

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY, FEBRUARY 4, 2010

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The meeting convened at 12:30 p.m. in Suite 500 of the National Capital Planning Commission headquarters at 401 9th Street, N.W., Washington, D.C., PRESTON BRYANT, Jr., Chairman, presiding.

PRESENT:

- PRESTON BRYANT, JR., Chairman
- PETER MAY, Department of the Interior
- ROBERT E. MILLER, Council of the District of Columbia
- JENNIFER STEINGASSER, Office of the Mayor of the District of Columbia
- MICHAEL S. MCGILL, GSA
- HERBERT F. AMES, Presidential Appointee
- RALPH NEWTON, Department of Defense
- JOHN M. HART, Presidential Appointee
- WILLIAM MILES, U.S. House of Representatives
- STACIE S. TURNER, Mayoral Appointee
- ELYSE GREENWALD, U.S. Senate, Alternate
- ARRINGTON DIXON, Mayoral Appointee
- BRADLEY PROVANCHA, Department of Defense

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NCPC STAFF:

MARCEL C. ACOSTA, Executive Director
PETER COPPELMAN, General Counsel
BARRY SOCKS, Acting Executive Director
DEBORAH B. YOUNG, Secretariat

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

(12:31 p.m.)

1. REPORT OF THE CHAIRMAN

CHAIRMAN BRYANT: Good afternoon.

If Commission members would take their seats?

Good afternoon. And welcome to the February 4th, 2010 meeting of the National Capital Planning Commission.

If everyone would rise and join me in the Pledge of Allegiance?

(Whereupon, the Pledge of Allegiance was spoken.)

CHAIRMAN BRYANT: We do have a quorum. And, without objection, we will proceed with the agenda as it has been advertised, No objections.

[INSERT - AGENDA]

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CHAIRMAN BRYANT: First, a couple of announcements. Lois Schiffer, our long-time General Counsel, has left for an exciting new job. She has been nominated to be the General Counsel at NOAA.

We have joining us in an interim capacity Peter Coppelman as our General Counsel. He has got 30 years of experience, including 7 years as principal Deputy Attorney General, Department of Justice for Environment in the Environment and Natural Resources Division. He has had many years of private practice in NGO practice or nonprofit practice as well. So, Peter, welcome. We are glad you are here.

Second, just to note our fellow Commission member who is not here yet, Harriett Tregoning was honored by the Coalition for Smarter Growth with its 2010 Liveable Communities Leadership Award at a ceremony held at the National Trust for Historic Preservation about a week or so ago

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and a Who's Who turned out to honor Harriett.

So we wanted to make that announcement on one of our own.

Agenda item number 1 is the report of the Chairman. I will just report on a couple of quick items. One is on Tuesday, February 2nd, National Capital Planning Commission staff held the first 10th Street corridor initiative public scope meeting here, right here, in the Commission chambers.

About 90 people attended, including Commissioner Hart, and four members of the Advisory Neighborhood Commission from ward 2 and ward 6. The purpose of the meeting was to introduce the 10th Street corridor imitative to the public and to solicit their general ideas and comments about community concerns. Our staff provided a brief overview of the project in the concept of an EcoDistrict.

Overall the individuals attending expressed support for improving the corridor as a model EcoDistrict. And the public's

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discussion and written comments included some of the following: improving connectivity between the Mall and the Waterfront, including bike trails and other such amenities, transit access, and pedestrian linkages; protecting the historical and cultural resources of national significance, as well as celebrating, continuing to celebrate, the history of that Southwest neighborhood; restoring L'Enfant viewsheds and the street grid; ensuring that the 10th Street overlook remains an important public space; activating 10th Street through programming by locating pedestrian-friendly uses, such as retail, the Bannecker Memorial, and additional museums; protecting the quality of the neighborhood from tour bus traffic and visitor parking; introducing residential uses into that section of town; extending the boundaries of the study area and adding more street trees as an immediate improvement that can be recognized by all. So those were some of the comments and initial impressions from

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the public on the 10th Street corridor.

Second, I would just report that I personally have continued meeting with stakeholders on a number of our bigger projects, such as the St. Elizabeths project.

I continue to personally meet with DHS representatives and others on E Street behind the White House. We continue to meet with the Secret Service and others on some of the issues there.

Yesterday I went with folks to the Walter Reed Army Medical Center because the Department of State, GSA, and others have interest in that property that will be coming before us. So we spent some time there.

And so, with that, some of our bigger projects, I continue to play an active role and reach out to a number of our stakeholders, along with our staff.

So that completes the quick report of the Chairman. We will go on to the Executive Director's report.

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COMMISSIONER MCGILL: Mr. Chairman?

CHAIRMAN BRYANT: Yes, Mr. McGill?

COMMISSIONER MCGILL: Before you finish, I would like to welcome Peter Coppelman. I had the privilege of working with him more than ten years ago in these protracted painful negotiations that were saving several stands of old growth redwoods. And he was a rock of stability in those contentious sessions.

CHAIRMAN BRYANT: Terrific. Terrific. We are all happy to have Mr. Coppelman with us.

Agenda item number 2 is the Executive Director's report. Sitting in presently for Mr. Acosta is Mr. Socks.

MR. SOCKS: Thank you, Mr. Chairman.

2. REPORT OF THE EXECUTIVE DIRECTOR

MR. SOCKS: I will be brief. A copy of the report of the Executive Director is included in your package. But I am pleased

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to report that the American Institute of Architects has selected the monumental core framework plan as a recipient of its 2010 Institute Honor Award for regional and urban design. NCPC and our partner, CFA, will be presented the award at the AIA convention in June in Miami of this year.

I would also like to make one comment. I would like to ask Mr. Kenny Walton to come to the podium to brief the Commission on the CityVision program, if you will.

[INSERT - EXECUTIVE DIRECTOR'S REPORT]

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[INSERT - FOREST GLENN ANNEX]

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MR. WALTON: Thank you.

Good afternoon, Mr. Chairman and commissioners. Today I want to give you a -- that is the wrong presentation. I just want to give you a brief overview of an outreach program that our staff participated in this past fall. The program is called CityVision.

CityVision is an outreach program at the National Building Museum. It is designed to teach middle school students empowerment in their city and community by giving them an understanding of the built environment that they live and go to school in.

The program was established back in 1993. And NCPC has supported CityVision, either with sponsorship or with mentors, several times over the last five years. This past fall, we carried out both of those roles.

And we are going to continue that in the spring.

We work with students on

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problem-solving skills, critical-thinking skills. We also taught them some technical skills to give them an idea or some background in architecture, urban design, planning, and development.

We work with students from two schools: Columbia Heights education campus in Northwest and Browne education campus in Northeast. Both schools sent over some of their best and brightest seventh and eighth graders to participate with us in this year's program.

Our NCPC staff worked along with the outreach staff at the National Building Museum to select sites for this year's CityVision.

We selected three sites: a site at Lafayette Square, one site at Pennsylvania Avenue between 17th and 15th Streets, and a site at the Ellipse at the intersection of E and 15th Streets. The design challenge for this year's CityVision was a new White House

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Visitors Center.

Just to give you a little background on the CityVision design process that we used for the project, we broke the students up into three teams of about seven to ten students each. Then we provided mentors that stayed with the students throughout the entire semester.

The teams were made up of a mix of students from both schools. And so the teams branded themselves by giving each other, each team, names, like the Unique Creators, the Not Breakables, and the Crazy Creators.

We went out to the site several times, and we did site analysis and surveys. We talked to people in the community and to local workers and residents to get a feel for what they thought would be appropriate for this new visitors center.

We actually got a chance to do a White House tour. We went out and visited the White House and got a feel for what goes on

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inside and what some of those faces were like.

And that helped to inform the program for this new visitors center that the students designed.

They came back to the Building Museum and did land use maps and traffic analysis and traffic studies to get a feel for where you should have entrances into these buildings and where parking might be appropriate.

We then did some brainstorming sessions. We did some concept planning and began some concept design work and then actually started on our final design for the project.

The next few slides I'll show you are actually the students' teams and some of the samples of some of the work they did this past year.

The first team is the Crazy Creators. This is their photograph, a group of very reserved students. This is their

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project.

Their idea was to create a new visitors center along Pennsylvania Avenue that will allow visitors to get a feel for what it was like inside the White House by creating replicas of some of the famous faces inside, like the Oval Office and the Red Room and the Blue Room.

This slide is the next team, the Knot Breakables. And their idea was to create a more traditional visitors center that would have a huge model of the White House and maybe a children's play area that would have information about past presidents' children, what they played with, what types of pets they had, and that type of thing.

Our final team is the Crazy Creators. This team has two slides because this was my team.

(Laughter.)

MR. WALTON: The first slide just shows the big idea. They had an idea using

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the capital of a column inside the National Building Museum as inspiration.

They thought it had a flower-like quality, and they had a park-like setting for their design. They ended up using an upside-down artichoke lamp as a building.

Their idea would be that the petals of the building would flow in the wind like the trees. They surrounded it with gardens, flower gardens and vegetable gardens, and those types of spaces. And they would also have an observation tower inside of a tree that would give visitors an opportunity to see the White House closer up.

Finally, they had a final presentation. They were able to dress up in their best clothes and invite their parents and teachers and administrators from their schools over to see their projects and cheer them on as they presented to a jury of experts that were selected by the Building Museum from the local design community, also from the

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planning community, like the Office of Planning, also NCPC, and the Park Service.

Actually, one of our commissioners, Peter May, was a juror. And I should say that Peter May was an original creator of CityVision like 20 years ago and has had like 3 kids who have passed through the program in the last --

COMMISSIONER MAY: Not a creator. I was there at the Building Museum. I was working there when it was being dreamed up.

(Laughter.)

MR. WALTON: All right.

COMMISSIONER MAY: I watched and watched the budget mostly, but that was --

COMMISSIONER NEWTON: Twenty years ago?

COMMISSIONER MAY: In 1987 to '90, that time frame. But my kids went through it and had a great experience. They really got a lot out of it.

MR. WALTON: And, finally, we

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haven't selected a site for the spring, but we know we are going to select a site somewhere along the Anacostia, Potomac River, some sort of waterfront project that we will be working on pretty soon.

So thank you for your time and patience and looking at the students' work. Thank you.

COMMISSIONER AMES: I have a question.

CHAIRMAN BRYANT: Please?

COMMISSIONER AMES: Mr. Chairman, in your presentation, we talked about 10th Street. Am I correct in saying that that is where the Forrestal Building is?

MR. WALTON: Yes, sir.

COMMISSIONER AMES: Some time ago before you came here, we had lengthy meetings about the Forrestal Building where they wanted to reinforce the underside of it. And I think we turned that down, if I am not mistaken.

Who is the staff member who is

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involved in the 10th Street project?

MR. SOCKS: Bill Dowd. Is Bill Dowd available? Okay.

COMMISSIONER AMES: Bill, that to me is one of the biggest detriments to 10th Street. When we met on that particular project, I think I remember I sent a message back, "Look, why spend that much money to reinforce the underside of it when you could spend less money and build a new building and take that one out?"

My question is, are they going to be involved in these discussions of the 10th Street corridor, number one? And, number two, have any ideas or progress been made towards eliminating the Forrestal Building, which was built, from what I remember, to be a temporary structure to begin with?

MR. DOWD: The answer to your first question is yes, they certainly are. They are part of the task force. We have had one task force meeting so far and we will continue that

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every month or two over the next year to work on that, on that issue.

They have been very cooperative at working with the task force and I believe are in tune with the goals of the Commission and the rest of the task force to improve that area. And that would include looking at alternatives for possibly redeveloping the building that they are in today.

COMMISSIONER AMES: Thank you very much.

MR. DOWD: You are welcome.

CHAIRMAN BRYANT: Were there any questions of Mr. Walton? And are there any additional comments or questions for Mr. Socks?

(No response.)

CHAIRMAN BRYANT: Hearing none, thank you very much.

3. CONSENT CALENDAR

CHAIRMAN BRYANT: Item number 3 is the consent calendar. There are five items on

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it. 3A is master plan modification for building 17 at the National Naval Medical Center. 3B is the main naval exchange replacement at the National Naval Medical Center. 3C is the Southeast quadrant development at the Food and Drug Administration, White Oak. 3D is the Southeast parking garage at FDA White Oak. And 3E is the perimeter and secondary containment fence and lower zoo gateway at the National Zoo.

First, is there a motion on those five items?

PARTICIPANT: So moved, Mr. Chairman.

PARTICIPANT: Second.

CHAIRMAN BRYANT: It has been moved and seconded. Are there any questions or comments on the five items on the consent calendar? Hearing none, all in favor, say aye?

(Whereupon, there was a chorus of

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"Ayes. ")

CHAIRMAN BRYANT: Opposed, no?

(No response.)

CHAIRMAN BRYANT: It is unanimous.

Thank you.

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4. ACTION ITEM

4A. DISTRICT OF COLUMBIA WATER AND SEWER
AUTHORITY, ST. ELIZABETHS EAST CAMPUS,
MARTIN LUTHER KING, JR. AVENUE, SE,
WASHINGTON, D.C. - WATER TOWER

CHAIRMAN BRYANT: Item 4A is the water tower at St. Elizabeths East Campus. We have Ms. Kelly here from staff. Ms. Kelly?

MS. KELLY: Good afternoon. Today before you is the concept design for a two million-gallon composite water tower at the St. Elizabeths East Campus in Washington, D.C. The project was submitted by the District of Columbia Water and Sewer Authority.

In 2000, the District of Columbia Water and Sewer Authority, or D.C. WASA, published a water system facilities plan that evaluated the District's water system and outlined plans to improve water distribution.

The plan proposes the creation of a new service area east of the Anacostia River to provide normal operating pressures to areas

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that currently receive insufficient service. For this new pressure zone, a two million-gallon elevated water tower must be constructed to provide adequate pressure levels.

The proposed Anacostia second high service area would be located within the existing Anacostia first high service area, which services ground elevations between 70 and 170 feet above mean sea level.

