 13514,
11 which represents a transformative shift in the
12 way the Government's going to be operating in
13 the future. It establishes greenhouse gas
14 emissions as the metric for tracking progress
15 in federal sustainability.

16 It requires a deliberative
17 planning process on behalf of all federal
18 agencies. Each agency now, big or small, will
19 need to report their greenhouse gas emissions
20 on a yearly basis and targets for reducing
21 them, and, perhaps most importantly, it links
22 the budget to how well each agency is actually

1 doing in reaching the goals of this Executive
2 Order.

3 The Executive Order sets goals for
4 improvements in the following areas: the
5 reduction of greenhouse gas emissions.

6 Perhaps the most progressive goal is that all
7 new federal buildings that begin the planning
8 process in 2020 need to be -- need to be a net
9 zero energy building by 2030. That means they
10 need to be off the grid, producing all of
11 their own energy onsite.

12 Water use efficiency and
13 management. By 2020, all federal agencies
14 need to reduce their water use -- water use by
15 26 percent. Pollution prevention and waste
16 elimination. By 2015, federal agencies need
17 to divert 50 percent of all of their waste out
18 of landfills.

19 And this Executive Order is a
20 little unique. It also has goals for regional
21 and local integrated planning, federal
22 buildings, sustainable acquisition, electronic

1 stewardship, and then, finally, environmental
2 management.

3 Over the past month, NCPC has been
4 working with the Council on Environmental
5 Quality to develop its role in implementing
6 this Executive Order in the National Capital
7 Region. CEQ is within the Executive Office of
8 the President, and their role is to coordinate
9 federal environmental efforts. They work
10 closely with agencies and other White House
11 offices in the development of environmental
12 policies and initiatives.

13 NCPC's role in implementing this
14 Executive Order will include four separate
15 efforts. That first effort will be to
16 complete a strategic sustainability
17 performance plan for our own operations here.
18 Every agency must develop their own plan by
19 June of next year and will have to redo that
20 plan every year.

21 The plan requires us to benchmark
22 and set goals for reducing our greenhouse gas

1 emissions. These will focus on what are
2 referred to as Scope 1, 2, and 3 greenhouse
3 gas emissions, and these include emissions
4 that come from the cars we use, the production
5 of the energy we use, our conference travel,
6 the supplies we purchase, and the emissions
7 that our consultants use in working on our
8 projects, and so I will be reporting back at
9 the beginning of this year on how we're doing
10 in putting together that plan.

11 NCPC's second role in implementing
12 the Executive Order is the participation on
13 two new federal committees. These include the
14 Sustainable Locations for Federal Facilities
15 Committee, which will be led by the Department
16 of Transportation, and the Federal Local
17 Transportation Logistics Committee, which will
18 be led by GSA.

19 Our recommendations for improving
20 existing policies with regard to site
21 selection for federal facilities and
22 transportation will need to be submitted to

1 CEQ Chair by April of next year.

2 Our third role in implementing
3 this Executive Order is going to be
4 encouraging planning at a district or a
5 precinct scale, as opposed to an individual
6 building scale. We recognize that we're not
7 going to reduce our greenhouse gas emissions
8 and be successful in our sustainability
9 efforts if we focus on just one building at a
10 time.

11 There is a great opportunity here
12 in the National Capital Region, because the
13 Federal Government owns so much real estate
14 and leases a lot of space, as well, to really
15 make a difference. So NCPC has initiated a
16 case study, which we're referring to
17 EcoDistrict, that will show how a community of
18 largely federal buildings, the related public
19 infrastructure, and surrounding open space can
20 function together as an environmentally low
21 impact unit.

22 So what it's going to be doing is

1 it'll be capturing, managing, and reusing a
2 majority of its energy, water, and waste
3 onsite. It'll be a home to a range of
4 transportation options and provide a rich
5 diversity of habitat in open space.

6 The case study will be the 10th
7 Street Corridor EcoDistrict. Recently, NCP
8 developed and adopted the Monumental Core
9 Framework Plan, which lays the groundwork for
10 transforming the federal precincts surrounding
11 the National Mall.

12 As you may recall, one of the
13 focuses of the plan was the Southwest
14 Rectangle. A smaller subset of this area,
15 about ten blocks, will be the 10th Street
16 Corridor EcoDistrict. This area is home to
17 the Forrestal Building, which houses the
18 Department of Energy, the U.S. Post Office,
19 GSA, and the Housing and Urban Department
20 Development Agency.

21 NCP is convening a task force of
22 federal property owners and District owners in

1 the area to help develop and assess different
2 alternatives for the area. The task force
3 will convene for the first time on December
4 15, and staff will brief you on this project
5 early in the new year, as well.

6 NCPC is also working with the
7 District, CEQ, and other federal agencies to
8 complete a detailed plan for St. Elizabeth's
9 campus in southeast Washington, D.C. to more
10 fully capture opportunities for sustainability
11 on the east and west campuses and to work with
12 the surrounding neighborhood. As you know,
13 the Department of Homeland Security is moving
14 a large portion of their agency to the west
15 campus beginning in 2013.

16 This project is another good
17 example of the benefits of planning at a
18 campus or a district scale. It will include
19 several transportation alternatives, to the
20 site, a mix of uses in the surrounding
21 neighborhood, and again creating a district
22 that to the maximum extent possible can

1 capture, manage, and reuse a majority of its
2 energy and water onsite. The first new
3 building on this campus will be presented to
4 the Commission at the January Commission
5 meeting.

6 And, finally, the fourth role that
7 NCPC will have in implementing this Executive
8 Order is through our plan review and FCIP
9 functions. We will be updating our
10 comprehensive plan policies and our submission
11 guidelines based on the work of the federal
12 committees and on the goals of the Executive
13 Order, and we will incorporate the goals of
14 the Executive Order into the criteria we use
15 to develop the Federal Capital Improvements
16 Program.

17 And so that concludes my
18 presentation. With that, I will turn it back
19 over to Marcel. Thank you.

20 [INSERT - EXECUTIVE ORDER]

1 MR. ACOSTA: Mr. Ames?

2 COMMISSIONER AMES: I have a
3 question for you. First of all, that was a
4 good report. The 10th Street area that you're
5 talking about the study area has the Forrestal
6 Building, where the Energy Department is
7 housed. We had quite a lengthy meeting about
8 that, about the security elements for that
9 building, and I'm assuming that we turned down
10 what they want to do.

11 My question is this. One of the
12 thoughts we had about the security effort was
13 that, first of all, it didn't really need what
14 they were talking about doing. Second, the
15 amount of money you would have spent on that
16 building, you could have gone out and built a
17 new building. In your study of this area,
18 you're not looking at advising on what to
19 spend money on, necessarily, are you?

20 MS. SULLIVAN: Actually, the study
21 will certainly include a feasibility and a
22 financial analysis of looking at different

1 alternatives, whether you actually keep the
2 building and redevelop it versus tear it down,
3 build a new one there versus moving them. It
4 also will have to look at different life cycle
5 costs, as well, so in terms of the
6 environment, what's the best thing to do.

7 COMMISSIONER AMES: Yes, I can see
8 that building being open on the underside
9 creating somewhat of a problem when you're
10 trying to save energy. You know, I'm sure
11 that will all be taken into play when that
12 comes about.

13 MS. SULLIVAN: Yes.

14 COMMISSIONER HART: Mr. Chairman?

15 CHAIRMAN BRYANT: Ms. Tregoning?

16 COMMISSIONER TREGONING: Thank you,
17 Mr. Chairman. Ms. Sullivan, I appreciate the
18 briefing very much. I guess one comment I
19 would make and one thing I would urge the
20 staff of the Commission to do is to recognize
21 that in any location decision that the Federal
22 Government is making, it's actually and should

1 be part of a dialogue with the local
2 government and the zoning and land use regime
3 around the locations of those proposed federal
4 installations, and that's probably the most
5 propitious moment to have the conversation
6 before the decision is made about where the
7 federal location would be, and I would just
8 urge, you know, urge you as you work with the
9 CEQ to implement this to bring in that
10 component of influencing the land use scheme
11 at the site of potential new federal
12 facilities.

13 MS. SULLIVAN: Very good comment.

14 CHAIRMAN BRYANT: I'm sorry. Mr.
15 McGill.

16 COMMISSIONER MCGILL: Sure. Thank
17 you. This sounds like a large new workload,
18 and I'm curious how NCPD is going to pay for
19 it.

20 MR. ACOSTA: Well, first of all, I
21 think we're trying to incorporate this into
22 some of the work that we are already doing

1 such as the 10th Street study, and so we've
2 made some minor shifts of staff. Ms. Sullivan
3 is going to focus primarily on -- as our lead
4 planner for sustainability efforts.

5 I think by working with the
6 various task forces out there in terms of
7 federal location policy and some of these
8 transportation issues, it's also going to be
9 more of a long-term effort in terms of looking
10 ahead, how to revise our comp plan, for
11 instance, or the FCIP guidelines and whatnot.

12 Those are all scheduled for -- on
13 our work program over the next year or so, so
14 this is essentially incorporating some of the
15 things that will be coming from these various
16 task forces that we're going to participate on
17 and then moving those through the process as
18 we typically would. So we have made some
19 minor staff adjustments to try to accommodate
20 them, but many of these things were identified
21 as part of our work program for this year and
22 next year.

1 COMMISSIONER MCGILL: Okay, and the
2 second question, I assume that you're going to
3 somehow find some way to involve GSA in this
4 planning process for St. Elizabeth's.

5 MR. ACOSTA: Yes, we've been
6 talking to various people at GSA about this,
7 as you know, from the tour.

8 COMMISSIONER MCGILL: Yes, but we
9 were only aware of the tour three days before
10 it occurred.

11 CHAIRMAN BRYANT: I'll note also
12 the Local Council of Governments is looking at
13 a solar initiative. You may want to -- I
14 presume we are in dialogue with them, and the
15 Northern Virginia Regional Commission, which
16 represents 13 local governments, they have
17 launched a broad community energy planning
18 process, and so there may be some lessons
19 learned or some good collaboration to be had
20 with them, as well.

21 Other questions, comments? Thank
22 you, Ms. Sullivan, very much.

1 MS. SULLIVAN: Thank you.

2 CONSENT CALENDAR

3 CHAIRMAN BRYANT: Item 3 is the

4 Consent Calendar, our one-, two-, three-,

5 four-item Consent Calendar. Item 3A is the

6 restoration and rehab of Peirce Mill in Rock

7 Creek Park. 3B is the Tranquility Hall and

8 Bachelor Enlisted Quarters at the National

9 Naval Medical Center. 3C is the Water Tank

10 and Pump House at Fort Belvoir, and 3D is the

11 Revised Master Plan for the Flood and Drug --

12 for the Food and Drug Administration in Silver

13 Spring.

14 [INSERT - PEIRCE MILL]

1 [INSERT - TRANQUILITY HALL]

1 [INSERT - WATER TANK AND PUMP HOUSE]

1 [INSERT - FDA MASTER PLAN]

1 COMMISSIONER NEWTON: Move that
2 Consent Calendar be approved.

3 CHAIRMAN BRYANT: It's been moved
4 and seconded that the Consent Calendar be
5 approved. Any questions on any item? Hearing
6 none, all in favor say, Aye.

7 PARTICIPANTS: Aye.

8 CHAIRMAN BRYANT: Opposed, No.
9 It's unanimously adopted. Agenda Item Number
10 4 is the National Museum of African-American
11 History and Culture, and Mr. Walton is here
12 from staff to kick it off.

13 SMITHSONIAN INSTITUTION, NATIONAL MUSEUM OF
14 AFRICAN AMERICAN HISTORY AND CULTURE

15 MR. WALTON: Yes, sir. Good
16 afternoon, Mr. Chairman and Commissioners.
17 Today, representatives from the Smithsonian
18 Institution are here along with their
19 consultants and designers for the new National
20 Museum of African-American History and Culture
21 to update the Commission on the museum's
22 progress.

1 Just to give you a little
2 background, the museum selected the design
3 team of David Adjaye, the Freelon Group, Davis
4 Brody Bond, and the Smith Group through a very
5 competitive design competition that was held
6 last spring. The team is beginning the design
7 process with the development of three concept
8 design alternatives that will serve as the
9 first steps in the museum's design process but
10 also as the beginning of the final phase of
11 the Environmental Impact Study.

12 The EIS process for the museum has
13 been tiered to two phases, the first phase, to
14 generally study the impacts of the new
15 building on the environment -- on the museum
16 site, and the second phase, to study the
17 impacts on the environment of an actual design
18 alternative.

19 The Smithsonian along with NCPC
20 are joint agencies in the EIS with NCPC as the
21 responsible federal agency. The Smithsonian
22 and NCPC will hold a public scoping meeting on

1 next Thursday, December 10, at the Smithsonian
2 Castle Building starting at 5:30 p.m.

3 The Smithsonian has conducted a
4 very public and inclusive EIS and 106 process
5 over the last several years, which has
6 included consulting with several bodies,
7 including federal review agencies, the
8 Advisory Council on Historic Preservation, the
9 National Park Service, federal agencies and
10 organizations with an interest in the museum.

11 The Smithsonian, along with its
12 consulting parties group, has developed a set
13 of design principles which should serve as
14 guidance for the architects throughout the
15 design process, which should also serve as the
16 basis for review by the Commission.

17 I will give you a short overview
18 of the principles of greatest concern to
19 NCPC's review process in a few slides today,
20 and then the architects and the Smithsonian
21 will give you a presentation of their winning
22 design competition from last spring. So, with

1 that, I will go to the slides.

2 Just to give you a brief overview
3 of the context, the entire context of the Mall
4 should be considered in the overall design of
5 the museum. The more local context is a row
6 of existing museums here along Constitution
7 Avenue between Constitution and Madison and
8 14th and 15th Street on what is now the
9 Washington Monument grounds.

10 This is just an aerial view, a
11 more detailed view of the site. The first of
12 the consulting parties' design principles I
13 want to address concerns setbacks. As I said,
14 the building is at the end of a row of
15 existing museums that have a similar setback.
16 There's a slight elevation, but the setback is
17 pretty much the same all along Constitution
18 Avenue, and so the design principle's aim is
19 to have the new museum respect that setback
20 line.

21 The next issue is that there is a
22 consistent datum that's created by the height

1 of the existing museums that should be
2 considered in the design, as well. So that
3 setback and that height datum create this
4 resulting building envelope, which I'll use in
5 the next couple of slides.

6 As I said, the museum is on the
7 Washington Monument grounds. This is a very
8 historic context, and so to the extent
9 possible the design for the landscape should
10 take into account this very important
11 relationship.

12 The museum is also at a very
13 prominent gateway entry into the city along
14 14th and 15th Streets and as such has no
15 natural back door, so all faces of the
16 building need to be addressed in the design of
17 the new museum, including the roof, which can
18 be seen from the top of the Washington
19 Monument.

20 There's also several critical
21 views, long views like from the Capitol
22 Building back across the site, views from the

1 White House across the Ellipse, and more local
2 views like this one across Constitution Avenue
3 and 14th Street to the site. We understand
4 from Tier 1 of the EIS that there are going to
5 be some impacted -- some adverse impacts on
6 the views, but to the extent those can be
7 mitigated, they should be.