Generally the new service area would service residents and businesses of lower ward 8 from W Street to the Maryland border and to Interstate 295 and Oxon Hill Parkway. This area includes the Department of Homeland Security's headquarters at Saint Elizabeths West Campus.

In 2007, D.C. WASA conducted the water tower siting study for the proposed Anacostia second high pressure zone to determine the best location for the proposed water tower. The Saint Elizabeths East Campus

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was evaluated along with three other sites.

The sites were chosen for consideration because of their elevation. To provide the adequate water pressure, the proposed water tower must have an overflow elevation of 310 feet above mean sea level.

Saint Elizabeths campus was determined the best location because of the elevation, it is a District-owned site, and it is the farthest of the sites from residential uses.

Saint Elizabeths East Campus is a 208-acre District-owned property located in Southeast Washington, D.C. The campus is bordered on the west by Martin Luther King Jr. Avenue and the West Campus of Saint Elizabeths. The northeast section of the campus is bounded by Suitland Parkway. And in the southeast corner is the Congress Heights Metro station.

Hospital development spread to the East Campus in the early Twentieth Century,

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and several large facilities were constructed and configured in formal complexes and quadrangles. You can see that here and here.

Most of the development on site has taken place on the west side of a ravine that runs north and south through the Campus, leaving much of the east side of the campus undeveloped until recently with the new Saint Elizabeths Hospital.

Utilitarian uses are not new to the campus. Saint Elizabeths Hospital was intended to be a self-sustaining facility. And, as a result, the construction of several service buildings and structures was constructed. These structures included fire engine houses, laundries, power plants, and a pumping station, as well as water distribution infrastructure.

The existing elevated steel water tower is located adjacent to a formal quadrangle of buildings on the East Campus. The tower was constructed in the 1930s.

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Today, the tank is not fully operational and is unable to provide adequate water pressure to the hospital facility.

In July of 2009, the Department of Mental Health submitted emergency hydrants and water supply infrastructure. The infrastructure was needed because of the lack of water pressure available in case of a fire emergency. The improvements will also serve the new Coast Guard headquarters until the water tank project is implemented.

Once Saint Elizabeths East Campus was chosen as the best location for the proposed tower, D.C. WASA evaluated four sites within the campus.

D.C. WASA conducted a balloon study between August 24th and August 26th of 2009, to assess the potential viewshed impacts for the four sites.

To conduct the study, a single balloon was anchored at each of the sites. Each balloon was raised 175 feet to represent

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the required height of the proposed water tower.

Several photographs were taken within the East Campus, on the West Campus, and within sites within the District of Columbia, Maryland, and Virginia. Ultimately, site B was chosen as the best location because it is located away from Martin Luther King Jr. Avenue and the historic buildings of the campus.

Site B is currently an unimproved section of the campus. It is located across the ravine from the campus' historic buildings and is adjacent to the former Saint Elizabeths Hospital.

Three types of water towers were evaluated for the site: a composite tower, a multi-leg tower, and a pedosphere tower. The multi-leg tower is what most people commonly associate with the design of a water tower and was mainly constructed during the 1950s to the 1970s.

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The multi-leg tower would be able to hold a needed storage capacity. However, due to maintenance costs and security reasons, the water industry has moved away from using this type of water tower.

A pedosphere tower can only hold a capacity of one million gallons and would not work for the required storage amount of two million. The proposed water tower is a composite tower, which can hold two million gallons of water.

Security of the structure is handled by the lower section of the water tower being enclosed. Composite towers get their name from being composed of two materials: a concrete base and a steel top.

This graphic illustrates the size and mass of the proposed tower against the current tower on campus. The proposed composite water tower will be 50 feet in diameter at its base and about 70 feet in diameter at its top. The base will be

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approximately 110 feet in height, and the top will be approximately 65 feet above that.

The tower will be light in color: either a light blue or a light gray to blend into the skyline. The tower will have a total elevation of 330 feet above sea level with the required overflow elevation of 310 feet.

D.C. WASA and its design team evaluated ways to change or mask the form of the tower to minimize its visual effect. One of the ways evaluated was to create a building form. The water tower would be covered by materials to give it the appearance of a building or it could be incorporated into a future building on the Saint Elizabeths campus. You can see here some of the precedents that the design team evaluated.

Once evaluated, it was determined that wrapping the building would increase the appearance of the massing and scale of the tower and the timing of future East Campus buildings may be further in the future than

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the time frame for this project as well as scale and cost caused this option to be rejected.

Another option that was evaluated was to create multiple towers to minimize the mass of a single water tower. However, in order for the tanks to properly function, the height of the towers would remain the same and the size of the tanks would not substantially decrease.

A cluster of towers would only increase the cost, visual impacts, and mass of the tower on the historic campus. For these reasons, this option was rejected.

A third way evaluated was to mask the form of the water tower by using an architectural framework and materials. This approach would use materials and forms that would enhance the industrial appearance of the tower in a sculptural manner while giving a detail and scale to the mass of the tower.

Ultimately masking the tower with

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architectural materials was chosen as the best option. D.C. WASA has submitted two design concepts for review. Both use a framed lattice screen that surrounds the tower. Concept A uses a spaceframe enclosure that gives the water tower a wider depth than Concept B, which uses a bowstring truss enclosure.

The site plan proposed for the water tower includes an underground WASA museum, a scenic overlook, multiple rain gardens, a solar panel array, preservation of existing trees, and a terracotta walking path.

The terracotta would come from old city pipes that WASA replaces with new piping.

Rain would be captured by the lattice surrounding the water tower and routed to the rain gardens, where it will be filtered. The lattice surrounding the tower is also being designed to support but hide the use of antennas.

The scenic overlook will allow

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people to look across the ravine to the historic buildings of the East Campus. The proposed underground WASA museum would be approximately 2,200 square feet and would showcase the history of WASA and water distribution in Washington, D.C.

Given the proposed location of the water tower, staff has evaluated the proposed project's location, materials, lighting, and form for visual impacts on the Suitland Parkway, the topographic bowl, and the Saint Elizabeths Historic District.

Here you can see the Saint Elizabeths campuses are along the Anacostia hills of the topographic bowl. Staff also evaluated the project against the policies of the Comprehensive Plan.

Staff has evaluated the balloon test pictures and alternative site locations evaluated by WASA and concurs that site B is the most appropriate of the sites considered for the water tower on Saint Elizabeths

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campus.

Alternative site locations were not chosen because they were either adjacent to historic buildings of the campus or next to Martin Luther King Jr. Avenue and would have a greater effect on the Saint Elizabeths Historic District than site B, which is across a ravine separating it from the historic buildings.

While the site is closer to the Suitland Parkway, WASA and its design team have tried to minimize the effect the water tower has on the parkway by adding an architectural screen to the tower design.

Currently, the proposed structure surrounding the water tower is a cylinder and has the same diameter from top to bottom, as in concept B, or has a larger diameter at the bottom of the structure, as in concept A.

This is counterintuitive to the form of the water tower, which has a larger diameter at its top and a smaller diameter at

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its base. Staff encourages the applicant to evaluate multiple sizes and shapes of the surrounding structure to be proportionate with the water tower; therefore, minimizing its visual effects on the Suitland Parkway.

This is what concept A would look like from Suitland Parkway. Here is concept A from Haines Point. This is what concept B would look like from Suitland Parkway.

The computer generated rendering of Concept B includes a canvas hung diagonally across the vertical and horizontal members of the structure surrounding the water tower. As the canvas would wave with the wind, staff discourages the applicant from using such materials. Moving materials would draw one's attentions to the water tower. Staff also questions the maintenance requirements of using such materials.

Here is what concept B would look like from Haines Point.

Early concept designs of the water

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tower included accent lights that would illuminate the tower at night. Through the section 106 process, consulting parties expressed their concern about including accent lighting for tower as it may compete with other structures on the topographic bowl skyline.

Consequently, the design team and the applicant have removed the accent lighting from the submitted concept designs. The exclusion of accent lights for the water tower will minimize the impact on the nighttime view on the topographic bowl.

WASA proposes to include an underground museum at its site. The museum will showcase the history of WASA, the history of water distribution in the city, and the different types of water distribution currently in effect.

Given the need to have the proposed water tower away from the historic buildings, the site is isolated from Martin Luther King

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Jr. Avenue and the main activity of the campus. As a result, the location of the museum at the water tower may not be ideal for visitation.

Staff is supportive of a WASA museum and encourages WASA to evaluate various sites in the District of Columbia for the museum location, including the Saint Elizabeths East Campus, perhaps along Martin Luther King Jr. Avenue, and other possible locations in the District, such as the McMillan Reservoir. We encourage them to evaluate sites that are District-owned, easily accessible, and visually show the water distribution process.

The proposed project is generally consistent with the Comprehensive Plan for the national capital. However, it is in conflict with the Historic Preservation element, which encourages the protection of the skyline formed by the region's natural features, particularly the topographic bowl around

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central Washington, from intrusions, such as antenna towers, water towers, and rooftop equipment.

While the policy specifically calls out water towers, the project is necessary to provide adequate water pressure to ward 8 residents, businesses, and the proposed Department of Homeland Security buildings on the West Campus. The applicant is taking steps to minimize the visual effects the water tower will have on the topographic bowl.

The project is mentioned within the Saint Elizabeths East redevelopment framework plan, approved by the District of Columbia City Council at its December 16th, 2008 meeting.

As a District of Columbia agency project outside of the central area of the District on non-federal property, NCPC does not have NEPA responsibility. D.C. WASA is required to follow District of Columbia regulations regarding environmental review.

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The proposed project is located on the East Campus of the Saint Elizabeths, which is listed in the National Register of Historic Places and is subject to a 1989 Memorandum of Agreement among the U.S. Department of Health and Human Services, the General Services Administration, the Advisory Council on Historic Preservation, and the District of Columbia.

The MOA requires D.C. WASA to complete historic preservation review for the proposed water tower based on requirements of section 106. That review and public consultation have been underway since the Summer of 2009 with four public meetings held to date.

The tower project was on the Historic Preservation Review Board's January 28th, 2010 agenda. The HPRB concurred with WASA that site B was the best location for the tower on Saint Elizabeths; however, found that the water tower itself was incompatible with

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the Saint Elizabeth Historic District and referred the project to the Mayor's agent for review. The board was supportive of the architectural screen and encouraged WASA to move forward with the design.

The project was presented to the Commission of Fine Arts at its January 21st, 2010 meeting. CFA questioned the applicant about the shape and form of the water tower. However, the applicant informed the Commission that the form is a prefabricated element and its design is set.

CFA was supportive of using an architectural screen around the tower. However, CFA encouraged the design team to evaluate the shape of the screen, especially at the top of the structure, which in the images presented to them, they seemed to end abruptly.

CFA suggested that the design team look at having the screen only cover the base of the tower, exposing the tower's top. CFA

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encouraged the design team to evaluate using lighting in the design. At your place is a letter from CFA to WASA discussing the CFA meeting.

Overall, staff is supportive of this infrastructure project in lower ward 8, which will bring improvements to public safety and overall quality of life.

D.C. WASA has explored multiple alternatives for the exterior expression of the water tower in an effort to minimize the tower's visual effect.

We offer the following comments in an effort to further minimize the concept design's impact. Therefore it is the Executive Director's Recommendation to the Commission that it comment as follows on the concept design for the water tower at Saint Elizabeths East Campus in Washington, D.C., that it supports the undertaking of this much needed project that will provide normal levels of water pressure to ward 8 and for fire and

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safety purposes; recommend that as the water tower design development continues, the applicant continue to coordinate with the Department of Homeland Security; evaluate multiple sizes and shapes of the screen and structure that are proportionate to the water tower; eliminate from consideration the use of materials that move; and evaluate various locations for the future District of Columbia Water and Sewer Authority Museum; as well as supports the District of Columbia Water and Sewer Authority's decision to remove accent lighting from the design of the water tower.

Mr. Chairman, that concludes my presentation. I would be happy to answer any questions that you may have. We also have representatives from D.C. WASA and from their design team to answer any questions that arise.

[INSERT - ST. ELIZABETH'S WATER TOWER]

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CHAIRMAN BRYANT: Thank you, Ms. Kelly.

I will note that initially this item was on the consent agenda. When the Executive Committee held its monthly conference call, it generated sufficient discussion that we thought it best to bring before the full Commission for a hearing.

I will note that the Executive Committee discussion did not center on -- correct me if I am wrong, Rob. It did not center on need, function, or site selection but more principally on aesthetics and some construction material-related questions. So that was the nature of our discussion.

So, with that, other comments or questions?

COMMISSIONER NEWTON: Mr. Chairman? Ms. Kelly, if you could elaborate a little bit or answer a couple of questions? The area to the northeast of the water tower there between the water tower and Suitland Road,

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there are quite a number of buildings there.
One of the earlier slides --

MS. KELLY: I am trying to get to
it.

COMMISSIONER NEWTON: Okay. Well,
that one is okay or this is fine. So sort of
northeast. All of those buildings to the
northeast and east, what are those activities?

MS. KELLY: I was under the
impression that they are residential.

COMMISSIONER NEWTON: Residential.
If I am picking up on the drawings correctly,
the topography slopes from the water tower
site downwards to Suitland Parkway?

MS. KELLY: That is correct.

COMMISSIONER NEWTON: Okay. And
how tall is the band of trees in between that
residential property and the water tower
location?

MS. KELLY: They're at full growth.

COMMISSIONER NEWTON: Full growth?
So 40-50 feet?

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MR. QUILL: If I may, my name is Lee Quill, Cunningham and Quill, Architects. We have with us today Roger Gans and Catherine Cahill of WASA as well as Chris Morrison and Maria Casarella of Cunningham and Quill.

Just a couple of things. The housing to the area, just to answer your question, the housing, was working. This area right here is D.C. housing. It's currently boarded up. We're not quite sure what. Maybe Jennifer can speak to that a little bit more. But, anyway, this is uninhabitable right now. It is all boarded up.

The trees are in the realm of 60 to 90 feet at the peak of their growth. So the tower will be appearing above their 175 height.

COMMISSIONER NEWTON: But mostly obscured?

MR. QUILL: The base will be up to about 60 to 90 feet potentially depending on the type of growth of the tree. You know,

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some of the oaks are larger. It will obscure some of that during the summer months, but during the winter months, you will be able to see through part of the canopy.

We have a substantial canopy. It's a little hard to see with this little marker, but substantial canopy in this area on the knoll as it drops down to Suitland Parkway, which is here, and we have a substantial canopy coming up the ravine. This is the ravine that comes up. Metro actually runs underneath this ravine coming up to the Congress Heights station here.

This particular area right here is the current John Howard Pavilion. This is the forensic unit of the hospital. And this is what they refer to as the yard, which is closed in.

This will be coming down when the patients move over here and the forensic unit goes over to here. So this area will be open, and parking will go into this area where John

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Howard is right now. And this is an open site currently.

COMMISSIONER NEWTON: Okay. Thank you. I have some further questions, if I may.

It was referred to that a multi-leg tower was inappropriate due to the high level of maintenance cost. All of these metal trusses that are being proposed as screening materials, how does that differ from the high maintenance of metal in a multi-leg tower?

MR. QUILL: If I may, the multi-leg tower is not constructed today in this size. You can get one in a million but not one in two million.

The last construction of a two million-gallon tank here in Washington, D.C. was done in 1945. If you would like, we have a longer presentation that she didn't -- we have 30 minutes worth. It's back over of Alabama and Southern, Mass. Avenue, Southeast.

So the short of it is that these towers are not done anymore in this size. The

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industry has phased them out. Smaller sizes of one million you can get in the multi-leg or the pedosphere.

COMMISSIONER NEWTON: I understand that, sir. My question was specifically the statement made that a multi-leg tower, regardless of size, was inappropriate because of high maintenance costs.

My question is, how do these proposed architectural trusses around this new tower differ in maintenance costs that might be projected? Would they not also be high maintenance?

MR. QUILL: The painting is a little bit different for the multi legs than what the composites are done with the high-composite paints that are actually put on these things. It is like a steel paint that is used for trusses, things like this.

So we are looking at a spaceframe or a truss component. So it's a little bit different paint system, which has a longer

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life, about 30 years, 30 or 40 years.

So it is not completely incompatible with what the multi-leg unit would be if they were painted in the smaller.

There is not that much difference. It is really the size of the tower which has been phased out more than the maintenance issue.

The maintenance was part of it. It's really the size, sir.

COMMISSIONER NEWTON: Here is my really big question. Why does WASA need to spend all of this money for open truss work that does not mask the shape of the water tower?

The water tower has its form for a purpose. Why is it necessary to wrap this thing with metal trusses, which you can see right through?

MR. QUILL: That was an intentional design. Let me just take you through it. The tower is actually a little larger. The tower is about 95 foot wide at the top and 65 feet

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for the base. It is a standard component of either the metal top and the concrete top.

There has been a lot of discussion about whether this utilitarian structure is of significant design, beauty, if you want to put it, as a utilitarian structure or whether it ought to contribute a little bit more on the skyline, the topographic bowl.

In general discussions we have had with multiple agencies and with the community as well as the Commission of Fine Arts and NCPC has been represented, there has been a discussion of finding a way to break down the mass and height of this structure so that there is multiple layering and contributing in a sense of an image on the skyline.

We know we are going to see it. You are going to see it from around. And it doesn't have quite the elegance that we all felt that some element on the skyline needed to contribute back to the city.

So the idea of using a framework --

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we looked at a number of different things, as Ms. Kelly took you through, looking at those options, as you saw.

The idea of creating a framework around this, which would diffuse -- you didn't see our full presentation, unfortunately, where we had multiple precedent, which we could share with you. I do have that PowerPoint if you need to plug it in.

The idea of creating a framework that would allow the tower, we want the tower to read from beyond so you see it. But it's masked and kind of shielded and screened so that the scale and the detail allow you to perceive it in a different way, as something contributing, as opposed to just a hard piece of urban utility infrastructure.

If you saw our precedent, I think that would be helpful in understanding the design concept, unfortunately, for --

COMMISSIONER NEWTON: I am not sure it would be from my perspective, but thank you

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for your comments.

MR. QUILL: Yes, sir. I understand.

CHAIRMAN BRYANT: Mr. Miller and then Mr. Ames and then Mr. McGill.

COMMISSIONER MILLER: Thank you, Mr. Chairman.

I just wanted to comment on the need for this project, the desperate need for this project, not just for the Saint Elizabeths campus, both west and west, not only for the new community development -- I believe that is the new community development that you were pointing to where some of the boarded housing is, where new mixed-income housing and other development and services are going to be invested by the city there and by private sector, but it is vitally needed for Anacostia and the ward 8 community, which have suffered for so long, which Commissioner Dixon can attest to, low, incredibly low, water pressure.

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COMMISSIONER DIXON: I am reserving my position to speak to that in a minute.

COMMISSIONER MILLER: Well, I will let you elaborate on that, but it is a health and safety issue. And the Chairman is right that the Executive Committee's discussion to bring you to the agenda today was in no way questioning the need and importance of this project.

It was mostly because it is such a miserable impact on the skyline we thought the public should see it and there should be some benefit of public discussion about it, as there has been at other bodies, Commission of Fine Arts and Historic Preservation Review Board, last week.

Those two bodies, as I understand it, did recommend what Commissioner Newton was getting at perhaps, that removing the screening, altogether or partially, from this utilitarian structure or looking at that possibility, at least -- do we have any

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renderings that can easily be put up that showed the views that you showed us with the screening but just with the tower itself on the skyline from Haines Point and Suitland Parkway?

MS. KELLY: I don't have those, but I can put the other renderings back up.

COMMISSIONER MILLER: Well, at the appropriate point, I think we might want to add that to the EDR, that that consideration of removing the screening partially or fully be as this project moves forward considered.

Thank you.

CHAIRMAN BRYANT: Mr. Ames?

COMMISSIONER AMES: How much money do you think the screening adds to this project?

MS. KELLY: It is my understanding it is around three million.

MR. QUILL: About three, three to three and a half million.

COMMISSIONER AMES: And what is the

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total cost of the project?

MR. QUILL: Sixteen.

COMMISSIONER AMES: Adding about three million?

MR. QUILL: Right.

COMMISSIONER AMES: A question as I am starting to hear some rumblings of the screening itself in that, for lack of a better way to put it, water towers are like apple pie in America. You see them all over the place.

I think when you go to the extreme that I am seeing you go to to take away from the water tower, I believe you draw more attention to it. I believe it distorts the view more than if you had nothing there. I think somebody just said it. Maybe you did.

Do you do any private architectural work for this type stuff?

MR. QUILL: Two questions.

COMMISSIONER AMES: Well, let me just -- well, I will just go ahead and ask you the question. I cannot imagine a private

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developer that would have to install a water tower would go to the expense to dress it up and put makeup on it like you're doing here with taxpayer dollars.

And that is what bothers me. You are spending an awful lot of money on something that the whole United States is used to seeing all the time.

I see very few times I have ever seen a water tower that didn't look like a water tower. And I've never had one that offended me because I knew that it was something that we had to have.

I think it is a great project. If they have got water pressure problems over there, we are way behind the times. It should have been done a lot time ago. But I appreciate the fact that it is being done.

I just cannot for the life of me see spending \$3 million to put makeup on this water tower to supposedly hide it when I think you are going to draw more attention to it.

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Thank you.

COMMISSIONER MCGILL: I would like to ask you a couple of questions. Will there be one or more little red lights on top of this at night to warn airplanes not to run into it?

MR. QUILL: We will have to have airplane lights at the top.

COMMISSIONER MCGILL: How many?

MR. QUILL: I don't recall what the requirement is. Whatever FAA requires. There will be a number of them. At this particular point, the highest point, I would say three or four probably.

COMMISSIONER MCGILL: And all the renderings of your proposed cladding and, for that matter, the tower itself did not show any antennas on top. I would think your cladding might preclude the antennas, but I am curious whether the tower is built in such a way that it could support antennas.

MR. QUILL: Yes. The design of

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what we have been working on is consistent with what we are looking at. We have been working with WASA on the types of antennas that go on their other structures as well as the radio towers.

And that is being worked in as part of where the idea of extending a little bit beyond the actual bowl at the top, incorporating the tenets on the inside, as opposed to the outside, so that they work with the structure that comes up around and it's not an added-on piece, like you see in many, many towers. I guess that is part of our design effort.

COMMISSIONER MCGILL: Well, the antennas would not be visible from the outside?

MR. QUILL: They would be part of the work and connected into the inside of the structure --

COMMISSIONER MCGILL: Yes.

MR. QUILL: -- so that you'll see

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them, but it will be part of that layering, as opposed to applied to the tower itself, which is normally the case.

COMMISSIONER MCGILL: And they would have lights, too?

MR. QUILL: They are not required to have lights. The highest point is required to have lights. Normally if you have a little antenna for a cell phone, those guys will not have lights at the very tip of those little tip antennas, no, sir. The general highest point would.

COMMISSIONER MCGILL: What about taller antennas? Can they also put taller antennas on the tower?

MR. QUILL: I think WASA if they want to speak to it? Normally the antennas that we are getting on those structures are the cell phone towers and some communications, but that is it. We are not talking about communications towers, such as police.

In our presentation that we showed

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to HPRB -- again, you have not had the benefit of seeing the extensive research and background and historical context in the shortness of time that Ms. Kelly put together, but there is a communications, emergency management communications, tower to 250 feet, just to the southeast of this tower right now and next to the hospital.

COMMISSIONER MCGILL: So are any of these antennas necessary for the functioning of the tower itself as a WASA facility?

MR. QUILL: They normally have a couple of communications antennas on there with distribution for communication with WASA. They may have one for that, but the majority of them are for communications, yes.

COMMISSIONER MCGILL: Okay.

MR. QUILL: Whether we need one on this one is still to be determined or not but mostly cell phone and things like that.

COMMISSIONER MCGILL: Thank you.

COMMISSIONER DIXON: Mr. Chairman?

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CHAIRMAN BRYANT: Mr. Dixon?

COMMISSIONER DIXON: I want to, first of all, say that it is very important. And I may have to declare a conflict of interest because for 20-plus years, I have been taking showers that, okay, I get clean, but it's not as strong. It's kind of nice to have some pressure for a change. That's why I love hotels. I get usually good pressure.

The other thing is given that pressure, we have had some problems when you all did some work before replacing copper pipes, I mean, lead pipes with copper. And with the cleaner pipes, there was an increased pressure.

A lot of folks had blowouts. I did. My basement got flooded because the pipes that were there weren't accustomed to that pressure, and the fittings got blown out.

So one thing you had better find out, you know, it's part of living in Anacostia, God's country. But, anyway, I

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think somebody should make sure that when you increase the pressure, that people are aware and you know what it is going to do to the lines because it is a problem.

And maybe I should ask that question first. Has that been looked at?

MR. GANS: Roger Ganz, Management Planning and Design, WASA.

We thought about the pressure. It is going to increase --

COMMISSIONER DIXON: I am happy to get it, but I just want to --

MR. GANS: And the project cost, the 16 million or 19 million depending on what we do, includes funds for paying homeowners to have pressure-reducing valves installed on services if the pressure will exceed what is required by plumbing code.

COMMISSIONER DIXON: Yes.

MR. GANS: So WASA would pay to have a plumber install those. And that would protect. We're also planning an education

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program because it is going to increase pressure 22 and a half pounds per square inch.

COMMISSIONER DIXON: Yes.

MR. GANS: It could affect plumbing.

COMMISSIONER DIXON: It is a problem. I have switched a while back to these tankless water heaters, environmentally sound. I have bought two of them at about 1,000 a pop. The first I had to throw away because it was not enough pressure to make the thing work. I had to buy a new modern one to pick up lower pressure, which now if I hear that could have saved some money on that deal.

So it's a lot of stuff that comes.

And this fitting things and replacing pipes, it sounds simple, but once you get somebody who doesn't know about the program and they flood their basement, then they've got a whole different discussion, which you all did help with in some ways.

I think obviously we need it. As

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Rob said, it is very important to not only those who live here but the future plans for that area to have water coming to us at a good, good, good pressure rate.

The other thing I want to ask about, what is the cost of this museum?

MR. QUILL: The cost of the museum would be if it's done about two million.

COMMISSIONER DIXON: So we've got three million for the cover and two million for a museum?

MR. QUILL: Right.

COMMISSIONER DIXON: Have you guys heard about the Anacostia Museum?

MR. QUILL: Yes.

COMMISSIONER DIXON: It's only about --

MR. QUILL: That's actually in our slide show.

COMMISSIONER DIXON: -- only about a 15 minutes' ride from where we are. And we are strapped for money always because the

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Smithsonian is very tight. The mother ship doesn't send money out very easily. We have to raise our own money. And we can't even go to anybody that's on their list because we have to vet everything we do.

So that's \$5 million. You know, we would be in business for a long time at Anacostia Museum if we just could have some area set aside for the WASA and all of that and the people that come over. And maybe you could even hook up a bus to bring people to other -- I mean, I think you understand what I am getting at.

I also think that the cladding is not only the price worries me as a local resident. You know, you talk about bringing \$3 million into something that, you know, to cloak or cover a water tower in a community where people can hardly get a job and are missing meals. That seems to be pretty heavy duty.

I mean, the important issue here is

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water, which is precious. Okay? And we are getting it. And we need a functional unit that will give us water.

I look at this picture. Why don't you all clad those other orange and white striped things there?

(Laughter.)

COMMISSIONER DIXON: I mean, there would be a smaller cladding to handle those. Then this huge thing is going around. And it may benefit the community more, a nice tower, clean water tower, with those things maybe, but I know there are some codes that require those colors and historical stuff. I mean, those, look at those. I mean, they're higher and mighty bright.

So I just think the cladding is a real -- everybody brought it up, but the money bothers me. I would have trouble looking at my friends and family and community and folks in Anacostia and saying, "We spent \$3 million for cladding," and people are walking down the

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street with no coat on in the cold. You know?