8 So, in summary, the planning
9 issues for the site are height, bulk, mass,
10 and setback, along with views and historic
11 context. And so with that I will turn it over
12 to the Smithsonian for a presentation.

13 MR. ROMBACH: Thank you. Good
14 afternoon. I'm Harry Rombach. I am speaking
15 for the Smithsonian institution. There. Is
16 that better? Do you need me to repeat? Okay.

17 Thank you, Ken. Good afternoon.
18 My name is Harry Rombach, and I'm speaking for
19 the Smithsonian Institution today.

20 Before we hear from the team, I
21 just wanted to touch, and Mr. Walton has done
22 a very good job of summarizing of our effort,

1 but I wanted to touch on some of these things
2 and maybe elaborate on some of the milestones
3 that we've had since the last time we met with
4 you in December of last year.

5 As noted, we've been engaged in
6 two very collaborative processes. We've
7 completed that first part of our NEPA process,
8 the Environment -- Tier 1 Environment Impact
9 Statement, and that happened in August 2008.

10 This statement concluded in some
11 very broad principles and parameters, and
12 basically the parameters were -- they were
13 very broad, a building of 60 to 105 feet in
14 height, the planning setback of 50 feet from
15 the inside edge of the sidewalk, a subsurface
16 would -- subsurface step would not exceed 45
17 feet, and the building massing ranged from
18 orthogonal to contextual to freeform.

19 The principles were very similar
20 to the principles that came out of our 106
21 process. In fact, they were the basis for the
22 106 process principles, and that was certainly

1 respect the composition, character, and
2 spatial relationships of the National Mall,
3 very contextual.

4 The next principle is very
5 contextual, also. Also recognize that you're
6 on the Washington Monument grounds, and
7 respect that context. Constitution Avenue and
8 14th Street, respect that context, and again,
9 as Mr. Walton pointed out, that all sides of
10 this building are a public facade, including
11 the roof.

12 In the historic preservation
13 arena, probably in my years of coming here it
14 is probably our most collaborative effort ever
15 in the 106 area, and we have been conducting
16 almost monthly meetings with a very diverse
17 group of very people, and certainly the NCPC
18 staff have been a very active -- they've been
19 very active members in those discussions. As
20 a result, we came out with some very refined
21 set of design principles that indeed will be
22 instructions to the design architects.

1 We did have a similar briefing to
2 the Commission of Fine Arts on November 19,
3 and I just wanted to share with you some of
4 their thoughts on this, and they want to make
5 sure that we study -- again, this is another
6 contextual thing -- we study the design
7 relationship in terms of context between the
8 Mall and the Washington Monument, because this
9 site intersects.

10 They wanted us to, in our design
11 process, to look at the access to and from the
12 site. They wanted us to take care to keep --
13 given the limited area of this site, to take
14 care to keep the landscape simple, and they
15 also wanted us to recognize the importance of
16 nighttime lighting in relationship to the
17 context, and in the end they supported the
18 exuberance and the vitality of the competition
19 design.

20 So, in terms of immediate next
21 steps, as Mr. Walton pointed out, we have a
22 scoping meeting coming up. We also arranged -

1 - I think we've made final arrangements now
2 for before that to meet with our counterparts
3 at National Park Service and GS.

4 And longer term, we've got a
5 design that will take up to three years, and
6 we have targeted to begin construction in
7 2012, but most importantly, today, of course,
8 we've selected our design team, and we had 22
9 teams who submitted qualifications.

10 An Evaluation Board was able to
11 narrow that to six candidates, and to help the
12 Evaluation Board make a final decision, we
13 asked that each team submit a design concept
14 and methodology. So, with that I would like
15 to introduce Phil Freelon, who is going to
16 introduce the design team and begin their --
17 and lead the discussion on the design
18 competition approach.

19 MR. FREELON: Okay. Thank you,
20 Harry. Good afternoon. The team has
21 basically been introduced. It's Freelon,
22 Adjaye, Bond with the Smith group, and I speak

1 for all of us in that that includes an
2 extended project team of consultants, everyone
3 you can possibly imagine that comprise our
4 total team, and I speak for all of us when I
5 say we are extremely excited and honored to be
6 working on this project, this incredible
7 museum, which we believe is going to be the
8 most important building built in Washington in
9 the next century, and we approach this task
10 with that level of enthusiasm and commitment.

11 So we're here really today to
12 discuss our competition submittal, and as
13 competitions go, there is a certain aspect
14 that, you know, you're sequestered. There
15 isn't a lot of dialogue, and so we look very
16 much forward to engaging this group and others
17 in the discussion as we move forward with the
18 concept alternatives.

19 And so we're here to listen, here
20 to engage, and as part of that process we want
21 to share some of our thinking and the drivers
22 and ideas that have -- to this concept

1 submittal, which is represented here in one of
2 our rendering views.

3 Of course, the context has been
4 presented by Mr. Walton, so I won't dwell on
5 it. We know it's a very important site, and
6 we understand that it's at a point where you
7 begin to transition from the very formal
8 orthogonal grid of the Mall over to a more
9 pastoral landscape with the Monument grounds.

10 And so all of this has been taken
11 into consideration, and as we begin to explain
12 the drivers and the thinking for the design,
13 you'll see how we have gotten to where we are
14 today, but even more importantly, set the tone
15 for how we move forward in developing concepts
16 that will lead to the point where we start
17 schematic design.

18 I want to invite David Adjaye to
19 come up and walk through the design concept.
20 David?

21 MR. ADJAYE: Thank you. I wanted
22 to just take up really first outlining what

1 we're calling the kind of key components which
2 kind of drove the conceptual frame for how we
3 approached sort of the language of the project
4 and then also then go into how we sought to
5 understand the context and allowing the
6 building within that context.

7 Before I go into the reference
8 images that are on the -- on the presentation
9 wall, I wanted to say that in our reflection
10 of the Mall, as well, we really saw the
11 collection of buildings really as on the
12 northern side, where our side is as a
13 collection of buildings which are the type --
14 which refer to the type which is really a kind
15 of temple on podium mound scenario and your
16 classical buildings on elevated mounds, on the
17 other side palaces in a kind of an estate or
18 ground on the southern side, and then on the
19 Washington grounds really pavilions in the
20 landscape.

21 So, really, with these three
22 topologies and us being at this junction of

1 these three, we sought to kind of try to
2 understand what kind of topology we wanted to
3 kind of work with within this context. So,
4 with that in the background, I'll talk about
5 the reference images.

6 These are some of -- when we
7 started to look at this, we really sought to
8 try to understand what was going to be
9 important key anchors for us in moving the way
10 we developed the form of this building, and
11 something that became very important for us
12 was to do two things, one, to look at the
13 history of the African-American people, but
14 also to look at the cultural nature of the
15 people.

16 And what we saw from that was that
17 the African-American people deeply at the root
18 are a deeply spiritual people, having gone
19 through an incredible journey, an incredible
20 transformation across continents and across --
21 from a pastoral landscape, agrarian landscape,
22 to an urbanized context in a very short amount

1 of time, and this was very powerful.

2 And is this -- okay. These are
3 going to be very -- I think Ken had a better
4 pointer. Thank you very much.

5 So this -- in the end, this
6 imagery is very powerful to us, this symbol of
7 uplifted hope, hands in the air. It was a
8 very important form motif that we sought to
9 take a lot of inspiration from, and then also
10 from the historical sort of research that we
11 did through the Du Bois and several other
12 institutions we realized that actually the
13 history of the African-American people
14 predominantly being from West Africa and
15 Central Africa in terms of the groups that
16 were brought across to America really kind of
17 culturally stem from a kind of architecture of
18 porch and veranda architecture, which is
19 really about caryatids.

20 This is a kind of turn-of-the-
21 century photograph of one of the famous
22 porches in what is now Benin, really this idea

1 of the caryatid. This is a detail of one of
2 these, being very important storytelling
3 sculptures, which are also architectural
4 columns which display tropes that we know in
5 classical language, the capitol head, the
6 base, and the -- the middle and the base.

7 We took a lot of inspiration from
8 this form in terms of its relationship to this
9 and sought to kind of see that as a way of
10 driving our idea of working with this notion
11 of a building which anchors itself in a
12 position next to buildings which are podiums
13 with temples but also palaces but also
14 pavilions in the park, if I can just kind of
15 show you that complexity.

16 And then really, sort of moving
17 forward, this is just giving you that
18 information about the -- this is the data
19 about the origins of the African-American
20 people, sort of West and Central Africa being
21 predominantly the source points of the roots
22 of the people, and then really these -- really

1 a collage of images which really go through
2 that idea of the agrarian right through to the
3 urban and really kind of honing in on these
4 two archetypes, which become very important in
5 the way we developed the form of this building
6 on the grounds.

7 And I'm going to very
8 simplistically just, you know, just go through
9 this cartoon, if you can forgive me, just to
10 kind of really talk about how we really make
11 that synthesis. And, in a way, that
12 translation from West Africa for us not being
13 no irony that that becomes a kind of motif of
14 the African-American community in terms of the
15 culture in the South and also the way it
16 migrates to the North through urbanization
17 that the porch becomes a very important device
18 within the African-American community in terms
19 of its welcoming and a lived life and then the
20 collective memory of the landscape, the
21 agrarian landscape, the kind of work landscape
22 being an important -- also an important

1 driver, so these two devices also becoming
2 very important in the way we conceptually
3 thought about how we were going to make this
4 building and in a way the form, kind of making
5 the form of the part.

6 I'm showing you an overview, which
7 is sort of out of context and on its own but
8 just to really just place it, and I should go
9 through it, some of the sketches that start to
10 kind of talk about how this form works.

11 Essentially, we conceived of a building which
12 is neither a podium, formal podium that you
13 rise up to, but a podium which is elevated
14 above the ground with a form on it, which you
15 access by coming underneath it, and a content
16 which is held inside it.

17 We sought to understand the way in
18 which this collection of parts which make this
19 form would relate specifically to the southern
20 wing of the Mall buildings, so these are -- if
21 I can refer to these as the palaces on the
22 grounds and then these as the temples on the

1 mounds with the exception of the east wing,
2 which subverts that topology and sort of, as
3 it were, enter through the base.

4 We saw ourselves as doing a
5 similar thing, book ending this collection of
6 buildings with a sort of ground entry, a sort
7 of ground accessibility, but a rotation which
8 would acknowledge not the east-west axis but
9 the north-south axis and act as a kind of way
10 of ending, almost in a neoclassical way in
11 which wings work off neoclassical buildings.

12 This composition which we sought
13 we saw as explicitly neoclassical in its
14 nature but subverted but also that -- this is
15 also the edge of -- this is not -- this is the
16 Mall proper, but this is really the Washington
17 Memorial, so there is this kind of
18 contradiction which allows, we think, the
19 building to have a certain kind of ability to
20 both be relational to this context but also
21 have room to interpret how it positions
22 itself.

1 We obviously did studies just to
2 really look at that context directly with the
3 key buildings on the northern edge, and I'm
4 just really just going to quickly go through
5 and show you how formally the form relates to
6 that. What we have sought to do was to
7 establish the plinth as a ground building.

8 There's a kind of 10-foot, 10- to
9 15-foot difference between the Mall grounds
10 and the Washington -- the Mall grounds and the
11 Washington Memorial mound. There's a sort of
12 change here, so our plinth in a way kind of
13 acts as a way of kind of aligning itself with
14 the plinths which are sort of set up by these
15 buildings, and what we have done is to align
16 the mass of the building with the Museum of
17 Natural History, as opposed to the American
18 Museum, seeing this idea of making a kind of
19 terminus as an important point here, that
20 we're not just continuing an urban grid, but
21 we're actually making a terminus, so there's
22 a kind of justification for a rotation and

1 then to obviously acknowledge and to respect
2 the heights, this being no higher than the
3 American History Museum so that contextually
4 we're framing, but we're kind of making this
5 move of making this important stop point,
6 which relates obviously to the Federal
7 Triangle, also.

8 These are just a series of kind of
9 parallel lines that we set up just, so you can
10 just see visually what the -- how the setback
11 relationships work. I'll just quickly go
12 through those.

13 We sought to, in this diagram,
14 talk about making a relationship, as well,
15 from Constitution which respected the opening
16 up of the site to the sort of bucolic nature
17 of the memorial grounds, that you have this
18 urban grid and that you have a building which
19 has to, in a way, acknowledge that this is a
20 kind of pastoral landscape at the edge of an
21 urban grid.

22 So we sought to -- this is why --

1 another reason why we were very keen on
2 pushing the form of the building forward so
3 that actually the site lines to this are
4 generously always exposing the kind of
5 landscape and the bucolic that we think is
6 very important and then from the -- from the
7 Mall side really saying that, of course, the
8 setbacks that the National -- that the Natural
9 History Museum present are as important as the
10 natural history. So, this is just showing
11 that our built form really does not go past
12 any of the built form of the existing
13 buildings, but we are obviously interpreting
14 and presenting to you our thinking.

15 This is just a view down
16 Constitution to just show this idea of the
17 sort of monument, sort of -- you have temple
18 buildings or mounds which then descend to our
19 building, which we see as a kind of pavilion
20 which acts as a pavilion, acknowledging that
21 this landscape is now about pavilions,
22 possibly, and then you see the landscape up

1 above it very clearly, so really a descent
2 down, not a mass at this point.

3 And then from the Mall, the
4 mounds, the sort of respect for the kind of
5 podium relationship and the respect for the
6 heights, the buildings, which acknowledge sort
7 of the line through, and then really just
8 talking about the materiality of both sides,
9 the predominant stone buildings of the
10 northern edge and the different brick terra
11 cotta precast elements on the southern side.

12 I think we're going to -- I'm
13 going to quickly show you the fly-through and
14 then come back and finish. Do I have to press
15 -- sorry. Okay. And this fly-through is
16 expressly done from the point of view of the
17 competition, so there is a bit of artistic
18 license that I want to state to the
19 Commission.

20 (Whereupon, a video was shown.)

21 This is of exaggerated lighting,
22 just to -- it's not in any way intended to be

1 a -- should I go on? Sorry. That's the end
2 of the presentation and, I guess, questions.
3 [INSERT - SMITHSONIAN NATIONAL MUSEUM OF
4 AFRICAN AMERICAN HISTORY AND CULTURE]

1 CHAIRMAN BRYANT: Thank you very
2 much. That's very impressive, and I know a
3 lot of work on this Commission and especially
4 by your team has gone into this today. I'll
5 state or perhaps restate what I think everyone
6 understands, and that is the design being
7 presented today is not the museum final
8 design. There is still a good deal of work to
9 go, and the team will come back in spring --
10 so you have a very heavy six months ahead of
11 you -- with a proposed concept for the museum,
12 so I think everyone understands that. Mr.
13 Ames?

14 COMMISSIONER AMES: First of all,
15 let me tell you that I congratulate you on the
16 design of your building. It is absolutely
17 magnificent. I also, you know, congratulate
18 you on putting forth something for such a
19 worthy cause to have a museum that honors a
20 long history, but I've got to step further.