Okay.

The other thing is the lighting issue and this antenna. Now, we went from a lot of discussion years ago here about the communications center that is there. And the idea was that it would be the housing place for antennas and communication.

And I don't understand why there is a need because antennas can be pretty ugly if you start hanging antennas there for Verizon and the rest of these guys.

I know there is a cash flow issue here to pay for that, but we have got a place for that to go, I think. Maybe there is no more room.

You should see that building we put up with some restraints on the antennas. It looks like a porcupine. They've got every kind of antenna on top of that roof that you can imagine. And there needs to be some shielding of that because that looks terrible.

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Maybe that's where you can put --

MR. GANS: Just a short comment on that.

COMMISSIONER DIXON: I am giving you a lot of things, I know. I hope somebody is taking notes. I've got a few here. I can go back.

MR. GANS: The antennas are purely discretionary. And the only reason that WASA entertains proposals to do antennas is because they pay WASA money and that defrays the cost of things.

COMMISSIONER DIXON: Didn't I say cash flow, right?

MR. GANS: It doesn't have -- it is a decision that is made by --

COMMISSIONER DIXON: I would strongly recommend maybe you give some of that money to the D.C. government and let them put some antennas on that building. They've already got enough there. They can add a few more. It wouldn't matter.

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They do need a Verizon antenna because in the hood, we don't get good Verizon reception.

(Laughter.)

COMMISSIONER DIXON: Verizon cell phones in Anacostia basically don't work. They always go to the high-end communities. We get great T-Mobile, though, by the way.

COMMISSIONER MILLER: Mr. Dixon?

COMMISSIONER DIXON: Yes?

COMMISSIONER MILLER: I just wanted to say up in Cleveland Park near National Cathedral, our Verizon service isn't so great either.

COMMISSIONER DIXON: Thank you. Okay.

What I really think is great, we need it, but I do think, really, museums and this time now -- and I also know that I know a little about WASA because I have spent some money for things with you guys. And I think we need to really think about this.

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I mean, this is okay. I mean, I don't know what we can do, folks, amendments or something, but it is a problem for me. We will see how it goes. Don't stop it.

COMMISSIONER GREENWALD: Is it possible to add this cloaking element in a later date, just out of curiosity, or is the tower being built in a certain way to allow the cover to be put on it?

COMMISSIONER DIXON: Can I interrupt for one minute? I'm sorry. This reminds me of the cladding they put over the Washington Monument when they were repairing it. Remember?

And we all liked it. At least some of us didn't want it to be taken down because they changed colors for the holidays and it was very nice. But I don't think -- that was a temporary deal, just to keep it covered so things wouldn't fly around.

Excuse me. I'm sorry.

MR. QUILL: I am keeping track of

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all of the comments. I hope that I will have a chance at the end to come back with comments.

Since you are giving me an opportunity to speak, let me just say that it will be phased except that we have to work with foundations if we do a screening mechanism on the tower of some sort, whether it covers the whole thing or we can show you how discussions with the other groups that we have talked to might articulate it slightly differently.

It has to be done. The foundation work at least has to be done at the time the tower goes in, whether the actual structure comes in later or not.

The museum component was always envisioned as a phased component. And when I have a chance to respond to all of the comments, I will come back to that.

COMMISSIONER GREENWALD: Okay. My other question was regarding the solar panels.

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I don't know who is best, who can answer this best, but is that for the functioning of the tower or is that going into the power supply someplace else? Tell me about that.

MR. QUILL: I can answer this one, too. The solar panels are meant to be a demonstration of how -- there is a new WASA that is coming on board if you are far. We have a new general manager again. We are the design team, but there is a new general manager. The team has been working on this from the transition from Mr. Johnson to the new general manager, Mr. Hawkins.

The whole idea of water and the use of environmental sustainability is very important to WASA right now. They actually have on some of their pump stations solar panels to help run some of the equipment.

In this particular one, working with water, if you pump it up, there is a pump that takes it up. But then the gravity takes over. That is part of what we would like to

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try to incorporate the solar panels to help on the lighting, to help on the pumping, et cetera.

We don't know whether we can cover it all, but in many, many cases, when the meters are running the way it is set up in many jurisdictions, a meter actually runs backwards.

When the solar power is running, the power comes in, and it takes -- you know, your meter is running to tell how much you are being charged. It actually goes back the other way with the power coming in. And then you use it at night. So that is something worth exploring.

It is for the pumps and for the site lighting and for other pieces. So it is not a lot of big use on this, which is why we think there may be substantial benefit to that.

COMMISSIONER GREENWALD: Okay.

Thank you.

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CHAIRMAN BRYANT: Before we go on to others --

MR. QUILL: Yes, sir?

CHAIRMAN BRYANT: -- and perhaps lose track of Mr. Dixon's comments, do you want to go ahead and address some of the items he brought up?

MR. QUILL: Yes, if I could address a couple. You have not had the benefit of seeing a 30-minute presentation today of what we have been presenting to HPRB and to Commission of Fine Arts in the shortness of time.

So in a sense, you are reacting to a very good report, but it is abbreviated. So I have to please caution some of the comments at that, in making fully informed comments.

It is probably understandable to understand where our design came from so it doesn't look like we are just throwing Velcro at the wall to let it stick and see if it looks good.

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We have had four consulting party meetings with the community. I do want to say that Mr. Dixon and many, many residents who have shown up at our meetings as well as the dialogues we have had are actually very excited about the tower and actually contributing something, as opposed to, quote, unquote, just giving us another piece of utilitarian infrastructure on the skyline and treating, you know, Southeast as that place that didn't get anything special. We have actually had quite a bit of excitement about that, about the park configuration, and the museum.

Now, whether the museum happens here and what component or whether it might work with the Anacostia Museum I think are things that we want to be informed by you all on.

However, the direction we were taking so you understand from the design intent was that with the new WASA and the

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whole discussion of water and where it goes, you know, you know about WASA from the things that you were mentioning earlier. There is a desire for many, many in the public utility to actually talk about what they do well and what they do and where they are going.

So the museum was meant to bring people together through school groups, new residents. We are looking at a new framework plan for the East Campus, which is going to be a new neighborhood.

This is a new area that is going to be filled on, that this would be a small component. It is only 2,500 square feet. We should really talk more about the water, how we are bringing water off the tower, bringing it down to a series of rain gardens, which then filter it, et cetera, so we could start to educate school children and residents in the area as well as visitors.

The new campus right now you cannot get on. If you try to get on the East Campus,

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it is very, very difficult because of security. When then new hospital opens, this whole area will be opened. It will be a guard house to check people in for where they come to the hospital itself.

But this will be open. And there will be paths that come across the ravine from the new development on the East Campus to the west side of that ravine to this area. So it is going to be very much of an accessible point.

The last point I would like to make and quickly in addressing why the screen, why addressing this, this has come, really, from an historic preservation issue and the fact that this tower is going on a national historic registered landmark, which is the Saint Elizabeths campus.

It originally started at the tower, as you saw from Ms. Kelly's presentation, that was going to be located adjacent to the Nichols Building, which really was of great

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concern to the historic preservation community and its location on the national register.

So the idea of one was, okay, can we mitigate an adverse effect, which is what it is called, by moving the tower, which was the first thing we did, which was you looked at how do you do a scale and height and mass, keeping it away from historic resource?

The first thing was look at multiple sites. So we then moved it to site B. The balloons were five foot in diameter. They were raised. You didn't see all of the sites, but literally we photographed it from all of them.

The idea of the screen work was how does one start to mitigate the mass of a huge tower that is 175 to '80 feet tall that has a 95-foot drum, 65-foot support? We have two million gallons. That is the weight on this particular structure because we did look at the multi-leg early on.

They just don't do it anymore. We

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wanted to make it light and airy and really make it a contributing component because in our presentation you haven't seen, we have multiple examples of towers throughout the United States and Europe which we did a number of studies on, gazillions of images, which we can show you.

The problem was that the weight of two million gallons is the equivalent of between depending on what your takeoff weight is 19 to 21 747s stacked on top of each other.

So if you can imagine this drum, it is a lot of weight. So that is why the scale is so large.

The idea was trying to, getting back to your image of the monument -- we did use that as one of our precedent studies and how people actually did love it. Many, as you said, actually said, "We like that better. Why don't we keep that?"

What they were intrigued by was how a simple form in the monument -- you could see

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the monument during the day through the clear fabric and at night when it was lit, it took on a very different dynamic. But it added a richness to the skyline.

It was very different. And yes, it was temporary, but this will not be temporary.

And what people have been excited about was the idea of maybe that kind of masking of a utilitarian kind of -- you know, it's a known form. And in a rural landscape, it fits very, very well because a lot of times it is painted as a billboard or people may put a little bit of light.

In the urban area here, right next to historic campus, the idea of breaking down the scale and the reading of this so you would see the tower -- we are not trying to hide there is no tower but the idea of giving it a little bit more richness and giving something back to the community of Southeast is where this has all evolved.

Maybe that gives you a little bit

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more context of what we have been doing, rather than trying to just put makeup on a whatever.

COMMISSIONER DIXON: I don't want to get into a debate because that is not what we --

MR. QUILL: Yes, sir. I understand.

COMMISSIONER DIXON: I want to respond to a couple of your comments. Number one, I don't think the depth of the report makes a difference if we could see a lot of things.

The bottom line is the community may have been excited about this, but did you also share with them the question about the \$3 million that they could use for other things in Anacostia that this would -- I mean, I think you're going to read about this in the Washington Post.

I mean, I think with the budget being where it is now and all the problems we

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are facing, I think it's going -- it's a black eye that we are spending \$3 million to cover up. And the contribution you are making to Anacostia is the water pressure itself, which I think many would be more happy about than the cladding.

The last comment that I will make is that the museum, the Anacostia -- I serve on the board of the Anacostia Museum. And I know our difficulty in getting people to that museum is very complicated.

And if we have another museum we are trying to get people to, it's going to be even another and drain from the efforts and energies of this museum trying to get people there. We need more show that we can put on something, that we can put a permanent presentation that can be supported by WASA. That would help that. But that is the debate.

I would really be supportive of this talk about maybe an amendment just to basically approve but not support the cladding

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or the museum. And that would be my thinking, no matter what the community.

I am pretty involved in the community, too. So I know some of the players who come out to these meetings. And they like a new suit, but if you ask them to pay for it, "Well, maybe I need to buy some food."

MR. QUILL: The budget issues did come up. We have talked about that. And the points are well-taken with regards to the museum.

CHAIRMAN BRYANT: Mr. McGill?

COMMISSIONER MCGILL: One last question. Why does the base of the composite tower need to be so wide?

MR. QUILL: For the two million-gallon reservoir that we have, that is the engineered size. It has to be 60 to 65 feet wide, whether it is concrete or a steel composite piece.

COMMISSIONER MCGILL: Have there been variations on this kind of design that

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could make it more graceful?

MR. QUILL: There are ways that you can shape the bowl slightly at the top with a little bit more of a curved goblet type form, but that's about it. That's it.

We've looked at, and we have actually met with Landmark Structures, who is one of the manufacturers in the country. There are a few of them that do it.

We had them come to Washington to talk to them about how we might articulate the tower because the issues that you gentlemen are raising as far as working with the basic infrastructure element was exactly where we started. I mean, that is a no-brainer. Absolutely, they are all over the place. But how do you mitigate the impact of that?

So there are ways that it could be slightly shaped with the base of the bowl, but what we were disappointed in when we met with them, they came up, Landmark Structures, from Texas. They actually came to our office here

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in Washington, and we met with them.

We said, you know, we would like to make some modifications. And they were like "Yeah. We can do this." What it actually came out, the modifications were mostly paint and then a little bit of the transfer.

I mean, they showed you can put arches, applied arches, to this thing, I mean, things like this, which would be totally inappropriate in this location.

You know, of the different structures, if you go on the Landmark page, the key was, how do you try to make this infrastructure look better? And it has always been this balance that we have been trying to do of allowing it to read but also give it a little bit more richness.

So yes, sir, we did look at that.

COMMISSIONER MCGILL: It strikes me that the pedosphere structure is far more graceful.

MR. QUILL: Yes, it is.

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COMMISSIONER MCGILL: And it has a flow to it and a proportion that makes it a more appealing structure. And the new one is just as clunky as the old multi-leg tower.

MR. QUILL: We are in 100 percent agreement. We started with a pedosphere. We love the pedosphere. There are a lot of designs that we looked at, but because of the two million-gallon requirement, this is where it was going.

So the only thing with the two million would be a little bit of the shaping of the bowl, which we have paired with other agencies to look at.

COMMISSIONER MCGILL: What if it was only a one million-gallon tower? What would happen then?

MR. QUILL: I think I will let WASA and maybe Mr. Dixon speak to that.

COMMISSIONER DIXON: Giving up the water pressure.

MR. GANS: No. The size of the

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tower wouldn't affect the pressure, but another component of a water tower is to provide an emergency and also storage for hydraulic reasons.

The two million-gallon tower was sized for future growth, for emergency storage, and for flow equalization. So it was kind of a minimum size to make it a good engineered structure on into the year 2030. And part of that is when this high-demand water flows out of the tower and satisfies that demand and the need to be two million gallons for that.

COMMISSIONER MILLER: And I would add, Mr. Chairman, if I could just interact, there is a lot of development planned right there and has been going on in ward 8 for the last several years and into the future.

MR. QUILL: Right. Homeland Security, as you know, is coming in here. And there is a desperate need, not only by the community but also for this new facility when

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it is up in line.

And then, again, the new framework plan calls for in-fill development around on the East Campus, a new neighborhood, and business center. So that is what is driving us for the long range.

CHAIRMAN BRYANT: Let me first go to Peter May, if I could.

COMMISSIONER MAY: Thanks. First of all, I would agree wholeheartedly with the first comment that we support the undertaking as a much needed project.

I think that the work that D.C. WASA has been doing in the last 10 or 15 years to rebuild the infrastructure of the city is incredibly important and I think highly under-appreciated, not just in the area of the supply system but also in terms of the long-term control plan and everything that is being done to address the combined sewer problem and also the undersized storm sewers in certain parts of the city.

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I think that D.C. WASA is doing tremendous work and making great strides in trying to address all of these problems, I think in some level, to the chagrin of those of us who are ratepayers in the District, because it is all being financed by the rates that we pay, which have gone up tremendously in the last ten years. But it is all work that needs to be done. And we appreciate the fact that it is being done and I think being done aggressively.

Secondly, can we go to the slide that has the view from the George Washington Memorial Parkway, just for a quick second?

MS. KELLY: Yes.

COMMISSIONER MAY: Not Suitland. There we go, onto the right there. First of all, isn't that a lovely view? And, secondly, what we are seeing there, that big swath of green, is Shepherd Parkway. I just want to make that observation for those of you who haven't really seen it. Sorry. A recurring

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theme for me.

I am curious. What is the state of the piping project, the temporary piping project, that was going to happen on the East Campus with the above-ground pipes? Did that go away completely and now there is an alternative because it is referred to in your report?

MS. KELLY: They are putting them in until the water tower gets put in.

COMMISSIONER MAY: They are going to install the above-ground?

MS. KELLY: Yes.

COMMISSIONER MAY: I thought that -- Mr. Gans?

MR. QUILL: We think that may have been changed.

COMMISSIONER MAY: I thought so, too. That is why I was curious about it.

MR. GANS: My understanding -- and I was involved in this maybe a year and a half ago. My understanding is they are doing the

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phase one, which is the pumping station and some permanent piping that they don't need anyway, but the above-ground piping, they either defer it or it is going to come later.

I am not really sure about that.

COMMISSIONER MAY: I was just curious because it was mentioned in the report. And I never heard the final resolution of that.

With reference to the John Howard Pavilion and the fact that it is going to be demolished and replaced, at least partially, with parking, that is a very large area.

Do we have any sense yet of what might also be developed in that area? Is there any plan to do something else there or is it simply going to remain part of the campus of the new hospital? very large area

MS. KELLY: I can show you what the framework plan as far as just the parking --

COMMISSIONER MAY: Just the parking. Okay. That is a factor because,

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obviously, if there was something else that was going there, it would be very obvious there. The tower would be very visible.

I agree with what was in the report with regard to staying away from design elements within the structure that would draw more attention to it.

You know, the moving fabric I think is not really a greatly idea. Of course, I am very glad that the lighting is no longer being considered because I think that we don't really want to create more glowing objects in Washington and on the topographic bowl. I think that competes with other important icons within Washington.

I also agree with the idea that maybe there needs to be other consideration of where the museum might be. I think the McMillan Reservoir idea is a terrific thing. I would love to get inside of the or get close to the big pumping station that is up there because I think that -- I mean, that is the

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sort of thing about water that I find very interesting anyway.

I think that the idea of having a way of masking any antennas that might be put up on the tower is also a very good idea because too many structures around Washington are being decorated with antennas.

And I think Ms. Steingasser will testify to the fact that I am not really fond of a lot of the antennas that have been put up around the city in all sorts of locations. I think they just really detract from whatever inherent either beauty or in this case sort of background nature of the structure.

And then, finally, when it comes to the structure that is being proposed here, I think the notion of developing that and making it as good as it can be without doing the screening I think is a fine idea.

It doesn't necessarily address the antenna issue, but I am perfectly comfortable with the idea that a water tower is a

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background structure. And it remains a background structure in certain contexts.

In other contexts, I think it is also wonderful to do something interesting with the water tower. I can think of the giant peach in South Carolina, I think, which is --

COMMISSIONER AMES: There is a baseball there, too.

COMMISSIONER MAY: Okay. I am not familiar with that one. But that is appropriate in that kind of a setting. I think here making it something that goes away in the field of vision I think is probably the best strategy. And I think a simple structure painted the right color goes a long, long way in doing that.

However, I am also not opposed to the idea of screening it in some way. I think that the notion of creating the right kind of screening structure and even if it does add cost because I know very well from the Park

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Service's experience that we wind up spending extra money to make things look better and in the long run, that is the right thing to do.

And it takes a while sometimes to get to the right solution and to find the right balance between the expenditure of the money and the design that you wind up with, but I think the process that you are going through right now with the reviews by the Commission of Fine Arts and Historic Preservation and this Commission are going to lead to a good result. And I am confident that that will happen, whether or not it has the screening.

And as a ratepayer, I would like to spend as little as possible on the screening, but, you know, I understand the importance of it fitting in well with the community.

And that is about it. So I appreciate that.

COMMISSIONER DIXON: Mr. Chairman, I want to make a couple of things. Number

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one, I am very pleased at what you all do, too, at the Water Authority.

I am a ratepayer. And I see a lot of the piping going around my neighborhood. We get a lot more of the impact than a lot of folks because we are so closed to the Anacostia River.

I cannot vote against this because we need the water, but I want to be very strong on the record that I -- and I will join criticism that I know you are going to hear, I think, about spending \$3 million to clad and money for a museum when we don't have it now, I don't think, and it can be used for better things.

I will also mention that water is going to be very, very critical. Homeland Security is going to be near this. They are going to rely on this water. And to put a museum there and to encourage access around this tower for the public at large could also be a problem because, you know, once they

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start taking our water towers and stuff, we are going to really -- you know, this is a target. And it is going to be critical in a neighborhood, for people and residents, and also for some of the security we have got in this community to have good, clean, safe water available. So I think that is another concern about the museum being there.

I want to be silent, but I will not vote against this. I would definitely want to be strong. And I don't know if we can get a motion through in terms of where we are in the dance.

I think we are far into the movie right now. I sense there is a lot of momentum from some of my colleagues that Fine Arts says yes and the community, quote, says yes. But I think that the money is wrong. And I don't want to do that either.

An amendment to take that out, can we do that, point of information, procedurally?

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CHAIRMAN BRYANT: We can do that.

COMMISSIONER DIXON: Do we have that capacity?

CHAIRMAN BRYANT: We can do that when we get to a motion and a second. And then it will be properly on the table for discussion, I guess, and for possible --

COMMISSIONER DIXON: At that time I would want to consider. And I will just throw it out as an idea that we support the tower, but we do not support money spent for the cladding or for the museum.

CHAIRMAN BRYANT: Let me go to Ms. Turner and then Mr. Hart.

COMMISSIONER TURNER: Question on the timing. What is the proposed timing for constructing the water tower? And does the continued evaluation of cladding or some additional design add more time or push that out further?

MR. QUILL: I will let Roger speak to the overall, but it does not extend the

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timing.

MR. GANS: The target was to have the tank in service by mid 2013. And, you know, this review process has taken a little longer, but we're still pretty much on target for that.

COMMISSIONER TURNER: And could it be expedited if you removed all of this extra design process?

MR. GANS: I don't think so. The design won't take any longer or the construction.

CHAIRMAN BRYANT: Mr. Hart?

MR. QUILL: If I could? We have to go through a federal 106 process. It's dealing with historic resource location. We are mandated to do that. That is the process that Roger was just speaking to. So that is the component that is taking the time, not the other.

Okay. Thank you.

CHAIRMAN BRYANT: Mr. Hart?

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COMMISSIONER HART: Yes. I find myself in complete agreement with Mr. Dixon on this matter. I think that there is clearly a need for a water tower, as has been stated, in the eighth ward, but cladding it with a screening is unnecessary. And, if anything, it begins to draw more attention to what would otherwise be a background intrusion on the bowl.

So I would be fully in support of a motion that would support the water tower simply as a utilitarian structure.

Thank you.

CHAIRMAN BRYANT: Okay. Ms. Steingasser?

COMMISSIONER STEINGASSER: I would just like to ask the staff a procedural question before we start amending the design.

We are approving it at concept stage. And that concept is the tower or the design? What is the concept that is before us?

MS. KELLY: It includes both.

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COMMISSIONER STEINGASSER: It includes both. Because I would not like to shut WASA down at this stage. It is just a concept. We are not committing ourselves in any way. But I would like to keep it open so that WASA can respond to what they have heard today. I think they have heard a call for simplicity.

The design staff that is here does not represent the Board and can't really address the financing aspect of things. So I would hate to impact the project at this stage; rather, send advice out as to what the Commission feels would be alternative design modifications they would like to see or perhaps just a straightforward tower option, rather than start getting so dictatorial at this stage because it is just concept.

CHAIRMAN BRYANT: Yes, sir?

COMMISSIONER MILES: But we do have WASA officials here. Is that correct? So a couple of questions on the issue of financing

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of the project.

Is it just sort of a line item in the annual capital project budget, finance, I guess grant dollars, taxpayer rate dollars, ratepayers?

MR. GANS: It is an item in WASA's capital budget. It has been approved by the Board at \$16 million. Water projects are financed by D.C. ratepayers solely. There are no grants involved, and there is no contributing from -- for example, the Blue Plains, the jurisdictions that contribute sewage contribute money but not for this project.

COMMISSIONER MILES: So it is budgeted at 16 million. So anything additional I guess could be considered.

MR. GANS: We have to next year amend this capital improvement program. There was a million dollars in the 16 million for architectural treatment but not the amount we are considering now.

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COMMISSIONER MILES: Okay. And on the issue of safety, I recall staff's presentation mentioned some of the security concerns related to a multi-leg tower but sort of a lack of discussion on security concerns in the other design. If any exist, that would be helpful.

MS. KELLY: The multi-leg tower, the center of the tower is exposed to the opening. With the composite tower, the center of the tower is encased. And so it is not as easily accessible.

WASA can maybe speak to this a little bit more, but I believe they were discussing having perimeter security as well.

MR. QUILL: I think I wouldn't jump on -- I was just speaking with Roger. While security may have been some discussion, that is not the reason that the multi-legged tower is not being used and why it is not being used -- I mean, they are still doing multi-legged towers. They're just not at two million

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gallons, which is what we need. That is where the composite comes in.

Ms. Kelly is correct. It does provide security in a sense that you have got a standpipe that goes up. But even with the framework that we have been talking about, the numbers are so large.

I mean, we are about 20-foot on these. The scale is a little bit -- you have got to remember that is 175 feet. So security issues of climbing, we're not concerned. It's not like a spaceframe you find in a hotel lobby roof.

And also we have been looking at for after hours having a security fence that is kind of like the highway fences surrounding that. So it is open during the day, but at night, you could actually secure it off.

COMMISSIONER MILES: Thank you.

Could we see the photo rendering from the Suitland Parkway again, please? Okay. I just wanted to follow up and sort of

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certainly agree with some of the comments that were made prior in terms of the whole apple pie Americana concept of water towers in that, you know, in integrating into that community and I believe right directly across from that are some additional murals.

So it might be too high to really have that type of aesthetic look, but that is something that is more incorporated into the community or you can go travel throughout America, and it's welcome to Springdale, Pennsylvania or so on and so forth. But we have to take that into consideration also beyond the other aesthetic comments that were made.

And, in addition to pressure, the issue of antennas in communications also. Try driving up Good Hope and before you can get to 7D, you'll always get dropped. I think that there is an important element in terms of the antenna in communication for that part of our city as well.

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COMMISSIONER MAY: Mr. Chairman, can I follow on that just for the antenna question?

CHAIRMAN BRYANT: Quickly. We need to go to Mr. McGill. And then we need to bring this discussion to an end.

COMMISSIONER MAY: I just want to say that the necessity to provide cell phone coverage is part of other federal mandates. And so if you can't put the antennas on the towers like this, you wind up with more monopoles and other things that are potentially even more impactful in the community.

CHAIRMAN BRYANT: Mr. McGill, you have the last word.

COMMISSIONER MCGILL: Well, I would like to actually make a motion if you wouldn't mind and if I can get a second make a few comments.

CHAIRMAN BRYANT: Before you do so, Ms. Kelly, can you skip to the end and put

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back up on the screen the staff, the EDR, recommendation? That one. Thank you.

COMMISSIONER MCGILL: I would also like to ask our staff a question before I make the motion. And that is, does NCPC have authority to approve or disapprove or are we only advising WASA on what we think the design should be like?

MS. KELLY: Yes. We are advisory in this capacity.

COMMISSIONER MCGILL: Okay. So I move the EDR with two additional bullets. The first would be evaluate further modifications in the design of the tower itself to achieve a more graceful and proportionate structure.

And the other is NCPC opposes any antenna that would extend above the highest point of the water tower.

CHAIRMAN BRYANT: So you have no motion that says anything about cladding?

COMMISSIONER MCGILL: Well, in my view, the existing EDR as drafted by staff has

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evaluated multiple sizes and shapes of the screen structure. So it seems to me we are leaving open the possibility per various comments we have heard of some sort of cladding, but we are not committed to say cladding is fine, no matter what.

COMMISSIONER DIXON: Let me ask. There is no second yet, but I'm sure there will be, should be. The antenna, why is it that the communications building -- and we got a long pitch many years ago about the reason they wanted to put it in Anacostia, the communications structure, because of the elevation of the building would accommodate antennas to get the police department, the FBI, everybody, able to reach and do their connections.

Why now do we have to have another structure that goes even higher with an antenna on top of it? Why aren't we able to use what they said they could use before?

I am not clear on that. That is

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why I am not sure we need an antenna there at all. Maybe so. Okay. Thank you.

COMMISSIONER STEINGASSER: The Unified Communications Center is a District project. It does not lease itself to private communications companies. So you will not have the commercial providers on that building. It is one of the city's highest security buildings. So it doesn't let them on there.

COMMISSIONER MCGILL: But I can go beyond that in my reasoning. I mean, first of all, I was tempted to say no antennas at all. And I discovered we are advisory only.

Secondly, I defer to Commissioner May saying, well, you know, the Park Service might end up having to allow monopoles along Suitland Parkway if we don't have this tower as a possible resource for cell phone antennas.