21 When I first was appointed to this
22 Commission, I went back and looked at what my

1 job really was, and one of the main things
2 that stuck out in my mind, it was to maintain
3 and sustain the integrity of Washington and
4 its parks.

5 So saying that you've done a
6 magnificent job on the building, which I think
7 -- I don't think there's any doubt that you've
8 done that and that it serves a purpose for a
9 very important thing to be honored, but I
10 think somewhere along the line the integrity
11 of the Mall has been completely left out, and
12 you have failed terribly at maintaining the
13 integrity of the Mall by the size and
14 overwhelming relation that it has to the
15 Washington Monument, as well as the Mall
16 itself.

17 As it stands today, I have a
18 really hard time, and I understand that
19 Congress did this. You know, we went through
20 a major battle with the Vietnam Memorial,
21 where Congress mandated it and we didn't have
22 a lot of choice.

1 I know that, you know, the efforts
2 that were put forth there caused it to go
3 underground. I'm not saying go underground,
4 but I'm going to tell you that I think you've
5 got to take a strong look at maintaining the
6 integrity.

7 You know, you talked a little bit
8 about the Mall itself, but you talked a lot
9 about the other buildings there, and I think
10 you've done a -- I think you've done a very
11 good job of blending in with the other
12 buildings and the monuments, you know, the
13 museums that they represent, but I don't think
14 we've done so good in maintaining the
15 integrity of the Mall itself, and with that,
16 I hope the next six months, when you come back
17 to this Commission, that that will be taken,
18 you know, into consideration a lot more than
19 I feel like it has at this point. Thank you.

20 CHAIRMAN BRYANT: Comments and
21 questions? Mr. May?

22 COMMISSIONER MAY: Yes, I have some

1 comments. Echoing what Commissioner Ames had
2 to say in some ways, the Park Service was
3 opposed to the use of this site for this
4 museum, for any museum, frankly, because of
5 its impact on the Mall and the Monument
6 grounds, and that's -- we know that that issue
7 was passed, and now we're looking at what will
8 this building be.

9 I think that, you know, I really
10 appreciate seeing this presentation, and
11 having seen the one that you gave at the
12 Commission of Fine Arts, I understand more
13 about the form of the building and the reasons
14 for it, particularly based on the last
15 presentation, because I think you really
16 explained well where this was coming from.

17 I think I also have to echo
18 Commissioner Ames on the concern about the
19 context, particularly with some things that
20 you showed in the presentation where, you
21 know, I think you've done a good job of
22 analyzing what some of the concerns are about

1 datum lines, and setbacks and so on.

2 But when you look at the form of
3 the building that you've designed and compare
4 that in the sort of aerial view to the Museum
5 of American History next door, it makes the
6 Museum of American History seem quite
7 diminutive in form. And it's a really big
8 building, and it's not diminutive. I mean,
9 when you're standing in front of it, it's a
10 massive, monumental kind of building, so it
11 makes me very concerned about how massive this
12 building will be.

13 Now, I understand the surface
14 treatments and the landscaping and things that
15 don't come across in that kind of diagrammatic
16 form, so I'm not -- I'm not totally alarmed
17 about it simply being just way too large.

18 It's just that I think that some
19 of the formal moves that you've made have --
20 may wind up, I think, fighting against you to
21 work it well with the context, and I really do
22 think that there is a lot more that needs to

1 be done in terms of addressing the context.

2 The analysis that you showed
3 indicated your understanding of the rest of
4 the museums on the Mall and the other
5 buildings in the immediate vicinity, but I
6 heard almost nothing about the Washington
7 Monument and the Monument grounds and the
8 relationship of this building to the Monument,
9 and the Monument clearly is the star of the
10 show in that zone of the Monument -- of the
11 Mall, so I think that future, as you continue
12 the design, your attention to the place that
13 this building in that particular site needs to
14 pay much, much closer attention to that.

15 I also would just want to
16 reiterate, I think, a concern that you've
17 heard before in other contexts that -- and
18 this is as much for the Smithsonian as it is
19 for designers, that you understand the process
20 to be that this is simply a design concept and
21 that there are going to be three truly varied
22 alternatives that will be developed as part of

1 the design, and we really do want to make sure
2 that that happens, because I think that there
3 is something that --

4 It's not just a matter of sort of
5 checking off the boxes and being able to do an
6 EIS and complete it and that sort of thing.

7 It really is an important design exercise,
8 because I think that you'll discover things.

9 By trying to take the same concepts and
10 approach and inspiration in some ways and
11 applying that to the context with some
12 different thinking, you'll wind up with, I
13 think, a significantly improved final project
14 design.

15 So we look forward to
16 participating in every avenue that the Park
17 Service can as that moves along, and I'm very
18 excited about the prospect of this. I think
19 this is going to be a very exciting building
20 when it's done, and it's a lot of hard work
21 between now and then. Thank you.

22 CHAIRMAN BRYANT: Mr. Hart?

1 COMMISSIONER HART: I think that
2 what you're showing us is very exciting. I
3 have heard what the other Commissioners have
4 said, and I am in agreement with the general
5 direction that they've outlined.

6 I'd like to add that while you
7 discounted that final fly-through image of
8 this brilliant box sitting on the Washington
9 Monument grounds, I would caution you to keep
10 in mind that the Washington Monument is really
11 the focus of the entire precinct, and in
12 keeping with, you know, the recent Executive
13 Order looking at environmental issues, we've
14 got dark sky initiatives and light pollution,
15 and so, being careful and considerate of that
16 particular context, I would not turn it into
17 a giant lantern.

18 CHAIRMAN BRYANT: Mr. Newton?

19 COMMISSIONER NEWTON: Yes, thank
20 you, Mr. Chairman. I also echo the comments
21 made previously, but I would like to commend
22 you on the interior. It is truly magnificent.

1 I think it is a stellar representation of good
2 design for something like a museum.

3 When I look at the other buildings
4 on the Mall, they tend to have a bit more
5 fenestration to them and less broad, planer
6 surfaces with one exception, and that's, of
7 course, the East Wing, but that, too, is
8 broken up in masses and glass so that it has
9 -- reduces the impactfulness of it as a large
10 block building.

11 I think one thing that was
12 distracting to me when you showed the view
13 down Constitution is that this really stuck
14 out at the end based on its form in comparison
15 to the adjacent building, and, of course, I'm
16 sure as a designer of such a significant
17 building you do want it to have its
18 significance represented in relationship to
19 the territory, but I would caution that it
20 possibly would be better to have some breakup
21 of the mass a bit and that some fenestration
22 or other elements of glass.

1 From the inside, this sort of
2 screen wall that allows light through I think
3 is a very magnificent treatment, but I am
4 concerned about this big, gold box sitting
5 along the lines of Constitution Avenue
6 adjacent to more staid but dignified presence
7 of the other museums on that side of the Mall.
8 So thank you very much.

9 CHAIRMAN BRYANT: Yes, sir.

10 COMMISSIONER MILES: I, too, want
11 to thank you for your presentation. We sort
12 of serve as the Congressional representatives
13 and haven't gone through those days on the
14 debate on this issue.

15 I do recall a lot of the argument
16 centering on sort of the concept of sort of
17 equity in terms of the storytelling and the
18 history, and I think there were great
19 comparisons made between the other structures
20 along Constitution Avenue in terms of height
21 and setbacks, but I'm wondering if, given the
22 fact I do understand we're working with

1 limited space, but the issue of square footage
2 compared to some of the other facilities along
3 that -- along sort of the north edge of the
4 Mall.

5 So I don't know if that's even an
6 aim or a consideration in terms of
7 comparability, but that's just sort of a
8 concern that I had at that issue, and I do see
9 that you go underground, which will obviously
10 capture more space, but you're working with a
11 limited space, a limited height, the setback
12 issues. I'm wondering the impact that then
13 has on sort of exhibit space, even though
14 we're on the end of the design phase and
15 concept, so if you could just keep that in
16 mind for the next presentation.

17 CHAIRMAN BRYANT: Yes, Harriet?

18 Ms. Tregoning?

19 COMMISSIONER TREGONING: Thank you,
20 Mr. Chairman. I just wanted to thank the
21 architects for being here today and sharing
22 with us both your design process that you're

1 going through, your inspirations and all of
2 that. I think that's also going to be a very
3 helpful context for us going forward as we
4 look at your subsequent -- your subsequent
5 proposals.

6 I don't envy you having to have
7 all this great input. Design by committee is
8 not the easiest thing, and we're not the only
9 body that you have to be before, so I think,
10 you know, it's enough to say that it'll be a
11 challenge, but I do kind of want to recognize
12 the point that my colleague just made, which
13 is that in some ways I think the comments
14 about form and about context are important,
15 but in some ways I wouldn't want this to be
16 another big, white beaux-arts, you know, on
17 the Mall.

18 I mean, I think that says
19 something about what it is, also, so I'm
20 expecting to see something different,
21 something exuberant, something that says what
22 it is, and I welcome the opportunity to look

1 at your subsequent designs and commend you on
2 the work you've done so far. Thank you.

3 COMMISSIONER TURNER: I'd like to
4 echo Ms. Tregoning's comments. I think that
5 the building is absolutely exquisite. I think
6 that the direction that you're going is going
7 to create something that is unique but yet
8 does complement the other buildings that are
9 there.

10 While I appreciate all of the
11 comments of my Commissioners, I differ from
12 them in that I think that the direction of
13 making something that stands out and within
14 the constraints that you've been given, you've
15 made a big headway in that direction.

16 So I look forward to the future
17 designs, and I hope that your task force is
18 talking closely with the NCPC staff so that
19 you can get real specific about what in terms
20 of form, style, et cetera, will be acceptable
21 so that when you come back to us the next
22 time, you will have something that really is

1 in line with where the rest of the Commission
2 is thinking. Thank you, but I commend you on
3 your work and look forward to the next phase.

4 CHAIRMAN BRYANT: Mr. Miller.

5 COMMISSIONER MILLER: I just wanted
6 to share Ms. Turner's and Ms. Tregoning's
7 comments, as well. In particular, I think the
8 color, the contrast of the color between other
9 buildings and the Monument. I think it's
10 important that the Monument have its own
11 presence, continue to have its own presence.

12 I do share the concern about --
13 and it's the two-trapezoidal, whatever forms
14 those are on the top are exquisite, and what
15 it creates inside is also very exciting. I do
16 have concern about that lower form that
17 protrudes into the Constitution Avenue public
18 space, it seems. In a way, it's different
19 than the other buildings along the -- along
20 Constitution Avenue, and if that can be
21 minimized I think would be a good direction to
22 go, as well. Thank you.

1 CHAIRMAN BRYANT: Other comments or
2 questions? Mr. Acosta from the staff?

3 MR. ACOSTA: Thank you, and thank
4 you. I'd like to thank the architects for
5 their presentation today, and obviously we'll
6 continue to work with the Smithsonian in order
7 to get a design that will certainly reflect
8 the Commission's issues but also respect the
9 great job the Smithsonian has to do in terms
10 of constructing this museum.

11 I'd also like to take this
12 opportunity to thank Harry Rombach, who opened
13 up the presentation. It is his -- he is
14 retiring after 28 years of service to the
15 Federal Government. We've worked with him for
16 many years, and I'd just like to thank him for
17 a job well done.

18 CHAIRMAN BRYANT: Thank you very
19 much. I know you've traveled far to make this
20 presentation today, and we look forward to
21 continuing a very, very close working
22 relationship going forward, so thank you.

1 I'm going to Item 5 on the agenda.
2 This is an action item, the National
3 Institutes -- the National Institute of
4 Standards and Technology, and the action item
5 will be approving the Master Plan Update.
6 From staff, it's Mr. Weil.

7 NATIONAL INSTITUTE OF STANDARDS AND
8 TECHNOLOGY 100 BUREAU DRIVE,
9 GAITHERSBURG, MARYLAND - MASTER PLAN UPDATE

10 MR. WEIL: Good afternoon, Mr.
11 Chairman, members of the Commission. This is
12 a master plan update for the National
13 Institute of Standards and Technology,
14 otherwise known as NIST, in Gaithersburg,
15 Maryland.

16 The campus is located
17 approximately 12 miles northwest of the city,
18 as shown in this regional map by this red dot.
19 It's fully encompassed by the incorporated
20 city of Gaithersburg, Maryland, and this is a
21 zoning map from Gaithersburg that shows the
22 multiple uses that are directly adjacent to

1 the campus.

2 The greens are residential
3 neighborhoods. There is a lot of mixed use in
4 this orange area and medium to higher density
5 residential areas in these green areas, and
6 the pink and the brown shaded areas are
7 commercial, retail, and relatively low one- to
8 two-story commercial office spaces.

9 NIST is a non-regulatory federal
10 agency within the Department of Commerce that
11 advances measurement science, standards, and
12 technology and has utilized its current
13 headquarters campus for research since 1962.
14 The campus houses laboratories for physics,
15 information technology, chemical science,
16 electronics, and electrical engineering
17 materials and building and fire research.

18 NIST has submitted their Master
19 Plan Update for several reasons. Number one,
20 many of the 1960s-era buildings are in need of
21 modernization. The last time the Master Plan
22 Update was submitted to NCPC was in 1972, and

1 there were a number of projects that were
2 never constructed due to a lack of funding.

3 NIST wishes to create a much more
4 sustainable campus, and NIST also recently
5 funding through the American Recover and
6 Reinvestment Act of 2009, and this is a list
7 of the four projects that are brand new
8 planned proposed developments on campus that
9 will be funded through ARA, or the American
10 Recovery and Reinvestment Act.

11 This is a map from the 1972 Master
12 Plan Update. The red dots denote projects
13 that were -- although approved by NCPD through
14 this Master Plan Update, they were never
15 constructed due to a lack of funding.

16 This is an -- excuse me -- an
17 existing conditions aerial view of the campus.
18 If you notice, a vast majority of the
19 development is located in the north central to
20 northwestern part of the campus, and please
21 note that to the right side of the slide is
22 north. Up is west, and down is east, and so

1 I've tilted, rotated this campus view by 90
2 degrees.

3 There are six campus gates onto
4 the campus. Gate A is the main gate, and that
5 services both visitors and employees. It's
6 open 24/7 to NIST employees. It's open during
7 normal weekly business hours to visitors.

8 Gates D and E are closed currently
9 due to security concerns. F, B, and C -- F,
10 B, and C are employee-only access gates that
11 are only open during the normal business week
12 to employees.

13 One other feature of the campus is
14 if you note the eastern to southeastern
15 portion of the campus is primarily a green
16 open space. These photos give you a flavor of
17 the campus setting. It's very suburban, very
18 green and open.

19 This shows a conceptual
20 development framework for the campus
21 development pattern. This U-shaped brown area
22 is the internal campus circulation system made

1 up of surface parking lots and an internal
2 campus roadway system.

3 These white with brown flecked
4 clusters on the campus map show the on-campus
5 development. The light green areas are
6 sparsely wooded green open space, and the
7 darker green shaded areas are woodlands, and
8 the kind of teal from the eastern part of the
9 campus are lakes.