What I am worried about is, as the old saying goes, if we build it, they shall

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come. And so if this is built, I worry that other antenna erectors will come who say, "This would be a great site for me to put up a 50-foot antenna on top of the water tower with its own little red light."

And then we would look at a skyline with not just the red lights and the water tower but a bunch of other little red lights on top of all of the antennas.

If they can be invisible and the shape of the tower itself can be preserved, then it seems to me they do a minimum of harm.

COMMISSIONER STEINGASSER: Maybe I address that as well. I wrote the city zoning regulations for antennas. So I am pretty familiar with them. And I have gotten a few calls from Mr. May on the issue.

The zoning restricts building-mounted, what we call flush mounted, antennas from eclipsing the top of any structure that they are located on. So by pure zoning, they would not be able to go

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taller than the top rim of this structure or any penthouse structure.

COMMISSIONER MCGILL: But this is not subject to zoning, is it, since it is public property?

COMMISSIONER STEINGASSER: It would be subject to zoning. Yes, sir. So there is a zoning action pending before the Commission right now.

COMMISSIONER MCGILL: Okay. I still stand by my amendment.

CHAIRMAN BRYANT: Okay. The proposed amendments are to first evaluate further modifications to the tower design and, second, to note that NCPC opposes any antenna above the highest point of the tower. Is there further question discussion on the proposed amendments?

COMMISSIONER AMES: Well, we need a second to discuss, Mr. Chairman?

CHAIRMAN BRYANT: Is there a second?

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PARTICIPANT: Second.

CHAIRMAN BRYANT: Second. There is a second. Further discussion?

COMMISSIONER AMES: Yes, sir. I would like to make an amendment. We are advisory. I understand that.

CHAIRMAN BRYANT: You made an amendment?

COMMISSIONER AMES: I am going to make an amendment to his motion.

CHAIRMAN BRYANT: So you want a substitute motion?

COMMISSIONER AMES: Right. But I want to discuss my amendment as I go. I realize we are advisory, which means we don't have the power to do, but I will tell you that Mr. McGill's motion completely misses what the majority of the conversation was about here. It was the fact that we don't believe that we need the declarations around the outside, nor do we need a museum.

So my amended motion would be that

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we approve the water tower project without the declarations and the museum. And that is simple.

COMMISSIONER STEINGASSER: Is the museum before us in any way?

COMMISSIONER AMES: It is part of the design.

COMMISSIONER STEINGASSER: It is a part of a concept with no location.

COMMISSIONER AMES: It is part of what was presented to us. So we have to talk about it.

COMMISSIONER STEINGASSER: It is in the site plan.

CHAIRMAN BRYANT: And it is part of the recommendation you will see on the screen.

COMMISSIONER MCGILL: Mr. Chairman, if I could elaborate further? I think one of the problems we are facing here is that this structure is going in a very prominent location. It is going to have a significant vista overlook, no matter how it is designed.

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The sponsors have done an excellent job of mitigating its impacts on the immediate community by putting in Vista Overlook Park and so on. But they have not really done much to mitigate its impact on the city as a whole or the region.

I worry that the cladding may not work or that it will be so fine grained that when you are standing on the Mall looking at this ridge line, the cladding will be virtually invisible and you're going to see the tower underneath.

I think the sponsors need to continue thinking through how they can better mitigate for the region as a whole the visual impact this structure is going to have.

And it seems to me there are two ways they can do that. One is by somehow covering it or concealing it. The other is by making it more graceful itself. And that is the reason I worded my motion --

COMMISSIONER AMES: Let me defend

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my motion, then, since you are going to go against it like that. Let me tell you something. What we're doing, we're faced with taxpayer dollars to do something that you are questioning because of a personal opinion of mitigation of view.

My personal opinion is it doesn't affect the view. It's a standard view that we see all over America. And before we go in any further discussions about it, Mr. Chairman, I would ask that you either ask for a second of my motion or let it die and let's vote.

CHAIRMAN BRYANT: That is what I am trying to get to. Let's see. It's been moved and seconded, the substitute motion has been moved and seconded, that the Commission, in simple terms, approve the tower but not the declarative cladding around it.

So we do have that before us. All in favor of the substitute motion?

COMMISSIONER MCGILL: A substitute for mine?

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CHAIRMAN BRYANT: Yes. It is a substitute for yours. If his fails, we are back to your original one.

COMMISSIONER GREENWALD: I am sorry. Does it include the museum?

COMMISSIONER AMES: No. The museum and the cladding are out.

COMMISSIONER GREENWALD: Okay. So the amendment includes the removal of --

COMMISSIONER AMES: The museum and the cladding from the concept design of this project.

COMMISSIONER MCGILL: What about the antennas?

COMMISSIONER AMES: I haven't put anything about the antennas. She has already covered that to me. I am satisfied that the city zoning will cover the antenna situation itself. That is a moot point to me.

COMMISSIONER HART: Would it be possible to include that the design of the antennas be included in the next presentation?

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COMMISSIONER AMES: I can add that if the second would be willing to second.

CHAIRMAN BRYANT: I don't know that it needs to be in the motion. I think we can make that request if we're getting to that point.

COMMISSIONER AMES: Okay.

COMMISSIONER MAY: Mr. Chairman?

CHAIRMAN BRYANT: Mr. May?

COMMISSIONER MAY: I just wanted to say this is becoming very hard to support. I believe that we should allow D.C. WASA the flexibility to design some sort of screening on this.

And it may not be what they proposed here, and it may not be \$3 million worth, but I think that if this is what we vote on, I am going to wind up voting against the water tower in the hopes that we have a motion that is more akin to Mr. McGill's motion.

COMMISSIONER AMES: To me that is a

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typical government employee reaction to spending taxpayer dollars that don't need to be spent. And you could vote no. And I can lose this motion. And that's fine.

But we are getting crazy. We spent an hour and a half talking about stuff over and over and over. You know, it's over.

CHAIRMAN BRYANT: All right. The substantive motion is before you, which is, again, in simple terms, to approve the water tower without the museum and without the cladding.

All in favor of that motion raise your hand.

(Whereupon, there was a show of hands.)

CHAIRMAN BRYANT: Seven. Seven in favor of the motion. And opposed?

(Whereupon, there was a show of hands.)

CHAIRMAN BRYANT: Five. The motion passes seven to five. The substantive motion

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passes.

So does that absolutely negate everything on yours? Yours was evaluation of further modifications to the tower design.

COMMISSIONER DIXON: Wait a second, Mr. Chairman. I think that is out of order. The motion has passed. There is no need evaluating the previous motion. I think we understood and we understand how he feels, but a point of order, information.

CHAIRMAN BRYANT: Understood.

COMMISSIONER DIXON: It is history.

CHAIRMAN BRYANT: Okay. All right.

COMMISSIONER STEINGASSER: Could I ask a question possibly of the staff?

CHAIRMAN BRYANT: Please?

COMMISSIONER STEINGASSER: What are the next steps, then, because isn't that, then, the design? We removed the scaffolding.

So the next step would be preliminary and final design. And it's just that. That's all that will be coming back to us is --

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MS. KELLY: The water tower.

COMMISSIONER STEINGASSER: -- is that tower? Is there any way we could expedite that vote and move it out since we see it right there in front of us?

COMMISSIONER DIXON: If I may, a point of order. I think there is an Executive Director's recommendation still in front of us. This is just an amendment to that recommendation. This doesn't change that recommendation. I don't think it does. Maybe it needs to be evaluated.

We didn't substitute. We just made an amendment. Now, whether it integrates, I haven't looked the words over, but it's fair.

Secondly, let's don't get too carried away with this. We are advisory. This is not bottom lining. And to come in with a waffling position on this \$5 million expenditure is not strong for us.

Our role in here, in this agency, is to look at federal interest. That means

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cash and impacts. It doesn't mean fine arts looking. That is their role.

So we are not stopping this thing. We are just saying to you as a federal agency that we think that this motion as passed is not a good expenditure of resources on us at this time. That is what I am feeling.

MS. KELLY: Can I answer? We --

COMMISSIONER DIXON: We come back with the same thing. We are just advisory, you know. Let you guys explain it to the Post when you spent \$65 million on cladding.

MS. KELLY: We normally request that section 106 be complete before we approve final designs.

COMMISSIONER DIXON: So it comes back with the cladding. They just ignore it. But we still have play in this.

COMMISSIONER NEWTON: Well, we still get a chance to vote on it.

COMMISSIONER DIXON: We just said no, at this point we don't think so.

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CHAIRMAN BRYANT: Okay. Did you have something?

MS. YOUNG: I was just going to say Mike made an amendment to the Executive Director's recommendation which he was moving the Executive Director's recommendation --

COMMISSIONER MCGILL: With the amendment.

MS. YOUNG: -- with the amendment. Yes. So we have voted on it. We are done with it.

CHAIRMAN BRYANT: Okay. Thank you. Okay. So that will teach me to take anything off of the consent agenda again.

(Laughter.)

COMMISSIONER DIXON: I do think, Mr. Chairman, we might have to have a vote on the final thing.

CHAIRMAN BRYANT: Right. Actually, I think it's a very good discussion. I said that in jest. I think the very good discussion confirmed that it was the right

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call to put this before the full body. Out of order, let me go to 5C because we have others here.

MR. QUILL: Thank you, Mr. Chairman.

CHAIRMAN BRYANT: I'm sorry. Thank you very much for your presentation.

COMMISSIONER DIXON: I think we have to finally adopt the Executive Director's report.

CHAIRMAN BRYANT: It was in that.

COMMISSIONER DIXON: I think we only adopted the amendment. I'm sorry. I'm out of order. Thank you.

5. INFORMATION ITEMS

5C. FORT BELVOIR,

BASE REALIGNMENT AND CLOSURE UPDATE

CHAIRMAN BRYANT: We are going to go to 5C, which is the Fort Belvoir BRAC update. We have with us Mr. Sherman.

MR. SHERMAN: Good afternoon, Mr. Chairman and members of the Commission. Very

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shortly Colonel Mark Moffatt, the Deputy Garrison Commander for Transformation and BRAC at Fort Belvoir, Virginia will be providing you with an update on Fort Belvoir and the Base Realignment and Closure, or BRAC, actions at Fort Belvoir.

This will be a follow-up to his presentation in September 2007 to the Commission, when Colonel Moffatt gave an overview of the then pending BRAC projects.

Before he presents, I would like to provide you with a brief overview of our agency's actions regarding Fort Belvoir BRAC projects. The Department of Defense announced in May of 2005 its recommendation to increase operations and military activities at Fort Belvoir, Virginia as part of the congressionally mandated BRAC process.

The BRAC Commission proposed that the Army realign Fort Belvoir according to BRAC law and update Fort Belvoir's land use plan. The BRAC Commission also recommended

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the realignment of approximately 22,000 people composed of 59 agencies or activities to relocate to Fort Belvoir.

Many activities were also identified at that time to relocate to Fort Belvoir, to include Medicare functions from Walter Reed Army Medical Center, Army and DOD organizations presently in leased space in the national capital region, and the National Geospatial Intelligence Agency units from leased space locations in the NCR in Bethesda, Maryland.

All BRAC construction projects are required to be completed by September 2011. Colonel Moffatt will provide more details on these and other projects.

Because of the scale of many of the BRAC projects and this very short deadline, Fort Belvoir has had to operate on an accelerated time frame. This has meant that NCPC has reviewed individual projects before the revised master plan update has been

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submitted. To date, NCPC has reviewed 17 actions related to Fort Belvoir BRAC projects.

This slide indicates a time line of some of the key NCPC actions related to Fort Belvoir BRAC projects, including the February 2008 approval of the site and building plans and TMP for the National Geospatial Intelligence Agency main building; the July 2008 approval of site and building plans for the Fort Belvoir Community Hospital; and the January 2010 approval of the site and building plans for the Washington Headquarters Services east and west tower buildings, parking garages, and remote inspection facility for the BRAC 133 Mark Center in Alexandria.

Fort Belvoir and its consultant teams worked almost simultaneously on preparing a new master plan, TMP, and environmental impact statement.

The scale of growth that resulted from BRAC has required the development of a completely new master plan that incorporated

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both the BRAC actions and other non-BRAC development plans, such as a new USO building, Fisher House, and child care center.

Fort Belvoir planners have indicated that the new master plan looks toward a 2030 time horizon and will be submitted to NCPC in the late summer or fall of this year.

In addition to our plan review role, over the last 18 months, NCPC has participated fully in the Fort Belvoir Board of Advisers, made up of representatives from various stakeholders, including Congressmen Warner's and Webb's offices, the Virginia Department of Transportation, and the Fairfax County Board of Supervisors. This group has been meeting quarterly to discuss the various planning initiatives at Fort Belvoir.

With that, I would like to invite Colonel Mark Moffatt, the Deputy Garrison Commander for Transformation and BRAC at Fort Belvoir, to the podium. Thank you.

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CHAIRMAN BRYANT: Colonel Moffatt, welcome.

COL MOFFATT: Mr. Chairman and other Commission members, thanks for inviting me back. I am the Deputy Commander at Fort Belvoir. My main focus is to construct a number of facilities that are ultimately going to bring 19,000 federal government employees and military members from various locations, most in the national capital region, to Fort Belvoir.

Let's see. Next chart. Currently at Fort Belvoir, we have 23,000 folks that come every day. And we have about 7,000 to 7,200 folks that live on the installation.

What this chart represents is by September of 2011, we will add the three green boxes or, actually, the four green boxes to the overall capacity at Fort Belvoir. On the main post of Fort Belvoir down on the peninsula itself, we will add 3,400 folks, mostly in the new community hospital.

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At our Belvoir North area, which is in the Newington area just south of Springfield, Virginia, we will add 8,500 folks. At our Mark Center site, which is the intersection of I-395 and Seminary Road, we will add 6,400 folks.

And then one site which is sub-installation to Fort Belvoir, which is at Rivanna Station about 12 miles north of Charlottesville, Virginia, we will add 1,000 folks.

The years across the center are as we are moving toward 2011. Above those years are the organizations coming to the installation. And below are those organizations that are leaving.