10 There are five Master Plan Update
11 principles: one, to prioritize projects to
12 advance research initiatives, maintain
13 facilities investment, support energy
14 conservation sustainability, and enhance the
15 work environment; number two, to minimize the
16 impact of future development on the
17 surrounding communities, to construct future
18 development projects to meet NIST's highest
19 priority strategic needs, to enhance security
20 measures on the campus, and to help NIST to
21 meet its ongoing mission and strategic goals.

22 This shows a comparison, a side-

1 by-side comparison between the existing land
2 use map and the proposed future update. As
3 you notice in the proposed future update, the
4 planned projects are shown in orange around
5 campus.

6 And the other main difference
7 between the existing land use map and the
8 future map is this portion of the campus right
9 here, which is currently classified as open
10 green space, and this very northern tip of the
11 campus, which is currently classified as open
12 buffer space, those two areas are being
13 relabeled as future development -- excuse me.
14 They're being reclassified as for future
15 development, future research purposes.

16 This summary table shows the
17 update proposal and its numerical impact.
18 Basically, NIST is not proposing to expand its
19 campus at all. There will be no growth in
20 total campus employment, and the employee
21 parking spaces are not projected to grow.
22 They will not grow.

1 Assuming all of these projects get
2 constructed over the next 11 years, in 2020
3 the building area will increase slightly over
4 20 percent, and these projects include the --
5 excuse me -- 640,000 square feet of projects
6 that were approved but never constructed
7 through the 1972 Master Plan Update and a few
8 projects which make up 115,000 growth square
9 feet through this current 2009 Master Plan
10 Update.

11 This development map actually
12 shows the future proposed projects. Projects
13 in dark purple were the projects that were
14 previously approved through the 1972 Master
15 Plan Update. Projects shown in blue are newer
16 proposed projects. Please note the four
17 American Recovery and Reinvestment Act
18 projects, which are included in the newer
19 project category as part of this 2009 Master
20 Plan Update.

21 Like many federal agencies, NIST is
22 in the process of applying a green, more

1 sustainable approach to their day-to-day
2 operations in existing facilities. The next
3 slide will highlight both current and future
4 projects that are transforming the NIST campus
5 into an example for other research-related
6 campuses.

7 One of the future proposed ARRA-
8 funded projects on campus is the new Net Zero
9 Energy Residential Test Facility shown here in
10 this slide. That will replicate a typical
11 house found in suburban Maryland with
12 approximately 2,500 square feet, two stories,
13 a basement, and a garage, and this facility
14 will generate as much energy as it uses. The
15 house will enable evaluation and serve as a
16 test facility to demonstrate measurement
17 science for building energy technologies.

18 Two 30 by 40 foot helium recovery
19 stations will substantially reduce NIST's need
20 to purchase liquid helium in the future, which
21 it uses for research purposes, conserving both
22 a scarce natural resource and eliminating

1 common supply disruptions.

2 In January 2008, a major
3 conservation project was completed that pumps
4 water from two underground laboratory wings,
5 which was necessary to keep this subgrade
6 floor area dry, into the steam and chilled
7 water generating plant, saving NIST
8 approximately \$130,000 a year. The project
9 was recognized by the U.S. Department of
10 Commerce's 2009 Environmental Stewardship
11 Award.

12 NIST currently owns 13 alternative
13 fuel vehicles, one hybrid vehicle, and leases
14 68 additional alternative fuel vehicles from
15 GSA. The campus also has its own CNG
16 refueling station and is in the process of
17 installing an E85 refueling pump, as well, and
18 in 2001, a 28-kilowatt solar cell system was
19 installed on the roof of the main
20 administration building that provides enough
21 electricity annually to light four of its
22 floors.

1 A key component of its
2 sustainability efforts is a robust
3 Transportation Management Plan that is being
4 submitted along with this Master Plan Update.
5 A robust -- this robust TMP has helped NIST
6 minimize its traffic and parking impacts in
7 the past, and the current Master Plan Update
8 is coupled with this revised TMP that will
9 further encourage non-single occupant vehicle
10 travel.

11 The current Transportation
12 Management Plan is based on a NIST shuttle
13 system. The internal system began operation
14 in 1974, and its service to the Shady Grove
15 Metrorail system is part of an external route.

16 By the way, the Shady Grove
17 Metrorail Station is the closest station to
18 this campus. That began operation in 1988.
19 The shuttle provides regular service between
20 the station and NIST campus twice an hour, at
21 15 and 45 minutes past the hour, from 7:00
22 a.m. to 6:00 p.m. Monday through Friday.

1 In addition, the shuttle also
2 provides service between campus and the
3 closest commuter rail station in Gaithersburg,
4 which -- and this service more recently began
5 in 2007. In addition, there are also four
6 Montgomery County ride-on bus routes and one
7 Metro bus route that provide direct service to
8 the campus.

9 This is one of the main components
10 of their -- of their TMP. This is a commuter
11 mode choice table that shows how a breakdown -
12 - percentage breakdown of how NIST employees
13 arrive at campus both in 2008 and in 2020, and
14 these are the goals.

15 So, for example, approximately 70
16 percent of NIST employees commuted to campus
17 every day using single occupant vehicles, and
18 this new TMP has a mode share goal of 60
19 percent in 2020. Approximately 15 percent of
20 NIST employees utilized transit to commute to
21 campus, and NIST hopes to raise this mode
22 share up to 20 percent by 2020.

1 The updated TMP is fairly robust,
2 as illustrated by this list of provisions
3 contained in the plan, which fosters transit
4 usage and discourages single-occupant vehicle
5 commuting. Several of these measures I would
6 like to highlight include creating a website
7 to serve as a central clearinghouse for
8 information on NIST's transit and travel
9 demand management programs, hiring a full-time
10 Transportation Coordinator to manage the NIST
11 TDM Program, improving the internal campus-
12 wide and off-campus bicycle and pedestrian
13 network by constructing bicycle lanes and
14 widening existing multi-use pathways, and
15 expanding telecommuting and flexible schedule
16 options for NIST employees.

17 In addition to the current transit
18 service in and around the NIST campus, one
19 future transportation project of note is the
20 planned Corridor Cities Transitway. Here's
21 the NIST campus right here, right in
22 Gaithersburg, and the Transitway -- the

1 planned Transitway would provide an important
2 linkage between the closest Metrorail station,
3 shown here by the blue M, a large planned
4 mixed use development cluster called the Life
5 Sciences Center, shown by the purple ring, and
6 the NIST campus, shown by the orange line.

7 The fully complete Life Sciences
8 Center development would contain approximately
9 18 million square feet of retail, residential,
10 office, and research space to accommodate
11 approximately 40,000 biotech-related jobs.
12 This proposed future transit alignment is
13 located directly adjacent to the western side
14 of the NIST campus and would be served by
15 either light rail transit or bus rapid
16 transit.

17 This slide just illustrates that
18 NIST has coordinated this Master Plan Update
19 with the state, primarily through its ongoing
20 corridor cities transit and planning efforts
21 and also with the county and the City of
22 Gaithersburg through the Maryland Department

1 of Planning State Clearinghouse.

2 The proposed Master Plan Update is
3 consistent with the federal elements of the
4 Comprehensive Plan for the National Capital
5 and particularly conforms to many of the goals
6 and policies of the federal workplace and
7 transportation elements of the Plan.

8 A programmatic -- a programmatic
9 EA was completed in accordance with the
10 National Environmental Policy Act and resulted
11 in a finding of no significant impact for the
12 planned future improvements, and the Maryland
13 State Historic Preservation Office has
14 confirmed that there are no historic
15 properties on the campus eligible for the
16 National Register at this time due to their
17 age.

18 As a result, it is the Executive
19 Director's recommendation to the Commission to
20 approve this Master Plan Update for the
21 National Institute of Standards and Technology
22 in Gaithersburg and to commend the NIST for

1 its ambitious Transportation Management Plan
2 and innovative water conservation effort that
3 was awarded the 2009 U.S. Department of
4 Commerce Environmental Stewardship Award. And
5 that concludes my presentation.

6 [INSERT - NATIONAL INSTITUTES OF STANDARDS AND
7 TECHNOLOGY]

1 CHAIRMAN BRYANT: Thank you, Mr.
2 Weil. Questions or comments? Mr. Miller,
3 then Mr. Hart.

4 COMMISSIONER MILLER: In describing
5 the Transportation Management Plan as
6 ambitious, I'm just curious as to -- it didn't
7 seem to me particularly ambitious to raise the
8 rail, the amount -- number -- percentage of
9 employees who are using rail from 14.9 percent
10 to 20 percent in an 11-year period. It just
11 didn't seem like -- it just didn't seem
12 particularly ambitious to me.

13 MR. WEIL: You know, I mean, as
14 staff we have to weigh these cases, you know,
15 obviously on a situation-by-situation basis.
16 The NIST campus is located at the very end of
17 the red, you know, Metrorail line. A lot of
18 the connectivity in this part of the county is
19 north-west. It's not east-west, as you would
20 get more of, you know, as you tend to locate
21 closer into the city.

22 So you're right. I mean, at first

1 glance that percent does not appear to be, you
2 know, a significant increase, but it was my
3 opinion that based on its geographic location
4 and situation that it, you know, that it was
5 a pretty sizeable increase.

6 CHAIRMAN BRYANT: Mr. Hart?

7 COMMISSIONER HART: Along the same
8 lines, you had a slide that showed employment
9 now and in the future.

10 MR. WEIL: Right.

11 COMMISSIONER HART: Am I correct in
12 assuming that there is no growth in
13 employment?

14 MR. WEIL: There is no projected
15 growth, and the reason why there is a
16 potential for 20 percent growth in building
17 area yet no employment growth, that is all
18 research space, so it's not the same
19 relationship. If you were going to grow
20 office space or retail space by 20 percent,
21 you know, it would follow logic that that
22 employment or that, you know, in the office or

1 retail space would grow by about 20 percent,
2 as well.

3 This is research space, and a lot
4 of the buildings are 1960s mid-to-late era,
5 and the main purpose of this update is to
6 update that research space up to 2009
7 standards, and a lot of that space is just
8 decompression space.

9 Right now, with the existing
10 facilities, it's pretty cramped from my
11 understanding and discussions with NIST staff,
12 and a lot of that space is also things like
13 internal infrastructure like duct work and
14 pipes and wiring that the heavy machinery that
15 is used in this research requires.

16 COMMISSIONER HART: And on that
17 same slide it had the parking for the campus
18 remaining unchanged.

19 MR. WEIL: Correct.

20 COMMISSIONER HART: The parking
21 ratio remaining unchanged, which doesn't seem
22 to tie back in to the Transportation

1 Management Plan.

2 MR. WEIL: Right. You're right.

3 You know, you know, again, it's a judgment
4 call. There is a possibility that the
5 Corridor Cities Transitway could, you know,
6 run right by the NIST campus in the future.

7 You know, this Master Plan
8 Proposal Update was not proposing to grow
9 employment. It was not proposing to increase
10 parking, and so, you know, staff, I guess, saw
11 it that we should keep the employee-to-parking
12 ratio the same.

13 However, in discussions with NIST
14 staff, there is a recognition that Montgomery
15 County is definitely on the verge of becoming
16 a much more urban county. The NIST campus is
17 suburban, and --

18 COMMISSIONER HART: I was just
19 seeing a disconnect between what the Master
20 Plan is proposing from a transportation
21 perspective to the physical accommodation for
22 private vehicles. There's no change, so

1 unless there is something in the Master Plan
2 that puts teeth in getting people out of their
3 cars and into, you know, more transit-oriented
4 options, I don't see how that's going to
5 change.

6 MR. WEIL: You know, the only thing
7 that would change that would be -- I mean,
8 NIST is very serious about following their
9 Travel Demand Management Plan, and, you know,
10 if they are successful in increasing that
11 transit mode share and reducing the single
12 occupant vehicle commuting mode share, that
13 would take away --

14 They would shift that reduction of
15 need in employee parking to visiting parking
16 and other parking that they actually --
17 there's a lot of demand for. So, assuming
18 that that Travel Demand Management Plan is
19 successful, that would gradually take away a
20 little employee parking, as well.

21 COMMISSIONER HART: I'd be more
22 convinced, though, if I saw in the Master Plan

1 a reduction of, you know, surface parking over
2 the years that matches your, you know, shift
3 of modal use. Okay.

4 COMMISSIONER GREENWALD: Hi. There
5 are two areas I want to talk about. I think
6 at one point you talked about they were going
7 to take some of the current green space and
8 turn it into space that would be for future
9 use. What does that really entail?

10 MR. WEIL: Well, from my
11 understanding, and there's a person here from
12 NIST, you know, if you'd like to get into more
13 detail, that is not necessarily building
14 space. Apparently, NIST has to do periodic
15 intermittent short-term research that's not in
16 buildings.

17 You know, apparently they can do
18 this research out in fields. These are uses
19 that they don't necessarily want near -- you
20 know, they're not accommodated by buildings,
21 and so that really is just a preserve of space
22 for potential future research purposes.

1 COMMISSIONER GREENWALD: So it will
2 remain green?

3 MR. WEIL: Most of it will, yes.

4 COMMISSIONER GREENWALD: Okay.

5 MR. WEIL: In talking to NIST
6 staff, the portion of the campus on the very
7 northern part is likely to have more potential
8 future buildings, probably a higher density
9 than exists presently on campus, because it's
10 right at a major intersection where there is,
11 you know, more density in the building.

12 The spot that's kind of in the
13 south to southeastern part of the campus, the
14 part that's probably about 80 percent of that,
15 closest to the roadway -- and I can bring up
16 the map. I know it's hard to visualize --
17 will not be -- will not be -- it will not be
18 built upon.

19 COMMISSIONER GREENWALD: Okay, and
20 then the other question was how long is the
21 ride from Shady Grove on the NIST shuttle?

22 MR. WEIL: That is a good question.

1 I would -- feel free to correct me if I'm
2 wrong. I would guess probably about ten
3 minutes.

4 COMMISSIONER GREENWALD: Okay. So,
5 just sort of jumping along, you know, I also
6 felt that this wasn't necessarily a very
7 strong plan to reduce cars. As I was just
8 discussing, I don't own a car. I live in the
9 city, and I would not consider NIST as a place
10 where I would work. Two shuttles an hour and
11 only a ten-minute ride shows that they could
12 run shuttles more often, in my opinion.

13 MR. WEIL: It's all relative.

14 COMMISSIONER GREENWALD: Right.
15 That's it, I guess.

16 COMMISSIONER TREGONING: I find it
17 almost ironic that we're looking at this plan
18 after we talked about the Executive Order.
19 You know, it seems like, obviously, this is a
20 place that's already been cited.

21 We're not going to be moving it,
22 but the Executive Order would probably suggest

1 in the future that you wouldn't cite a
2 facility like this in this kind of a location
3 in such an auto-dependent sort of way, and
4 what also kind of disturbs me is that it does
5 have a context that is classified neighborhood
6 commercial, urban employment, medium density
7 residential, but it cuts itself off from that
8 context, you know, in this campus setting and
9 has, you know, for security or whatever
10 reasons has closed, you know, has actually
11 decreased the connectivity to the surrounding
12 community.

13 American houses take 11 trips per
14 household per day. Only, you know, two of
15 them, 15 percent, basically, are to commute.
16 The other 85 percent are for all kind of other
17 things, and everyone who works here, it looks
18 like, would be in their car to make those
19 other trips, even though there are things that
20 are proximate where that wouldn't necessarily
21 be required.

22 So I feel very strongly that we

1 should in no way commend this as an ambitious
2 Transportation Management Plan and instead
3 encourage them to make it an ambitious
4 Transportation Management Plan. Commend the
5 innovative water conservation effort, but, you
6 know, I don't think the Commission can call
7 this an ambitious TMP, you know, by any means.

8 And I think I very much agree with
9 my other colleagues about, you know, that this
10 -- the goals aren't very ambitious. It
11 doesn't -- it doesn't do much. The context
12 is, you know, is urbanizing, and they could --
13 they could certainly make a lot more of their
14 trips, I think, by some other mode.

15 There's a little bullet here in
16 the TMP that talks about Maryland Department
17 of Housing and Community Development's Smart
18 Keys Program. I think that's a live-near-
19 your-work program. Is that right?

20 MR. WEIL: Correct.

21 COMMISSIONER TREGONING: So is the
22 suggestion here that the Federal Government

1 would be participating in that state program
2 to encourage people to live near the NIST
3 campus? Is that the implication? Does the
4 Federal Government do that?

5 MR. WEIL: I would -- I would guess
6 it does. I don't know if Susan Cantilly, the
7 NIST representative, would like to comment.

8 COMMISSIONER TREGONING: I mean,
9 that is actually very innovative. If you're
10 doing that, I'd love to hear more about it.

11 CHAIRMAN BRYANT: This must be one
12 of the consultants.

13 MS. CANTILLY: Hi, I'm Susan
14 Cantilly from NIST, and I cannot specifically
15 address your question.

16 COMMISSIONER TREGONING: Could you
17 get back to the Commission with this? Because
18 if you are a federal agency who is
19 participating in a state live-near-your-work
20 program, providing -- which means the Federal
21 Government, along with the state, as well as
22 the city, would be providing benefits to

1 employees to live proximate to the NIST
2 campus, I think that would be a fantastic
3 precedent to be setting.

4 MS. CANTILLY: Right. I am not
5 aware that we're providing any benefits.

6 COMMISSIONER TREGONING: Right, and
7 yet it's a bullet in this document that talks
8 about the TMP, so if you could get back to us
9 to clarify, that would be very helpful.

10 MS. CANTILLY: Sure. Can I address
11 your comment about why NIST is located where
12 it is?

13 COMMISSIONER TREGONING: No. I
14 mean, I don't need to --

15 MS. CANTILLY: There is a specific
16 reason why the Federal Government put NIST
17 there, and it's because of the vibration
18 sensitivity of the research, and that's why a
19 lot of the buildings are clustered in the
20 center.

21 The research buildings are
22 clustered in the center of the campus, and

1 there is the -- it's a huge campus. There's
2 a lot of green space, but it is to protect the
3 research from the surrounding transportation
4 modes that do cause some vibration in the
5 buildings.

6 COMMISSIONER TREGONING: Right.

7 You know, we're not going to rehash why you're
8 there, and that's -- and that's not the point
9 of the comment, but, if anything, the
10 direction is to reduce the connectivity, even
11 the pedestrian connectivity, you know, by
12 closing gates to the rest of the community
13 that would enable people to more easily meet
14 their daily needs without having to be in
15 their cars. That was the point of it, but
16 thank you.

17 MS. CANTILLY: Okay.

18 MR. WEIL: Point well taken.

19 CHAIRMAN BRYANT: Yes, sir? I'm
20 sorry.

21 COMMISSIONER MILES: Just before
22 you go, I think one of the slides mentioned

1 sort of the reliance on telework or
2 telecommuting, which dovetails nicely to some
3 work both the House and Senate is preparing to
4 do Federal Government-wide, so it would be
5 good if you could get back to us on sort of
6 NIST-specific telework.

7 How many are participating? Do
8 you have a formal program? Obviously, we're
9 going to be encouraging greater numbers to
10 telework in the coming years, which may
11 dovetail nicely with taking folks off the
12 roads, so that would be helpful on NIST's
13 telework -- current telework program.

14 And the only other question I had
15 was where is NIST in relation to the whole --
16 I guess it's the Intercounty Connector which
17 comes off of 270, also. It may be further
18 south or north.

19 MR. WEIL: It is -- I don't know if
20 we can bring the map -- bring the presentation
21 back up, Max.

22 COMMISSIONER MILES: Which may work

1 the reverse in terms of easing commutes for
2 some folks, but just take that into
3 consideration.

4 MR. WEIL: Right. It's pretty
5 close. This is -- this is the NIST campus, of
6 course, right here. This is a spur, which
7 basically ends at the Shady Grove Metro
8 station right now, called 370, and the western
9 end of the ICC will be right here.

10 So it's, I mean, it's relative,
11 and you're right. That would greatly improve
12 east-west connectivity across county there.
13 However, I mean --

14 COMMISSIONER MILES: North-west.

15 MR. WEIL: It's going to be a toll
16 facility, so it's not, you know, general, you
17 know, general travel lanes, but that's worth
18 noting, as well.

19 COMMISSIONER TREGONING: So mass
20 transit will be allowed.

21 MR. WEIL: That's correct. That's
22 correct.

1 CHAIRMAN BRYANT: Additional
2 comments or questions? You've heard the
3 presentation, and the recommendation is before
4 you from the Executive Director. I've heard
5 concerns over -- I mean, the motion would be
6 to approve and commend.

7 I've heard concerns over the level
8 of enthusiasm for the commendation, as well as
9 perhaps the ambitiousness of the TMP. Ms
10 Tregoning or anyone else, do you have any
11 amendments to offer for the -- for the motion?

12 COMMISSIONER TREGONING: I would
13 like to make an amendment, if I may. I would
14 like to amend the Executive Director's
15 recommendation to state -- that encourages
16 NIST to develop a more ambitious
17 Transportation Management Plan and commends
18 its innovative water conservation effort, and
19 then it continues on.

20 CHAIRMAN BRYANT: That's a motion.
21 Is there a second?

22 COMMISSIONER TURNER: Second.

1 CHAIRMAN BRYANT: It's been moved
2 and seconded. Is there further discussion on
3 that motion? And I have a question to
4 encourage -- what is the process for reporting
5 back on if they are to make additional
6 changes? Is there a need to report back?

7 COMMISSIONER AMES: My
8 understanding would be no, because we're
9 giving them approval for their Master Plan.
10 Her amendment really doesn't amount to a lot,
11 because it's just a recommendation. I mean,
12 do whatever you want to do, but that's the way
13 it is.

14 COMMISSIONER TREGONING: I
15 acknowledge that. It's just hard for me to
16 call it ambitious.

17 CHAIRMAN BRYANT: Understood.
18 Additional comment? Hearing none, all in
19 favor say, Aye.

20 PARTICIPANTS: Aye.

21 CHAIRMAN BRYANT: Opposed, No.

22 COMMISSIONER MCGILL: No.

1 CHAIRMAN BRYANT: One no. Thank
2 you.

3 MR. WEIL: Mr. Commissioner?

4 CHAIRMAN BRYANT: Please?

5 MR. WEIL: Chairman, excuse me.

6 Were you also asking about the process of
7 getting back to Ms. Tregoning?

8 CHAIRMAN BRYANT: No, I think my
9 question was answered.

10 MR. WEIL: Okay.

11 CHAIRMAN BRYANT: Yes.

12 MR. WEIL: Okay.

13 CHAIRMAN BRYANT: Thank you, Mr.
14 Weil.

15 MR. WEIL: Thank you.

16 CHAIRMAN BRYANT: Thank you. Item
17 5B is the Bureau of Engraving and Printing on
18 14th Street. We have a presentation, and this
19 is an action item. The proposed action
20 requested would be the approval of comments on
21 the concept design. Mr. Dettman?

22 BUREAU OF ENGRAVING AND PRINTING

1 310 14TH STREET, NW, WASHINGTON, D.C.

2 REHABILITATION AND ADDITION TO

3 TOUR ENTRANCE BRIDGE

4 MS. DETTMAN: Good afternoon, Mr.

5 Chairman and members of the Commission. The

6 Department of the Treasury has submitted for

7 concept review a proposal for the

8 rehabilitation and addition to the tour

9 entrance bridge at the Bureau of Engraving and

10 Printing Main Building located at 310 14th

11 Street, S.W.

12 The project is located in the

13 southwest quadrant of Washington, D.C. and in

14 close proximity to the project site which you

15 see here indicated in red, the National Mall,

16 West Potomac Park, and Tidal Basin along the

17 north and the west, the Jefferson Memorial and

18 East Potomac Park to the south, and to the

19 east of the project site is the area commonly

20 known as the Southwest Federal Center.

21 Here is a closer look at the

22 project site and its immediate surroundings.

1 The Bureau of Engraving and Printing Main
2 Building is shown here with its main facade
3 along 15th Street and its four projecting
4 wings in the direction of 14th Street along
5 the east side.

6 Immediately to the north you have
7 the U.S. Holocaust Memorial Museum, and then
8 further to the north is the historic red brick
9 Auditor's Building, which was actually the
10 original home to the BEP. Directly south is
11 the Liberty Loan Building, a Government office
12 building occupied by the Treasury, to the west
13 the National Mall and West Potomac Park, and
14 to the east you see the Bureau Annex Building
15 and to the north of that the headquarters to
16 the Department of Agriculture.

17 Here is one last look at the
18 project site looking west, the main facade of
19 the main building along 15th Street. Here are
20 those four wings projecting out towards 14th
21 Street running along in this on.

22 The four wings create three

1 courtyards, which are actually below grade.
2 They're below the existing grade of 14th
3 Street here. Again, to the south is the
4 Liberty Loan, and to the north is the
5 Holocaust Museum.

6 The scope of the project is
7 located in the middle courtyard shown here and
8 actually specifically the tour entrance
9 bridge, which you can kind of see here, which
10 provides the pedestrian connection from 14th
11 Street into the main building.

12 By way of background, the Main
13 Building was constructed in 1914 in response
14 to the Bureau having outgrown its offices in
15 the Auditor's Building, which you can kind of
16 see in this image on the left. The building
17 was designed with two distinctively different
18 facade treatments, which respond to its
19 surroundings, as well as its intended
20 industrial use.

21 For instance, along 15th Street the
22 building has a very classical and monumental

1 colonnade, which doesn't reflect, as you can
2 see in this picture, its existing surroundings
3 at the time, which you might see some tempos
4 or some greenhouse that support the
5 Agriculture Building, but instead the building
6 was designed to reflect the vision of the 1901
7 McMillan Plan, which called for a very formal
8 park-like setting and the extension of the
9 north-south access between the White House and
10 what eventually became the Jefferson Memorial.

11 Along 14th Street, the building is
12 much more industrial, with its wings extending
13 towards 14th Street and its courtyards
14 designed to provide air and light into the
15 production areas of the printing facility.
16 The building is listed on the National
17 Register and has long been held as a fairly
18 specifically historic building in the
19 monumental core.

20 The entrance building or the
21 entrance bridge was constructed at the same
22 time as the main building and was originally

1 an unenclosed steel structure, steel truss
2 structure, as you can see in these two photos
3 showing the bridge under construction around
4 1912-1914, and here is a picture shortly after
5 construction was completed on the main
6 building in 1914.

7 Originally, the bridge was
8 intended solely for the use by Bureau
9 employees. However, by 1916 it was being used
10 heavily by employees, as well as visitors,
11 business visitors to the Bureau.

12 This ultimately led to the BEP
13 deciding to renovate the bridge in 1929 in
14 order to provide a more comfortable area for
15 visitors to enter the building. The
16 renovation included the enclosure of the
17 bridge with metal panel walls and single pane
18 windows, as can be seen in this photo taken in
19 the 1970s.

20 In the 1940s, the trolley
21 turnaround was constructed below 14th Street,
22 which led to most Bureau employees entering

1 the main building using a tunnel that was
2 constructed below the bridge, and over time
3 the bridge eventually became the primary
4 entrance for tourists wishing to take the
5 production tour, which was established in
6 1965. Today, the bridge remains largely as it
7 was renovated following that project in 1929.

8 In preparation for it's
9 sesquicentennial in 2012, BEP wishes to expand
10 and enhance its public tour experience, in
11 part by rehabilitating the existing entrance
12 bridge and exhibit gallery located along the
13 bridge. With this project, BEP is striving to
14 accomplish several goals.

15 In terms of the interior space,
16 the Bureau wishes to update its exhibits and
17 special programs and the overall exhibit
18 space, improve visitor circulation through
19 security, the information desk, and the
20 progression through exhibits and the
21 production tour, to provide an orientation
22 theater, and to organize the interior space in

1 order to accommodate tour ticket holders and
2 non-ticket holders who want to just visit the
3 exhibit gallery along the bridge.

4 Currently, visitors who are unable
5 to acquire one of the production tour tickets
6 that are given out in the morning, the non-
7 ticket holders are not able to access the
8 exhibits along the bridge, so the BEP is
9 looking to rectify that condition.

10 The goals for the exterior
11 renovation of the bridge include reducing
12 queuing and congestion that currently takes
13 place along the 14th Street sidewalk by
14 providing a small queuing plaza to the north
15 of the entrance bridge, creating a visual
16 identity for the Bureau, providing information
17 and way finding signage, and showcasing the
18 historic structural elements of the entrance
19 bridge by replacing its current enclosure with
20 something much more transparent.

21 This is a diagram showing the site
22 plan of the existing conditions. The entrance

1 bridge is outlined in red here. These two
2 areas here are open to below. This is the
3 lower courtyard, and here you have the
4 entrance bridge extending towards 14th Street.

5 Fourteenth Street is located along
6 the right side of this graphic, and what you
7 also see is a elevated curbside planter, which
8 was approved by NCPC in 1996 as part of a
9 larger building and site improvement project.

10 Visitors that are taking the
11 production tour queue along 14th Street in
12 this direction along the sidewalk. After
13 going through security, they experience a
14 series of exhibits that take place along the
15 edges of the bridge, and they enter the main
16 building and move into the galleries that look
17 down onto the production tour.

18 Mechanical equipment is also
19 located in this small bump-out area to the
20 north, as well as to the south, and this
21 project will actually relocate that equipment.

22 Here are some photos of existing

1 conditions here from the sidewalk on 14th
2 looking south. You can start to see how
3 tourists queue along the sidewalk.

4 This is looking at the existing
5 entrance to the bridge, and you're starting to
6 pick up a staircase that leads down to the
7 lower courtyard, which was constructed in
8 order to provide access to the trolley
9 turnaround in the 1940s. You can also see
10 that in the -- in the site diagram there.

11 Again, to the north of the bridge
12 you see the length of the northern facade
13 looking toward the main building, and this
14 second photo is from the lower courtyard
15 looking up. There you can see the staircase,
16 the trolley turnaround, which actually still
17 exists below, and here's 14th Street above.