The largest group coming to Fort Belvoir is a consolidation of the National Geospatial Intelligence Agency out at the Belvoir North area with approximately 8,500.

We have what we call a trifecta of three large organizations, NGA being the

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largest, the second one being Washington Headquarters Services going to the Mark Center site at 6,400 folks, and then the community hospital will gain 2,000 folks on top of the already 1,100 that we have there in the current hospital today.

We have some smaller construction projects: Headquarters Missile Defense Agency on main post Fort Belvoir. And then we will be reusing some facilities that are being vacated from organizations that are BRACed into new facilities. We will be bringing folks down from Crystal City in Alexandria and part of Arlington down to Fort Belvoir and go into existing facilities that we already have there today.

The largest organization leaving Fort Belvoir is Army Materiel Command. They are going to Alabama in the Summer of 2011.

This is a shot of our medical campus. On the northern or on the left-hand front edge of the slide is U.S. Route 1 as it

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goes through the installation, Belvoir Road here and Gunston Road on the south side running parallel down the peninsula, and then 9th Street is bound at our southernmost point to the hospital campus block.

As you can see by all the callouts, this facility is being built. The major facility is the hospital, but we have a number of facilities around it that will complement that facility.

There will be a new dental clinic that will go under construction here in March of this year; a new regional headquarters building that will go under construction at the same time, in March of this year; and then to the south along 9th Street, the Warrior in Transitioning Complex, which is a new mission to the United States Army.

Fort Belvoir will get one of the original sets of that. This is to take care of our wounded soldiers that come back from overseas. This complex will start in

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March-April of this year, all with the completion time being August-September of 2011.

Additionally, across or to the northeast of Belvoir Road, you will see the Child Development Center. This is a 338-child child development center being constructed in order to facilitate the hospital. It has got a lot of capabilities that will allow that facility to be a 24-hour-a-day facility, instead of a normal 10 to 11-hour-a-day facility.

As mentioned, we started construction on all of these facilities back in regards to the community hospital, in regards to the National Geospatial Intelligence Agency in the fall, early Winter of 2007. In regards to the Washington Headquarters Services facility, we started the facility in actually January of '09, of 2009.

In this particular shot, you are looking at the hospital from the east side of

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the peninsula. And what you are seeing in front of you is hard work that has been accomplished over the last two years.

This is a 1.29 million square foot facility. It has several components to it. The hospital itself in the center is a five-building complex all tied together, but in the olden days, you will see hospitals were always very linear. They're either in straight line, a T-formation, or an L-formation.

Due to a lot of medical technology and an increased awareness of evidence-based design, the medical community, both the military medical community and the civilian medical community, have gotten together to use the best kept ideas and orchestrate how that would be incorporated into a hospital.

What that means is, instead of the linear fashion, you are going to have open spots in between the five buildings in the center. The four buildings on the outside are

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the clinic buildings. So you have a two-story clinic building here, a three-story clinic building here, a three-story clinic building here, and a two here. The center or the core building, which is where all of the operating rooms are and the individual patient rooms, will be a seven-story structure.

On the north end, this is a five-story parking structure. And on the south end, this is a six-story parking structure. The reason that the northern end is one story short is due to historical and local agreements with organizations that have viewed issues. So we had to keep it at a lower level so that we could facilitate keeping our friends outside of our fence line happy with us.

As you can see, on the 11th of December last year, we put the final piece of steel in the core building. We are in the process of completely enveloping the core building in the center. The other four

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buildings have already been weatherized. And we are continuing to do interior work, as we speak, today.

This is a view from the south side looking back. The two buildings in the background there are the AMC buildings. That organization is moving to Alabama. And we will be reusing those two facilities for BRAC actions coming out of Crystal City.

This is the southern building. As you can see, we use a lot of glass and a lot of terracotta to help to match the natural designs in the area.

A lot of people asked the questions in regards to the swooped roofs. This facility has four swooped roofs, one on each of the four clinic buildings. Those roofs are both architecturally designed for aesthetic appeal but also are used in the process.

This building is a LEED silver facility. And part of that is to incorporate using large amounts of rainfall and here

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recently the large amounts of snowfall to be gathered and put into a cistern in between the clinic buildings so that we can water the grounds without having to use water out of the Fairfax County system that we would end up paying for.

Also, it is a nice addition so that you do not see the heavy mechanical that you do have to see on a lot of buildings currently that are in the 15 to 20-25-year range because they will all be masked underneath of that.

Additionally, LEED asked us to go forward with designing buildings because the building itself is over a quarter of a mile long and a hospital that is a challenge. You don't want to go into the wrong side of the building, say, on the north side in the blue area and your appointment is in the green area on the south side.

So we are working a lot of different issues right now, but we have labeled each of the buildings a different

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design package. You can see them on the bottom from River, Eagle, Oak, Sunrise, and then Meadows.

The plan is that each of these buildings will then have a color-coded appointment slip with the color involved and then also tie it into the parking structure so that if you know that you are going to the blue building, your slip will be blue, you will be guided to the blue parking area, and then you will go to your appointment in that area.

In front of the hospital, you can see the callouts in regards to dropping off. There are three of them: one here, one here, and one here. Those are attuned to a kiss and drop or whatever you want to call them so that you can get your sick member or an infirm member to the front door.

And then there is a large waiting area right in the front so that they can be dropped off, you can park your vehicle and

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then get back to getting them to their appointment.

This hospital has been built with maximum flexibility. It has been built on the design of Walt Disney, where you have an on-stage area and then you have an off-stage area.

The on-stage area is where everybody needs to be professional and up front and you don't have to have the concern that you are going to be accosted in the hallway and asked by any medical professional walking down, "Hey, doc" or "Hey, nurse, what is wrong with me?"

This corridor is like in all four of the buildings. It's got a luxury -- or "luxury" is probably the wrong word. It's got an ample waiting area. You will check in at the desk. And then when you go behind this wall, that is considered the more professional area so that you end up getting your initial checks, blood pressure, height, weight, and so

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on, in this area before you would move back into an actual medical room that will look at you and check and work to find out what is wrong with you.

The off-stage area protects the medical professionals from having to be encumbered by everybody. And that way they can use their time more wisely to accommodate getting more patients seen.

The red areas in the bottom, this building is being designed so that if the Department of Defense and then ultimately the Department of the Army tell us that we have to take on a larger capacity, we can build to that capacity up to a 25 percent growth.

On the left-hand side is the current DeWitt Hospital, which is a 53-year-old building. We currently have 40 beds in there, multiple rooms, like the room you see, 2 people per room.

On the right is the new community hospital design. We will have 120 single

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patient beds throughout the upper levels of the core building.

All of the rooms will face either the east or the west. So they will have morning sun or evening sun. Natural light has been noticed as being a great healing property.

Folks that see natural light, see greenery don't see stale gray mechanical devices and so forth heal faster. They will not be in the hospital as long.

Other things that we are looking at in regards to this is an ample area for family members. You can see the couch in the background of the design group there. That is so that the family member can actually spend the night with their sick loved one, instead of being asked to leave at a certain time.

You can see the rail running across the top. These are all lifts. The biggest thing we find in our medical hospitals, both civilian and military, is injuries to

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professional staff trying to lift the patient.

That lift will be able to go directly back from the bed right into the bathroom in the back. And, therefore, the medical professional can assist but will not have to be injured trying to move that person.

I show this slide because of the focus on keeping healthy people healthy and helping people that are sick to get well. The design of all of these -- and you can see the change in the color at the bottom here. That is intentional.

And you can see that there is only one panel that is designed in this way on that particular floor. That is intentionally to drive the medical professional to go to the sink immediately and wash their hands.

We find that a lot of times you go in. You will continue to spread infection and not be clean with the professional as you go forward. And this drives them to do that.

The additional thing you will see

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is this is a television screen that can be viewed by the person in the bed. What it will do is all of the medical professionals will have an RFID tag on them. When they enter the room, their credentials will pop up on that screen. That allows the patient to know that Dr. Smith is there.

If Dr. Smith is not their doctor and they have Dr. Jones, then there is a problem. And the same thing is vice versa for the medical attendant.

Just off of the screen here, the medical attendant will turn around and see whether or not he is supposed to see Mrs. Jones or Mrs. Smith and if he is not and there is another person there that they don't go forward and do something that they should not do with that particular patient.

As I stated, at the south side of the hospital complex -- and the hospital -- you can see it in the upper left-hand corner -- is right here. This is the Warrior in

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Transition Complex.

Coming out of Iraq and Afghanistan, we have a number of folks that are coming back that need significant medical treatment. With the closing of Walter Reed and the consolidation of those assets at Bethesda, about two-thirds of which goes to Bethesda, the other third comes to Fort Belvoir.

So our population, which about 9 or 10 months ago was about 15 or 20 wounded warriors, currently we have 107 wounded warriors at Fort Belvoir. And by this summer, we will approach 200 wounded warriors.

This facility is for those wounded warriors that come back to have a nice upper-level barracks room. And those are the two large buildings or the two four-story buildings. They will have a private bedroom and then a suite area in the center.

And then it has two other buildings, what are called the Soldier Family Assistance Center and then the Administrative

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Headquarters Building.

All four of these buildings are going to start construction here in March of this year, scheduled to be completed in August of next year. But they will take in this case 276 single soldiers that come back that need additional medical treatment.

It is in close proximity to the hospital. It is in close proximity to a number of other facilities at Fort Belvoir.

Those family members that are married that are going to be here for an extended period of time can go into family housing. These buildings right here are solely for the single soldier coming here.

If it is another family member, the soldier is not married, the soldier will be able to have a non-medical attendant, be able to stay with them in this facility to help them to get better throughout the time period that they require the assistance.

This is the Belvoir North area.

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This is where the National Geospatial Intelligence Agency is going, about 8,500 folks from 6 different locations here in the national capital region. From Bethesda to the Navy Yard to four locations in the Commonwealth of Virginia, they're all going to be collocated out here at this particular site. And I will get into that a little bit more on the next slide.

On the south side and on the west side of the 900 acres that we have out in the north area, we are building the last 1.8 miles of the Fairfax County Parkway.

This is the parkway that connects from U.S. Route 1 in the east to U.S. Route 7 in the west. It has been ongoing for 20-plus years, as you all are probably well-aware. This is the last piece that will make it a continuous route, instead of jumping off on the northwest side at Rolling Road and then driving through subdivisions to try to get over to Fort Belvoir on the eastern side.

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National Geospatial Intelligence Agency. The building itself is about 2.5 million square feet. The main buildings there in the center are 8 stories tall, about 350 yards end to end, about 2 aircraft carriers nose to nose. That is where the predominance of the 8,500 folks will be.

There are two elliptical arcs facing each other. And then there is a center building that is predominantly used for their operations center and their different conference room requirements that they have.

There in the foreground what you see is the central utilities plant that runs the facility. This building here is their technology center. That particular building takes all of the information worldwide, downloads it from the satellites, and then puts it into the individual analysts' area within their work area so that they can get the synergistic effect that they need for their jobs as a whole.

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The building on the northern end is the parking structure. Following the guidelines that we have been given, we do the 60 percent parking.

So you can do the quick math. Eighty-five hundred folks. That parking structure is about 5,900 parking spaces. The rest of them will be using different forms of transportation management, which would include -- the building is a 24-hour-a-day operation, but we also have to do different things in regards to tieing into the local mass transit opportunities and work through those things with alternate work schedule and the like.

These are some other shots of the facility. Right now we are challenged with this roof system. It is finally working out quite nicely, but it was definitely a challenge. It is going to allow us to have natural light with a limited amount of weight structure.

It is basically a very thick clear

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plastic material that is on a very lightweight aluminum frame that can sustain category 4 hurricanes and winds up to 115 miles an hour, but it allows the natural light to come down into the concourse and the mezzanine floors of this facility that are open.

This is another shot of actual construction of the Fairfax County Parkway. The bridge there in the center is the bridge that crosses the Accotink Creek.

The Federal Highways Administration is the administrator on this. And this road connection has to be in by the time that the NGA employees start to deploy there, which is summer next.

Also, out at the north area, we have the Emergency Services Center. This is a fire station and a police station to support the federal land out there.

We are too far away to respond to any kind of a fire or police issue, main post being on the east side of I-95. Any of you

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that have been in that area know that it can take anywhere from 20 to 40 minutes to get 4 and a half miles. So we had to have this capability to protect the workforce out there.

So this facility will be finished this August as we go forward.

The third large, large building or mega project is the Washington Headquarters Services building. This is at the intersection of I-395 and Seminary Road. This has been a monumental task here. And we have worked this thing extremely hard.

The decision was made in September of 2008 to locate it at this particular site.

In January of 2009, they broke ground on the site. And we are just 13 short months since then.

What you are seeing in front of you is the building that parallels I-395 in the background, which is a 17-story structure. That is I-395, 17-story structure. And then perpendicular on the base or at the southern

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end is a 15-story south structure.

This facility or this complex has two parking structures. You see the beginnings of the one that is adjacent to the building. It will wrap around on the back side.

And then on the bottom here, where their construction trailers are today, that will be the large parking structure, which will also have a transportation complex on the front side so that we can use the mass transit opportunities as we work through those with Metrobus and the different buses in the City of Alexandria and the different buses in Fairfax County that will be coming to this location.

The last one -- and everybody kind of laughs after I talk about a 2.5 million square foot building, a 1.8 million square foot office building at the Mark Center, and a 1.3 million square foot hospital. This is just a measly 99,000 square foot office

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building for the Missile Defense Agency.

On the top side there in the upper right is the side that will front our parade field down on the peninsula. The architecture in that area is colonial. So that building on that side has to meet that. That was a prerequisite. So it is brick and column facade there.

On the back side will be a more modernistic approach into the facility. This is for approximately 300 senior leaders from the Missile Defense Agency as they will be located at Fort Belvoir proper.

And that is the steel project or the steel erection. We will be finished this building in the August-September time frame of this year.

I put this slide up just to make it a segue for us. Additional to the construction of buildings to move people on, we are also doing infrastructure on the installation.