18 Here are some photos to the south
19 of the bridge. You see the queuing for the
20 public tour and the constrained condition
21 along the sidewalk. This is looking along the
22 southern facade of the entrance bridge.

1 You can start to see the existing
2 enclosure, and this is from the lower
3 courtyard looking up again towards the facade
4 of the south side and then up towards the
5 existing entrance vestibule and tourist
6 queuing along 14th Street.

7 This is the proposed site plan of
8 the -- for the renovation of the bridge,
9 again, 14th Street along the right with the
10 elevated curbside planter. This is the --
11 this area indicates the small queuing plaza
12 that will be built out over the existing
13 stairway.

14 The bridge in and of itself will
15 be renovated, and new exhibits will be located
16 along the bridge, as long -- as well as a new
17 entry vestibule, where tourists will go
18 through security, pick up their tickets at the
19 information desk, go through a series of
20 exhibits, and in this area where there
21 currently is mechanical space, a live
22 demonstration area will be located. And a

1 small addition to the entrance bridge will be
2 located in this area to accommodate a
3 orientation theater before the tourists
4 actually enter into the main building.

5 Here's a slide that shows a
6 comparison of the site plan of the existing on
7 the left and the proposed on the right, and in
8 addition to the improvements I've described,
9 a new heating and cooling system and roof will
10 be installed, and the metal panel walls and
11 single pane windows that current enclose the
12 bridge structure will be replaced with floor-
13 to-ceiling glass panels, which will help to
14 maximize the amount of natural light into the
15 exhibit space, as well as help to showcase the
16 original steel truss structure, which will be
17 retained in its entirety, not only from the
18 interior but also from the exterior along the
19 public space.

20 This is a rendering of the
21 proposed view from the east side of 14th
22 Street looking towards the entrance bridge

1 across 14th Street. This is the existing view
2 from across 14th Street and the proposed.

3 This is a rendering from north of
4 the bridge along the sidewalk on the west side
5 of 14th Street. You can see the small queuing
6 plaza with a minimal amount of signage
7 denoting the Bureau of Engraving and Printing.

8 You can see the new entry
9 vestibule, the glass panels that are going to
10 enclose the bridge, and the glass panels are
11 actually going to alternate between
12 translucent and transparent in order to,
13 again, allow the natural light to come into
14 the space but also to provide enough wall
15 space for the new exhibits on the interior.
16 And what you also can start to pick up, the
17 original steel truss structure, and it's being
18 revealed out to the exterior space.

19 This is a view of the existing
20 condition of the entry vestibule, and here is
21 the proposed, and here is a rendering of the
22 south elevation in the direction of the

1 proposed theater addition, which the details
2 of that addition have not been worked out,
3 since this is a conceptual design.

4 In terms of analysis and issues,
5 overall staff is pleased with the Bureau's
6 proposed concept to rehabilitate the entrance
7 bridge and exhibit gallery and construct a
8 small addition to accommodate a new theater.
9 The proposed concept has evolved significantly
10 during consultation and is now much more
11 sympathetic to the historic fabric.

12 Though the proposed concept will
13 continue to evolve as the project moves
14 forward, the staff is confident that the final
15 design will not only be successful in
16 highlighting the important history and mission
17 of the Bureau, but it will also make the main
18 building and bridge a part of the visitor
19 experience by highlighting its historic
20 architectural design.

21 As the project moves forward,
22 staff will continue to work with the applicant

1 on the following three issues: sensitivity to
2 the historic fabric of the entrance bridge and
3 main building; impacts of the project on
4 public space; and the overall condition of the
5 public space along 14th Street and the
6 location of the public tour ticket
7 distribution.

8 While staff is encouraged by the
9 efforts the applicant is making to restore and
10 showcase the historic fabric of the bridge, as
11 the project moves forward, staff will be
12 particularly interested in how the proposed
13 theater will attach to or penetrate the
14 facades of the main building and the entrance
15 bridge. Staff will continue to work closely
16 with BEP, the DC SHPO, and CFA to ensure that
17 the proposed addition all avoid, minimize, or
18 mitigate adverse effects to the historic
19 fabric.

20 In researching historic photos of
21 the main building, staff discovered that the
22 bridge originally had a semicircular plaza

1 that framed its entrance. Staff has shared
2 its findings with the BEP, the SHPO, and CFA,
3 and all are in agreement that the idea of
4 returning this original configuration is
5 worthy of additional study.

6 Therefore, to further preserve the
7 historic integrity of the entrance bridge,
8 staff is recommending to the Commission that
9 the applicant explore the feasibility of
10 reconstructing the semicircular plaza through
11 consultation with NCPC, the DC SHPO, and CFA.

12 In 1996, the Commission approved
13 BEP's Southwest Gateway Project. This project
14 included a number of site and building
15 improvements, including the construction of a
16 planter wall along 14th Street and a short
17 line of bollards running perpendicular to the
18 sidewalk at either end of the planter.

19 Subsequent to the construction of
20 these improvements, additional bollards were
21 installed along the curb north of the planter
22 in conjunction with the bollards at the

1 Holocaust Museum. Given the narrowness of the
2 sidewalk along 14th Street, it is important
3 that the street scape remain as open and
4 accessible as possible so as not to impede
5 pedestrian movement.

6 This will allow the successful
7 continuation of the increasing role this
8 stretch of 14th Street has as a destination
9 corridor in the nation's capital. It will
10 also serve to reduce visual clutter and assist
11 BEP in achieving its goal of improving the
12 overall experience to its visitors.

13 Staff recommends that BEP analyze
14 its 14th Street frontage to determine what
15 opportunities can improve the street scape and
16 pedestrian circulation, including the removal
17 of redundant or necessary perimeter security
18 elements.

19 Tickets to the production tour are
20 distributed on a daily basis from a small
21 ticket booth located along 15th Street. After
22 receiving a ticket, visitors must make their

1 way to the 14th Street tour bridge entrance.

2 Staff notes that in order to
3 improve the overall efficiency of the
4 ticketing and public tour process, it may be
5 beneficial for BEP to relocate ticket
6 distribution to somewhere within the exhibit
7 gallery. In addition to making the process
8 more convenient for visitors, this could have
9 the added benefit of improving the street
10 scape along 15th Street through the removal of
11 the existing ticket booth.

12 Therefore, as the project moves
13 forward, staff recommends that BEP and NCPC
14 work together to see if this can be
15 accomplished without compromising the quality
16 of the tour experience or the Bureau's
17 programmatic needs.

18 Staff finds that with regards to
19 the Comprehensive Plan, the project
20 successfully carries out the policies of the
21 visitors and the federal workplace elements.
22 These elements contain policies that encourage

1 the Federal Government to support publicly
2 accessible visitor attractions on federal
3 property and to locate accessible activities
4 within federal workplaces and streets and
5 other pedestrian access levels.

6 Staff has also determined that the
7 proposed concept is consistent with the
8 Monumental Core Framework Plan. The project
9 is located within the southwest rectangle
10 precinct of the Framework Plan, an area that
11 is identified as needing substantial
12 improvement to the overall public realm.

13 In addition, the Framework Plan
14 recommends the redevelopment of the Liberty
15 Loan Building, located directly south of the
16 project site, as a nationally significant
17 cultural destination. The project will
18 improve the visibility of the Bureau's
19 production tour entrance, as well as the
20 public realm, which will help to extend the
21 sequence of important visitor attractions that
22 exist along the stretch of 14th Street. The

1 project should also have the added effect of
2 increasing pedestrian flow towards the Liberty
3 Loan site, making it more attractive to a
4 future memorial museum sponsor.

5 With respect to conformance with
6 the National Environment Policy Act and
7 Section 106 of the National Historic
8 Preservation Act, both NCPC and BEP have
9 independent responsibility for the project
10 under NEPA.

11 In order for the Commission to
12 approve the project, BEP is required to
13 prepare environment documentation in
14 preliminary and final stages. Staff will
15 continue to work closely with the applicant to
16 determine what type of documentation will be
17 required.

18 The proposed project is subject to
19 Section 106 review, and the applicant has
20 initiated consultation with the District of
21 Columbia State Historic Preservation Office.
22 At this early date, the DC SHPO has indicated

1 general support for the proposed concept
2 design, including the reconstruction of the
3 semicircular plaza. Section 106 consultation
4 will continue through the preliminary and
5 final design phases and will be completed
6 prior to the Commission taking a final action.

7 To conclude, the Executive
8 Director's recommendation to the Commission is
9 to comment favorably on the overall design
10 concept of the rehabilitation of and addition
11 to the public tour entrance bridge of the BEP
12 Main Building, to recommend that the applicant
13 continue to work closely with NCPC, CFA, and
14 the DC SHPO to identify whether the public
15 plaza along 14th Street can be restored to its
16 original configuration, and to avoid,
17 minimize, and communicate adverse effects to
18 the existing historic fabric.

19 Further, the Executive Director
20 recommends that BEP work with staff to
21 identify opportunities to improve the street
22 scape and pedestrian circulation along the

1 14th Street and 15th Street sides of the Main
2 Building.

3 And, finally, to note that
4 complete environmental documentation prepared
5 in accordance with NEPA and completion of the
6 106 process is required prior to the
7 Commission taking final action on the project.

8 And with that, Mr. Chairman, that concludes my
9 presentation, and I am available to take any
10 questions.

11 [INSERT - BUREAU OF ENGRAVING AND PRINTING]

1 CHAIRMAN BRYANT: Thank you, Mr.
2 Dettman. Questions? Mr. McGill?

3 COMMISSIONER MCGILL: Mr. Chair,
4 I'd just like to move the EDR and congratulate
5 Mr. Dettman once again on conducting a
6 prodigious amount of delightful research in
7 compiling his report.

8 MR. DETTMAN: Thank you,
9 Commissioner.

10 COMMISSIONER HART: Second.

11 CHAIRMAN BRYANT: It's been moved
12 and seconded, the EDR. Further discussion?
13 Hearing none, all in favor say, Aye.

14 PARTICIPANTS: Aye.

15 CHAIRMAN BRYANT: Opposed, No.
16 Thank you, Mr. Dettman, very much. Item 5C on
17 the agenda is the Veterans Affairs Medical
18 Center Master Plan Update. There is a
19 Commission action before us, which is to
20 approve the comments on the draft Master Plan.
21 Mr. Hart, welcome.

22 VETERANS AFFAIRS MEDICAL CENTER

1 50 IRVING STREET, NW, WASHINGTON, D.C.

2 MR. HART: Good afternoon, Mr.

3 Chairman and members of the Commission.

4 Before you today are several proposals

5 submitted by the Department of Veterans

6 Affairs. The first is the draft of the VA

7 Medical Center Master Plan, which was

8 submitted for Commission comment. This is the

9 first Master Plan update in over 15 years.

10 In addition, the Department of

11 Veterans Affairs has submitted three

12 individual projects on the VA Medical Center

13 campus for preliminary and final approval.

14 The three projects are the Operating Room, the

15 Emergency Department, and Decontamination

16 Center expansion, the 4C Wing expansion, and

17 the Fisher House.

18 The VA Medical Center is located

19 in northwest Washington at 50 Irving Street

20 and is shown here on this map. Here is the VA

21 Medical Center and its surrounding context.

22 The north -- the Armed Forces Retirement Home

1 is to the north. Catholic University is to
2 the northeast. Trinity University is to the
3 east. South is McMillan Reservoir and Sand
4 Filtration site, and west is the Washington
5 Hospital Center.

6 The major roadways are the North
7 Capitol Street -- I'm sorry -- is North
8 Capitol Street, Irving Street, which is to the
9 north of the campus, and to the south is
10 Michigan Avenue, and to the west is First
11 Street, which is actually on this dotted line
12 here. I'm sorry, one more. Also note that
13 the Brookland-Catholic University Metro
14 Station is to the east of the campus.

15 Here you see an image, an aerial
16 photograph of the VA Medical Center looking
17 north. This is the Armed Forces Retirement
18 Home and the Shrine, National Shrine over here
19 to the -- on the side. This is First Street,
20 Irving, and then you can see a little bit of
21 North Capitol Street on this side.

22 The site's history is shown here

1 on the right. For 1851, this site was part of
2 the Riggs Estate, and in 1851 the property
3 became part of the Armed Forces Retirement
4 Home.

5 The map on the left is the
6 McMillan Plan from 1901, and note that the
7 Medical Center is located -- you'll see it
8 here, and then in the blowup you see this is
9 the Medical Center itself, and this is the
10 Armed Forces Retirement Home site. This is
11 North Cap, which actually terminated at
12 Michigan Avenue, and Michigan Avenue is right
13 here, and I guess you can also see the
14 McMillan Reservoir property down t the south
15 of the same.

16 In 1951, the land was transferred
17 for hospital purposes, and just over ten years
18 later, in 1962, the VA Medical Center was
19 constructed. Over the last 45 years, a number
20 of smaller additions have been added to the VA
21 Medical Center. However, there was one major
22 addition to the Medical Center in 1982, and

1 this consisted of the Nursing Home Care Unit
2 and a parking garage, which you see here in
3 blue.

4 And here is the 35-acre site as
5 the VA Medical Center exists today. It is
6 900,000 square feet of building area. The
7 main Medical Center, which you see here in
8 yellow, is -- contains the main entrance, and
9 the main -- the pedestrian entrance to the
10 building is here.

11 It also contains inpatient and
12 outpatient wards, operating rooms, an
13 emergency department, and various clinics.
14 Hospital administration is distributed
15 throughout the building. There is also what
16 they call a Community Living Center or CLC on
17 the eastern side of the building.

18 To the south is a parking garage
19 used by employees and a Medical Research
20 Center. Southeast of the campus is the
21 daycare center that was constructed in 1993.
22 As you can see, the site is primarily surface

1 parking with some landscaping surrounding it.

2 Here is the existing
3 transportation system or network around the
4 campus. This blue line is bus lines that go,
5 I guess, along Michigan Avenue and up First
6 Street and enter into their site, as well as
7 the Washington Hospital site. Pedestrian
8 entrances are these yellow dots to the -- on
9 the building, and the orange dots are loading
10 areas for the building.

11 The main vehicular entrance is
12 here, and this is used by patients, employees,
13 and other visitors. This entrance is -- there
14 is another entrance that's down here that's
15 primarily used by employees, and there is an
16 entrance that was actually closed, and that's,
17 of course, no longer used.

18 There is the proposed Master Plan
19 for the campus. This Master Plan is being
20 submitted because the VA has recently received
21 a one-time increase in their construction
22 budget to renovate existing departments and

1 expand on other departments.

2 The intent of this Master Plan is
3 to expand and modernize the Medical Center to
4 better meet the health-related needs of
5 veterans in the region. Generally speaking,
6 the goals of the plan are to expand
7 departments, concentrate similar facilities,
8 introduce several new functions, improve
9 pedestrian amenities on campus, and to improve
10 transit access to the campus.

11 This proposal is for 818,000
12 square feet of expansion for a total building
13 size of -- or buildings on the campus of 1.7
14 million gross square feet. You can see here
15 there are some new buildings that are being
16 added to the campus, Fisher House, the
17 rehabilitation and canteen, a domiciliary,
18 which is a transitional housing for homeless
19 veterans, and two parking structures.

20 Several additions are being
21 proposed, as well. Such as the expansion of
22 the CLC or the Community Living Center, which

1 is a long-range nursing home, expansion of the
2 medical research area, the outlook -- I'm
3 sorry, the outpatient and inpatient wards.
4 There is a Central Utility Plant that's
5 located here and other expansions on the
6 building, as well.

7 The development summary shown here
8 is a comparison of the existing and proposed
9 expansion for the Medical Center, and just to
10 note that the parking ratio currently on the
11 site is approximately one space per 1.6 or
12 1.58 employees, which is below the required
13 one space per four employees stipulated in the
14 Comprehensive Plan.

15 Now I'd like to introduce the
16 three individual projects that were submitted
17 for preliminary and final approval. These are
18 the OR/ED/Decontamination Center expansion,
19 the 4C Wing expansion, and the Fisher House.
20 Some of you may recall that the Fisher -- that
21 the Commission approved the concept of Fisher
22 House back in July of this year.

1 This first project is the
2 Operating Room, Emergency Department, and
3 Decontamination Center expansion. This
4 proposal consists of a two-story, 18,000
5 square foot renovation and expansion.

6 While the OR and ED functions are
7 expanding from their current location, the
8 Decontamination Center is moving from the
9 basement level, which is where it exists
10 currently, next to the expanded Emergency
11 Department on the first floor. In the next
12 few slides, I will show where this expansion
13 will occur.

14 This is an exterior rendering of
15 the new expansion, and you'll see here this is
16 the expansion itself. The Decontamination
17 Center is on the bottom floor, and there are
18 some actual decontamination showers that are
19 located here as you enter into the building.
20 You'll see that in a floor plan in a minute.

21 And this is the part that's
22 actually being added, and this is where this

1 is on campus. North is to the left. This is
2 First Street, Michigan Avenue, and North
3 Capitol Street.

4 Here is the first floor, and it
5 shows the expansion of the Emergency
6 Department and where the Decontamination
7 Center is. This dotted line here is a little
8 hard to see, but this is the existing
9 building, so this part is new. This part is
10 the interior renovation.

11 The VA stated that the
12 Decontamination Center is part of the
13 emergency response for the National Capital
14 Region, and for functional reasons the VA also
15 states that the Center needs to be in close
16 proximity to the Emergency Department, and I
17 showed a little bit earlier the showers. This
18 is the entrance or the showers for the
19 Decontamination Center.

20 Now we move to the floor, and the
21 intent here is to increase the number of
22 operating rooms from two -- by two, and

1 currently there are five, and they're looking
2 to have seven. One of the operating rooms
3 will be equipped with fixed imaging equipment.

4 None of the existing operating
5 rooms at this facility have this capability.
6 The other OR -- the other OR will be
7 configured to better serve bariatric patients,
8 an increasing need at this Medical Center.

9 Next we move to the 4C Wing
10 expansion. This is a 19,000 square foot
11 project, which is part interior renovation and
12 part expansion. The existing wing is
13 undergoing an interior renovation in an effort
14 to provide for individual rooms.

15 The current layout is two to three
16 patient beds per room with no separate
17 bathrooms. The interior renovation will
18 create single-bed rooms, each with their own
19 separate bathroom. A vertical expansion that
20 is 1,800 square feet is also included that
21 would allow for a meeting room and lounge
22 space that can be used by staff, patients, and

1 patients' families, and it's located on the
2 roof.

3 This is the image of the proposed
4 Master Plan, and you'll see here this is the
5 wing expansion, and then this is the actual
6 wing itself, just the roof of the wing. This
7 is an image of the -- what this expansion will
8 look like, so the rest of it is interior work
9 that's proposed.

10 And finally is the Fisher House
11 project. As you may know, Fisher Houses are
12 located at many locations around the National
13 Capital Region. These buildings serve a
14 short-term living facilities for families of
15 members of the armed services.

16 Some of you will remember this
17 project from the Commission's July meeting.
18 At that time, we instructed the VA to
19 reevaluate the layout of sidewalks, further
20 refine the proposed parking areas, include
21 crosswalks, and develop a landscape plan that
22 would create a buffer between the parking

1 areas and the Fisher House.

2 The VA has made changes in the
3 design that reflect these concerns. The
4 proposed Fisher House is a 16,000 square foot,
5 two-story brick building, and it includes 20
6 bedrooms with individual baths and a
7 centralized living room, dining room, and
8 kitchen and laundry facilities.

9 This is the site location that the
10 Commission approved for the Fisher House in
11 July, and this is a rendering of the exterior
12 of the building. CFA reviewed this project at
13 their November 19 meeting and recommended
14 minor changes to the exterior, and the VA have
15 indicated that they will look to incorporate
16 these design changes.

17 Now we get to the staff analysis.
18 Generally, staff is pleased with the VA's
19 efforts in working on the draft Master Plan,
20 as it explores a framework for development on
21 the campus over the next 20 years. Staff
22 finds that the development included in the

1 draft Master Plan improves the urban character
2 of the site by bringing build to the street,
3 removing the surface parking, and adding a
4 transit center.

5 In addition, staff has reviewed
6 the documentation submitted by the individual
7 projects and has determined that there are no
8 issues with these projects, as they are
9 relatively minor projects on the VA Medical
10 Center campus and are not affected by the
11 comments staff has on the overall Master Plan.
12 Therefore, the following analysis is focused
13 solely on the draft Master Plan.

14 The staff has identified several
15 issues upon review of the draft VA Master
16 Plan. These issues are being raised because
17 there is either not enough information
18 provided in the Master Plan, or the items have
19 not been included in the Master Plan.

20 Staff concerns can be categorized
21 in a few topic areas, and they are addressing
22 contextual concerns with regard to the Irving

1 Street street scape, perimeter security,
2 views, and the north-south connection.
3 Transportation concerns pertain to parking
4 ratios and phasing transit access and the
5 transit center and the upcoming shuttle study,
6 and I'll talk about that a little bit later.

7 While local planning initiatives
8 were discussed in the Master Plan Update,
9 staff finds that the VA needs to further
10 explore the edge along Irving Street. Irving
11 Street is an important east-west connector in
12 this part of the District.

13 The design proposed at the VA
14 Medical Center is shown here. There are two
15 structures located along Irving Street at this
16 location, and they are the Rehabilitation and
17 -- Rehabilitation Center and Canteen and the
18 parking garage. Again, this is Irving Street.

19 Neither of these buildings front
20 on or have access to Irving Street, and staff
21 thinks that this is a lost opportunity. Staff
22 wants to ensure that the master planning

1 efforts at the VA Medical Center are aligned
2 with recent planning initiatives like the
3 Armed Forces Retirement Home Master Plan.

4 The Commission required that the
5 Armed Forces Retirement Home Master Plan
6 provide ground floor active uses along Irving
7 Street. This requirement, supported by the
8 Office of Planning, was intended to provide an
9 opportunity for buildings to front on Irving
10 Street and help bring pedestrian vitality to
11 this east-west corridor.

12 In addition, the Cloverleaf Study,
13 which was a joint long-range planning effort
14 in cooperation with the Office of Planning and
15 DDOT, also included ground floor active uses
16 along Irving Street as the redesign of the
17 North Capital Street-Irving Street
18 intersection was explored.

19 While the VA states that it is not
20 inclined to add retail along Irving Street,
21 staff encourages the VA to explore and plan
22 for opportunity that can add much needed

1 vitality to this area while still carrying out
2 its mission to provide medical services to
3 local veterans.

4 Therefore, staff recommends that
5 the VA work with NCPC and the Office of
6 Planning staff to determine the alternatives
7 for Irving Street that would take into account
8 local planning initiatives and allow for
9 ground floor active uses in the future.

10 Another issue is the perimeter
11 security. The proposed Master Plan identifies
12 a perimeter fence, citing VA regulations.
13 While staff does not dispute the need for
14 perimeter security, a perimeter fence is one
15 alternative that addresses this concern. This
16 could be an alternative -- an opportunity to
17 provide a variety of designs for an urban
18 response around the entire perimeter.

19 Since each edge of the VA Medical
20 Center is different, the design response can
21 vary with things like active ground uses along
22 one edge, a park-like setting around another

1 edge, a main entrance on a third edge, and
2 possibly a public gathering space on another.

3 These alternatives have not been
4 included in the proposed Master Plan.

5 Therefore, staff find that there isn't enough
6 information to determine if a perimeter fence
7 is the sole alternative at the VA Medical
8 Center and recommend that the VA explore other
9 alternatives that balance the need for
10 security within the campus's urban context.

11 Next, we get to views, and views
12 are very important. As you all know, North
13 Capitol Street is one of the major axes from
14 the U.S. Capitol. While North Capital Street
15 curves and continues north towards Maryland --
16 you see the curve here -- the main terminus,
17 visual terminus, is the CLC, the Community
18 Living Center, which is located here.

19 You also see that there is a
20 fairly steep slope along this edge. Again,
21 this is North Capitol Street along this edge.
22 The proposed VA Master Plan includes several

1 projects along North Capitol Street, and
2 they're shown on this map, the domiciliary and
3 the CLC expansion.

4 Regarding the CLC, the image on
5 the right is a perspective drawing -- you see
6 down here -- looking up North Capitol at the
7 tower element, actually, at the end of the
8 visual terminus. Staff find that the
9 additional expiration for -- information
10 regarding this tower element would be helpful,
11 and because of the steep slopes, which I
12 identified along here, it would be -- it would
13 be helpful for staff to know whether retaining
14 walls would be necessary, as well.

15 Regarding the domiciliary, the
16 proposed domiciliary is shown -- is not shown
17 in any detail in the Master Plan, and because
18 of this omission, it is not possible for staff
19 at this time to determine the appropriate
20 location for massing along this important
21 corridor. Staff request that more information
22 on the location massing and landscaping be

1 included with the Master Plan.

2 Another view from the -- is from
3 the Armed Forces Retirement Home itself, which
4 is at a higher elevation than the VA Medical
5 Center campus. Staff would appreciate a
6 massing study to be included in the revised
7 Master Plan to determine the impact, if any,
8 the campus development will have on the views
9 of the Capitol from the Armed Forces
10 Retirement Home.

11 Next, we get to north-south
12 connections. Given the proposed development
13 of the Armed Forces Retirement Home and the
14 McMillan Sand Filtration site and the fact
15 that a connection between these two sites is
16 identified in the district elements of the
17 Comprehensive Plan, staff recommend the VA to
18 reconsider its design for the north-south
19 connection along First Street. First Street
20 is located here.

21 While the Master Plan includes a
22 rendering of what it might look like, which is

1 this image here, staff would encourage the VA
2 to explore options that incorporate amenities
3 such as park benches, lighting, trees,
4 walkways in an effort to enhance the
5 pedestrian experience, and this comment was
6 echoed by several community organizations that
7 submitted comments on this plan.

8 Finally, staff has a few
9 transportation concerns. As there is a
10 planned increase in vehicular traffic to the
11 site that will accompany the Medical Center
12 expansion, staff needs further information to
13 evaluate the proposed VA Master Plan, in
14 particular, on parking, the transit center and
15 transit access and incorporating the shuttle
16 study.

17 The VA Master Plan indicates that
18 at full build-out, a parking ratio of one
19 space per four employees will be implemented
20 on the site in order to conform with the
21 Comprehensive Plan. While this is
22 commendable, the current employee parking

1 ratio does not conform to the one-to-four
2 ratio, and there is little explanation of how
3 the parking ratio will be achieved.

4 Although additional visitor
5 parking is included, the Master Plan does not
6 include enough information on this increase,
7 as well, and what the visitor parking
8 condition currently is. In addition, staff
9 does not find any discussion of what the VA
10 will do in the interim as surface parking lots
11 are demolished to accommodate additional
12 buildings on the campus in the future.

13 Staff finds that additional
14 information on parking for employees and
15 visitors is needed to the projects -- so the
16 projects can be evaluated for approval by the
17 Commission in the future.

18 Another concern is the proposed
19 transit center, as there are several ideas
20 being currently considered but no definitive
21 plan. In particular, the Master Plan states
22 that the transit center is to improve the

1 transit access to the Medical Center.

2 Since the VA is still working on
3 this component, it isn't clear if the transit
4 center will include a roadway reconfiguration,
5 a bus/shuttle lay-by, or a pedestrian bridge
6 or some part of each of these ideas. Staff
7 would encourage the VA to work with WMATA to
8 determine if bus routes are impacted with the
9 proposed changes.

10 And, finally, the Office of
11 Planning has initiated a study of shuttle
12 service to the Brookland/Catholic University
13 Metro Station. The Office of Planning has
14 asked that the VA, along with other nearby
15 institutions, participate in this study in an
16 effort to improve efficiency of the shuttles
17 and safety at the Metro Station. Staff
18 encourages the VA to work with the District on
19 this study.

20 The VA has submitted an
21 environmental assessment for the draft VA
22 Medical Center Master Plan, and staff is

1 currently reviewing the submitted EA. The DC
2 SHPO is in ongoing review of the draft Master
3 Plan and has noted the need for an
4 archeological investigation and for the
5 appropriate design for -- of new buildings in
6 open spaces to ensure compatibility with the
7 McMillan Reservoir site and the Armed Forces
8 Retirement Home.

9 The District of Columbia Office of
10 Planning, Washington Central Parks, and the
11 Committee of 100 on the Federal City have all
12 submitted comments of the draft Master Plan,
13 and these comments are shown here on this
14 slide.

15 Urban design and street scape
16 needs to be better addressed -- needs to
17 better address planning issues along Irving
18 Street, taking into account the Armed Forces
19 Retirement Home Master Plan and the North
20 Capitol Cloverleaf Study. With regard to
21 parking circulation and transportation
22 concerns, the VA needs to work with DDOT to

1 find ways to improve alternatives means of
2 transportation.

3 There is also an encouragement for
4 more public involvement as the VA looks to
5 refine its Master Plan in the future. There
6 were also comments on the Master Plan that the
7 -- that it did not go -- it did not consider
8 enough the historic and topographic importance
9 of the site.

10 Also, although the Master Plan
11 needed to better address planning documents,
12 including the McMillan Plan and the
13 Comprehensive Plan, they needed to consider
14 urban design issues associated with the
15 periphery of the property and to improve the
16 open space characteristics and connectivity of
17 the complex to the city fabric. Staff has
18 addressed these comments and look forward to
19 working with the VA.

20 With that, therefore, the
21 Executive Director recommends that the
22 Commission commend the Department of Veterans

1 Affairs for providing a comprehensive
2 framework for site development at the VA
3 Medical Center over the next two decades and
4 improves the urban character of the site by
5 locating buildings out to street edge, removes
6 the surface parking and replaces it with
7 structured parking, improves the campus
8 perimeter by adding street trees, and proposes
9 a transit center to improve shuttle and bus
10 pickup for both its campus and the Washington
11 Hospital Center.

12 And comments on the draft Master
13 Plan for the VA Medical Center is as follows.
14 Require the applicant to modify the Master
15 Plan to reflect recent planning work for the
16 Armed Forces Retirement Home Master Plan and
17 the North Capital Street Cloverleaf
18 Feasibility Study for active ground uses and
19 build-to lines along Irving Street.

20 Require the applicant to explore
21 further the design of First Street as a
22 pedestrian/bicycle connection for the VA

1 Medical Center between the Armed Forces
2 Retirement Home and the McMillan Sand
3 Filtration site. Require the applicant to
4 provide more detail in the final Master Plan
5 concerning the parking phasing to demonstrate
6 that it's parking ratio meets the one-to-four
7 ratio stipulated in the Master Plan and as the
8 Master Plan is realized, and to submit
9 additional justification for the increase in
10 visitor parking.

11 Note that the applicant should
12 provide -- should explore an agreement with
13 DDOT and WMATA to better define the proposed
14 transit center on the VA Medical Center
15 campus. While this discussion has been
16 initiated, it is not clear whether the transit
17 center includes a reconfiguration of the
18 roadway, rerouting buses, or a pedestrian
19 bridge over First Street or some other option.

20 Require the applicant to explore
21 alternatives in the final Master Plan to
22 address potential visual impacts of the

1 domiciliary and the Community Living Center on
2 the North Capitol Street corridor and the
3 Armed Forces Retirement Home viewshed.

4 Alternatives for minimizing the
5 impact include shifting these components,
6 reducing their scale, or adding landscape
7 screening and need to be included in the final
8 Master Plan. Require the applicant to refine
9 the perimeter security proposal in the final
10 Master Plan to balance security needs and
11 future planning objectives within the urban
12 context.

13 Encourage the VA to participate in
14 the shuttle service study being conducted
15 jointly by the D.C. Office of Planning and the
16 Metropolitan Washington Council of Governments
17 in an effort to make sure -- make shuttle
18 service that utilizes Brookland/CUA Metro
19 Station shuttle more reliable and more
20 efficient, and note that since the applicant
21 began its archeological survey as stipulated
22 by the D.C. Historic Preservation Office, an

1 update on this progress needs to be included
2 in the final Master Plan. And the applicant
3 should also submit plans and designs for
4 individual buildings facing the McMillan Sand
5 Filtration site and the Armed Forces
6 Retirement Home to the D.C. State Historic
7 Preservation Office.

8 And, finally, approve the
9 preliminary and final building and site plans
10 for the 4C Wing expansion, the Operating Room,
11 Emergency Department, Decontamination Center
12 expansion, and the Fisher House on the VA
13 Medical Center campus, noting that these
14 requested changes to the Master Plan do not
15 affect these projects. This concludes my
16 presentation, and I am available to answer any
17 questions.

18 [INSERT - VETERANS AFFAIRS MEDICAL CENTER
19 CAMPUS]

- 1 [INSERT - VETERANS AFFAIRS MEDICAL CENTER
- 2 MASTER PLAN UPDATE AND COMMENTS]

1 CHAIRMAN BRYANT: Thank you, Mr.
2 Hart, very comprehensive.

3 Mr. McGill?

4 COMMISSIONER MCGILL: Good report.
5 I'm curious why these aren't being treated as
6 amendments to the Master Plan that we're going
7 to approve, as opposed to comments to the
8 Master Plan that we're going to make.

9 MR. HART: This is a draft. We're
10 making --

11 COMMISSIONER MCGILL: So --

12 MR. HART: We're making comments to
13 them so that they are --

14 COMMISSIONER MCGILL: So it's like
15 a concept review of the Master Plan?

16 MR. HART: Yes.

17 COMMISSIONER MCGILL: Okay. Thank
18 you.

19 MR. HART: I'm sorry. I wasn't
20 clear on that in the beginning.

21 COMMISSIONER MCGILL: And with
22 regard to your comment on the perimeter fence,

1 it strikes me that this is not a security
2 issue in the sense of fear of terrorist attack
3 but rather the safety of the patients, and
4 would not a fence be a normal structure in
5 that kind of situation for this kind of
6 facility?

7 MR. HART: I think we would like
8 for them to explore other options, and if
9 there are other things that can be used as a
10 barrier between the outside and the interior,
11 then we think that they should look at those
12 options.

13 COMMISSIONER MCGILL: Okay.

14 CHAIRMAN BRYANT: Mr. Hart?

15 COMMISSIONER HART: Thank you for
16 that presentation. It was very informative
17 and thorough. I had a response to the Fisher
18 House. It looked like it was suburban. It
19 wasn't urban, and it's being sited in the
20 middle of the campus.

21 I find that to be premature in the
22 context of developing an urban Master Plan for

1 a, you know, 800,000 square foot expansion.
2 I would see a more urban response if this is
3 supposed to be an urban campus. It looked
4 like it belongs more out in Gaithersburg than
5 it does in Washington.

6 The parking garages located on the
7 corners of the campus, these are the gateway
8 elements, and I think parking garages are the
9 absolute wrong way to do that. You normally
10 will take a parking garage in an urban area,
11 and you put it to the back yard. You don't
12 make it your front yard.

13 I think that, you know, by putting
14 them there, you then make it almost as far
15 away as possible from the rest of all of the
16 facilities on the campus. You know, there's
17 bridges that come into the main hospital
18 building, and then you're expanding on the
19 complete other side of the campus, so I would
20 encourage a reexamination of that particular
21 use on the campus.

22 And I would reiterate the staff's

1 recommendations to look at the relationship of
2 this development in the context of the
3 surrounding development, which is very much
4 urban now and in the future will be highly
5 developed, so thank you.

6 CHAIRMAN BRYANT: Other question?
7 Mr. Newton?

8 COMMISSIONER NEWTON: Just a
9 comment, and I'm not sure if Mr. Hart's fully
10 aware of the Fisher Foundation and what they
11 do. They are a privately operated charity.
12 The Fisher family has been providing homes for
13 families of military members who are wounded
14 and in the hospital, et cetera, for
15 generations now, and they have a very standard
16 sort of a plan.

17 Now, that doesn't mean that the
18 contextual approach to the appearance of the
19 building and how it sits in context to the
20 surrounding shouldn't be reviewed, but this
21 looks very much like Fisher Houses that are
22 all over the country. They're quite similar

1 in many cases.

2 I believe the one at Bethesda, the
3 newest one at Bethesda, is maybe some sort of
4 a stucco, which might blend in more with this
5 environment, but it's a very worthwhile
6 charity and brings a lot of benefits to the
7 families of our military members. Thank you.

8 CHAIRMAN BRYANT: Ms. Tregoning.

9 COMMISSIONER TREGONING: Thank you,
10 Mr. Hart, for the very thorough presentation,
11 and I do want to associate myself with
12 Commissioner Hart's comments, particularly
13 about the garages.

14 You know, if a surface parking lot
15 was kind of the 1950s way of parking cars, the
16 naked structured parking is probably a 1980s
17 way of dealing with automobiles, and, you
18 know, it's very rare in the city now and most
19 cities to find a totally naked structured
20 garage, particularly on these prominent
21 corners that are going to be the beneficiary
22 of greatly enhanced transit service.

1 So I'm a little bit concerned, and
2 one way to handle it would be to add a minimum
3 -- put active ground floor uses in those
4 parking garages, but I'm a little bit
5 concerned about how it would -- about the
6 interaction with the security element. In an
7 ideal world, those ground floor uses would be
8 accessible by the public, you know, that part
9 of the street scape not behind a fence, so
10 maybe there's a way to accommodate the
11 security with --

12 You know, maybe you have a use
13 that opens out, one store that opens out to
14 Irving Street, one store front that might be
15 something else that might be more interior,
16 including your child care or other kinds of
17 facilities serving a hospital, maybe pharmacy
18 or something like that that's more intended to
19 serve patients and visitors to the hospital,
20 but trying to figure out a way, I think, to
21 accommodate that is very, very important.

22 You know, I basically agree with

1 the EDR recommendations, but I would say in
2 general that you mentioned the Transportation
3 Management Plan, a topic that we've discussed
4 for a previous project, and there isn't even
5 one for this site, so having something would
6 be -- would be important, especially since the
7 current practices seem to be sort of
8 egregious, that basically the parking is free,
9 and I have no idea what benefits are being
10 provided for alternative transportation modes,
11 you know, for people who work at or patronize
12 the hospital, and I wish we would stop looking
13 at --

14 You know, I just used the term
15 alternative myself. In fact, in the District
16 of Columbia, more than half of trips are taken
17 by something other than single occupancy
18 vehicle, so really in the District the
19 alternative is driving.

20 The mainstream transportation is
21 everything else. You know, calling it
22 alternative transportation is like calling a

1 woman an alternative man, okay, so it's not
2 necessarily a benefit to give people a choice
3 of only parking.

4 You know, many people would
5 actually find it much more advantageous to
6 have a transit subsidy and to be able to, you
7 know, have one less car in their family and be
8 able to get around other ways, and so much of
9 the District and so much of our region
10 increasingly is actually served by lots of
11 other choices, so I look forward to seeing
12 those elements in the -- in the next
13 submittal. Thank you.

14 CHAIRMAN BRYANT: Yes, sir.

15 COMMISSIONER MILES: I just wanted
16 to follow up on the comment that my colleague
17 just made and ask a question in terms of
18 current transportation modes and shuttles. I
19 know a lot of the presentation focused on sort
20 of the west-to-east corridor or east-west from
21 the center to Brookland, but I'm wondering if
22 there are shuttles that exist. I guess

1 Georgia/Petworth would be the closest western
2 station currently.

3 And then I think really to have a
4 better understanding I need to sort of improve
5 my understanding of the Armed Forces Master
6 Plan also, because I'm still sort of confused
7 about sort of who are the pedestrians, because
8 on Irving Street as it is now, I mean, there
9 aren't -- it's not really anchored by homes
10 and communities, and I guess it would be the
11 employees and those who patronize the hospital
12 when we're thinking of this concept. So those
13 are just the two questions that I have.

14 MR. HART: Yes, I think that the
15 applicant -- the VA did provide a TMP for the
16 project. We think that there needs to be
17 improvements to it, and some of the things are
18 things that are included in the -- in our --
19 in the recommendations, and there is actually
20 shuttle service to the, I guess, west.

21 And they have quite a few shuttles
22 that come to the site to go to those stations,

1 as well as going to, I think, the Baltimore VA
2 Medical Center, as well, so kind of some
3 longer range things, as well, but it's just
4 kind of moving some of the veterans around,
5 the patients themselves around, and also
6 anyone else that wants to come to the site.

7 With regard to Irving Street,
8 there really isn't a lot going on there right
9 now, and the issue is, well, how do you plan
10 for things that are going on in the future,
11 and how do you make -- you know, deal with the
12 opportunity and address the opportunity that
13 you have, and for the Armed Forces Retirement
14 Home, what we're really looking at is having
15 a more active street along Irving Street.

16 Currently, you're right. There
17 aren't a lot of folks that are moving there,
18 but there are some, and it's, you know, what
19 does that look like? You have to start
20 thinking about these things now so that down
21 the road 20 years ago when things have changed
22 and developments have been built that you're

1 actually dealing with it, and you have these
2 things in place so that you're not having to,
3 Too bad we didn't think about that, you know,
4 back then. So I agree that it probably isn't
5 that way now, but the future is looking to
6 improve that corridor.

7 CHAIRMAN BRYANT: Ms. Turner.

8 COMMISSIONER TURNER: A question.
9 The report noted that the Commission of Fine
10 Arts had requested that the applicant explore
11 retail along First Street.

12 MR. HART: Yes.

13 COMMISSIONER TURNER: Do you know,
14 was that explored, and what is the reason why
15 that was omitted in the recommendation?

16 MR. HART: They are -- the VA says
17 that they have an issue with retail on their
18 properties, and so it's how to kind of deal
19 with that, and I think that they were not
20 wanting to think about kind of things that are
21 outside of their core mission, which is to
22 kind of deal with the -- not deal with -- to

1 help the patients that come to the site.

2 And so we were just trying to find
3 ways of encouraging them to think about other
4 things, other alternatives, and because of
5 Irving Street being such a main kind of east-
6 west connection and there being other things
7 that -- other plans that have talked about it,
8 it seemed like it was a better way of kind of
9 thinking and dealing with that, but, you know,
10 if there are other alternatives for First
11 Street, then maybe that -- maybe that can
12 work, as well.

13 CHAIRMAN BRYANT: I'm sorry. Mr.
14 McGill.

15 COMMISSIONER MCGILL: I'd like to
16 follow up on that. My feeling, the way First
17 Street is configured and assigned right now is
18 that it feels like an internal circulation
19 street for the Hospital Center, and it seems
20 to me that unless changes along those lines
21 are made, the only patrons for retail along
22 First Street would be people going to the two

1 hospitals.

2 MR. HART: Yes, and, actually,
3 throughout this process or through this
4 process we realized that First Street above
5 Michigan, so from Michigan to First Street,
6 from Michigan to Irving actually kind of
7 jointly owned by the Washington Hospital
8 Center and the VA Medical Center, so the kind
9 of dividing line between the two properties is
10 the middle of First Street. So, in many ways
11 you're right that it is more of an internal
12 street, but it is an extension of a current --
13 of currently First Street.

14 CHAIRMAN BRYANT: Okay. If there
15 are no other Commission member questions, we
16 do have one item for public comment. Ms.
17 Wrenn Anderson from Washington Central Parks
18 has signed up to speak. Ms. Anderson, if
19 you're here -- she is not here. Okay. That
20 ends the public comment section.

21 Are there -- is there additional
22 discussion among Commission members? Hearing

1 none, do we have to take two votes on this?

2 We can only -- we can do one vote on both

3 Master Plan Update and the Fisher House?

4 Okay.

5 COMMISSIONER AMES: Do we have to
6 make a motion on it, or we just vote on it?

7 CHAIRMAN BRYANT: Well, I would
8 entertain a motion. You've heard --

9 COMMISSIONER AMES: So moved, Mr.
10 Chairman.

11 CHAIRMAN BRYANT: You've heard the
12 recommendations from staff, and it's been
13 moved and seconded, I presume.

14 COMMISSIONER TREGONING: Second.

15 CHAIRMAN BRYANT: It's been moved
16 and seconded. All in favor say, Aye.

17 PARTICIPANTS: Aye.

18 CHAIRMAN BRYANT: Opposed, No.
19 Thank you. That is it, I believe. We've had
20 a -- hang on a minute. We've had a very
21 substantive agenda, and I think staff has done
22 an extraordinary job with their reports and

1 their presentations, and there has been good
2 and involved discussion, and I think we all
3 look forward to ongoing periodic staff updates
4 for the extraordinary project that we have
5 before us, the African-American History and
6 Culture Museum, over the next six months.

7 So, with that, is there anything
8 else before the Commission? Hearing none, the
9 Commission will rise.

10 (Whereupon, the foregoing matter
11 was adjourned at 3:03 p.m.)

12 [INSERT - RENEWING AMERICAN DEMOCRACY ON THE
13 3RD CENTURY MALL]

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