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The installation is a 90-year-old facility for a 90-year-old base that is very quaint and very nice, but with the number of folks coming into it, it currently has 3 main gates on the south post that are just single lane in, single lane out.

We are widening all of those roads to two lanes in, two lanes out, and then redoing the gates so that we can get the throughput into these new facilities and the new hospital.

We have been working very diligently here of late with several congressmen, most notably Congressman Moran, in regards to U.S. Route 1 and the widening of U.S. Route 1, especially in front of the hospital.

The hospital is about 200 yards from U.S. Route 1. And we need to be able to get the throughput for that so that the hospital constituency base can get into that hospital and then see their doctor and then

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get out of that hospital and on their way.

With that, I believe that is the last slide. And I will entertain any questions that any of you may have.

CHAIRMAN BRYANT: Colonel Moffatt, thank you very much. This is an extraordinary project. And it is one of the larger ones that has come before the Commission in recent years. And so we are grateful for this informational update.

Are there questions from Commission members to Colonel Moffatt?

COMMISSIONER DIXON: I do, Mr. Chairman. I am just curious about any of the personnel. You mentioned the Navy Yard. How many? Will it be folks moved in from other -- obviously many other places.

But what about the folks that are in the District of Columbia? How many folks do you think will be moved to these locations from the District? Navy Yard, you mentioned one.

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COL MOFFATT: That is actually the only one from the District of Columbia. And that is just that particular office of NGA.

COMMISSIONER DIXON: Okay.

COL MOFFATT: My understanding is it's about 400-425 folks that work down there today.

COMMISSIONER DIXON: I see. And the --

COL MOFFATT: That is the only one for all of the 19,000 that we are getting.

COMMISSIONER DIXON: And the facility will be, I guess, covering some of the patients that came to Walter Reed? Is that? Between you all and the Naval Hospital?

COL MOFFATT: Yes, sir. The medical community, the military medical community, turned around and decided with a lot of help from a lot of folks in regards to Walter Reed that we needed to consolidate down. They spent a lot of money on Bethesda, and they are spending a lot of money at Fort

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Belvoir.

Essentially currently today, somebody that needs a higher level medical care than what we could provide at a local hospital, a local military hospital, like Fort Belvoir, they have to cross the Potomac River and either go to Bethesda or go to Walter Reed.

Once the new hospital is up, summer next, so Summer of 2011, the constituency base will go to the center of the Potomac River essentially. So everybody that is in Maryland, the District of Columbia, if it's a military beneficiary will go to Bethesda. And everybody that is in Virginia and part of West Virginia will come to Fort Belvoir.

COMMISSIONER DIXON: You won't turn us away, though, if we come from the District?

COL MOFFATT: I'm sorry, sir?

COMMISSIONER DIXON: You will not turn us away if we come from the District?

COL MOFFATT: No, sir, not if you

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are entitled.

COMMISSIONER DIXON: Okay. You also mentioned Charlottesville.

COL MOFFATT: Yes, sir.

COMMISSIONER DIXON: What is happening down there?

COL MOFFATT: We currently have a sub-installation down there.

COMMISSIONER DIXON: I know. You --

COL MOFFATT: It's called Rivanna Station. We have the National Ground Intelligence Center down there, which is an Army intelligence asset. We are building a facility for approximately 1,100 people from the Defense Intelligence Agency. They are going there this summer.

COMMISSIONER DIXON: Okay. So --

COL MOFFATT: The building will be completed in August of this year.

COMMISSIONER DIXON: So the facility that is in this area will be moved to

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Charlottesville, personnel?

COL MOFFATT: Part of the building in this area will go down to Charlottesville.

Yes, sir.

COMMISSIONER DIXON: Whereabouts in Charlottesville? Near the university or --

COL MOFFATT: About 12 miles up Route 29 from the center of Charlottesville.

COMMISSIONER DIXON: South or north?

COL MOFFATT: North, sir.

COMMISSIONER DIXON: Thank you.

CHAIRMAN BRYANT: Other questions or comments for Colonel Moffatt?

(No response.)

CHAIRMAN BRYANT: Thank you, Colonel, very much. It was very positive.

COL MOFFATT: Thank you.

5A. COMMEMORATION

CHAIRMAN BRYANT: We will return to item 5A, which is an informational presentation on commemoration. And this has

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been a collaboration between NCPC and with the National Park Service. So, Ms. Kempf, welcome.

MS. KEMPF: Good afternoon, Mr. Chairman and members of the Commission.

Washington is a city of commemoration. Outdoor sculpture embellishes many parks and open spaces throughout the entire city and provides a focal point along its monumental avenues.

These embellishments enhance the foundational elements of Washington's historic urban design and contribute to the inherent drama of a city of such magnificent views.

A study of the subjects of each memorial offers a unique perspective regarding some of the key people and events that have shaped American history.

Volumes have been written about the subjects, designs, controversies, and legacy of many of Washington's memorials. The National Park Service, for example, offers a

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wealth of information on its website about the individual histories of commemoration on its lands.

Today I am going to brief you about a new joint study we are undertaking with the Park Service, which takes a broad look at the themes and subjects currently represented in Washington.

I would like to thank Peter May for his support on this study and the work of his staff, who bring great expertise to Washington's commemorations. And I am pleased to welcome David Hayes of NPS, who is not on the hook to present today but is available to answer questions with me after the presentation should you have any.

For those of us who live in Washington or who visit frequently, we have our favorite routes to work or to our favorite neighborhood. And the commemoration that we see along these paths is what we experience each day. And it shapes how we see the types

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of subjects and themes represented in the city. This is my route to work.

The subjects of commemoration have many layers and dimension. We may see features related to ethnic or cultural heritage or contributions to a particular field of study, such as education or the sciences. These subjects then contribute to a much larger tapestry of themes found throughout Washington.

Placing individual commemoration into this broader context introduces many different types of questions. The primary goal for this study is to provide fundamental research that inventories the subjects and themes currently throughout Washington's commemorative landscape and to place Washington's practice of selecting new and appropriate subjects for commemoration into context through case study research of practices in other cities.

But why is this work important?

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Commemoration is a complex and significant setting of human expression no matter where you are, but in Washington and in many capital cities, commemoration takes on heightened significance because these are places that reflect relationships between nations, places of national remembrance, and places of some of the most important events and peoples in our nation's history. And so commemoration in Washington is truly a topic of national interest for the American people.

And so, although commemoration here is a national public decision, commemoration is also very personal to those who advocate for the projects, as our Commission well knows. And I think that this is a tension to keep in mind moving forward with the research.

So what guidance do we have for the important and somewhat thorny topic of commemorative subject matter from the Commemorative Works Act, which guides the process for establishing commemorations on

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Park Service and General Services Administration lands in Washington?

First, that Congress selects the subjects or purposes of each commemoration by separate law; second, that Congress gathers the views of the National Capital Memorial Advisory Commission, NCMAC.

This advisory body is chaired by the National Park Service and includes a number of federal agencies: NCPC, GSA, DOD, as well as representation from the District, so a number of you here today.

The law also provides that there is an opportunity to provide for consensus of the national significance of the subjects under consideration. And it draws a distinction concerning subjects to be sited in area I and area II. And it requires that commemorations be sited in a way that account for their subject to the greatest extent possible.

So through this quick overview of the Commemorative Works Act, we have

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identified several potential uses for this work. First, it can be used as a reference and a tool to provide for a more detailed and in-depth level of guidance offered through NCMAC to Congress on how and whether the subjects of a new commemoration fit within an existing narrative.

Second, it could serve as an additional tool for site selection since commemorations should be sited in a way that reflects their subjects.

Future work may include a way to use the information to complement the memorials and museums master plan or to update the Comprehensive Plan.

Finally, moving forward, once the study is released, we will certainly plan to sit down with this body, other partners, such as Commission of Fine Arts, and the general public, to talk about how the study could inform future work.

So before turning our attention to

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the study's tasks, I want to provide some background of past and present work that NCPC, NPS, and other partners have undertaken related to commemoration. And to do that, let's start with a quick look at the development of commemoration in Washington over time.

In 1925, as you can see, commemoration moving throughout the city with the development of neighborhoods. And then today Congress is authorizing an average of eight to ten new commemorations on Park Service and General Services Administration land per decade.

So NCPC, NPS and others have a long history of collaborating for commemoration planning. In past efforts, particularly with the joint task force, we did consider the subjects of commemoration, but the subsequent plans really focused on developing planning strategies or physical planning strategies to ensure that future generations have space for

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new commemoration.

These plans, such as the monumental core framework plan and the memorials and museums master plan, also focused on protecting the Mall by identifying sites for new commemoration throughout the city.

Today, NCPC and its partners continue to collaborate on various projects that have complementary plans and goals through planning together for central Washington.

These plans further our goals for commemoration because they identify future sites not only for memorials but other uses throughout Washington to achieve a livable and vibrant capital city, of which commemoration is surely an important element.

CHAIRMAN BRYANT: I have a question.

MS. KEMPF: Yes?

CHAIRMAN BRYANT: On site selection, is that led by one agency or

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another or is it broadly collaborative along the way?

MS. KEMPF: According to the Commemorative Works Act, the National Capital Memorial Advisory Commission, which is chaired by the Park Service, consults with the sponsors or the applicants and reviews a number of sites. And then they bring the sites to NCPC and the Commission of Fine Arts for our review and approval. Is that what you --

COMMISSIONER MAY: I would only add that typically the starting point is with the Park Service because most of the land is controlled by the Park Service. So they are usually working with us unless, for some reason, they might work with GSA, but I don't know if it has ever happened.

MS. KEMPF: So for this study, we focus on the what and the who is commemorated. And we focus our attention on the entire City of Washington as a commemorative landscape.

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And we have identified three primary tasks for the study. First is to develop a commemorative works database of historical and factual information that details what subjects are currently represented. This will provide the foundational research that will serve as a common well of information.

This is important, because we hear a lot about trends in the subjects of commemorations, and it will be useful to have an easy and publicly accessible tool that's comprehensive in scope. We hope that this will support the level of scrutiny and debate that we have come to expect when it comes to commemoration; second, to identify major themes and subthemes currently represented in Washington.

And, finally, what can we learn from the practices in capitals of other cities in terms of how they consider the subjects and themes? We have identified Ottawa, Canberra,

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Berlin, and Boston as cities that have some policies related to this.

So today I am going to focus on tasks A and B: the database and the draft themes. This is the first task we would like to complete and we will release this draft to the public for their input on this Monday.

So the database has two parts: a primary list and an addendum. The database includes major and many minor statues, monuments, memorials, landscapes, gardens, et cetera, located on federal lands in Washington. And, again, most of these are on National Park Service lands. And most were established by separate acts of Congress.

To give the most complete picture of commemoration in Washington, the database might eventually include a number of additional works.

And so we have developed a working addendum that features some of those elements that we would like to develop and add to the

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database, as appropriate. These include works in cemeteries, on District or private lands, outside of embassies, on academic or church lands, named infrastructure. And a future database may also include commemorations throughout the region.

I am hopeful that your comments and those from the public will help us continue to build this information. I have already had the opportunity to visit with several of you on the Commission and/or your staff, and I look forward to continuing our work with you.

Currently, there are 250 commemorations in the draft database, including the addendum.

So, just quickly, we did make some decisions on a case-by-case basis, but generally some of the excluded elements include: sculptured pediments, relief panels, other carvings or embellishments on the exterior of buildings, or abstract sculpture.

So let's just spend a moment on the specific database fields.

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I realize there is a lot of information here, but I have just provided a snapshot of what a portion of the database looks like. And so we have got three commemorations here: Joan of Arc, Edmund Burke, and General -- sorry. This is not working. Okay. Anyway, you can see. There are three commemorations.

And so just starting from the left column, the subject, the title, and the description, hopefully those are self-explanatory.

I just want to pause on the sponsor and the fundraising information. I thought that this was important since we understand that most commemorations are the result of advocacy by a citizens' group or a small organization. And so to better understand the types of subjects that we have, I thought it useful to include information about who was sponsoring the project.

The database is organized by theme.

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And so here our major theme was America and the World there in black, which contains works commemorating America's relationship with other nations that honors international leaders. And most of our foreign guests are located in this category.

And then there are also subthemes.

So we have foreign leaders and pursuit of freedom in a foreign country. And then we also have some other keywords at the far end: religion in women, et cetera.

So I hope that this is structured in a way that would provide us for a fairly multidimensional type of analysis if we wanted to better understand the subjects that we have.

So, to start the conversation, staff has identified seen prevalent themes, including America and the World, which I just mentioned. These include achievement in the arts and sciences, America and the World, military and military conflicts, society and

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culture, statesmanship, nation's founding, and local history.

This approach was similar to one undertaken by Ottawa, a city that has developed a number of policies related to the development of themes and subjects.

So, just give you a taste of the types of uses of the database, we have developed some preliminary findings. So in this one, you can see that we have begun to really honor groups over time. They are in orange; whereas, early on, we were sort of more focused on individuals.

You can also look at the distribution of commemorations throughout Washington by theme. And this doesn't include any of the addendum.

The data can be met for spatial analysis. So here we are back at the America and the World theme. A planner with the Office of Planning with the District contributed some information about the

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sculpture outside of embassies.

And so when you combine the two, you really get a sense of the commemorations and outdoor sculpture that have a strong international story. And they are concentrated on Massachusetts and Virginia.

And then, of course, there are the little factoids. When I say, "number of educators," we are talking about number of individuals who had a primary contribution or whose primary work was in education and then poets. Of these poets, three of them were actually either gifted from foreign governments or who had a strong cultural heritage from another country, et cetera.

So I just want to close with a thought on public outreach. Because commemoration on federal land is a national interest, we look forward to engaging the public on this important topic.

I realize that a 250-some odd database is daunting, even for those of us who

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like databases. So we welcome any suggestions that you may have in terms of how the research might be presented or the types of form that would be most effective in terms of visiting with the public.

We do have one event scheduled, which is that on March the 10th, NCPC is cosponsoring a talk with the Smithsonian American Art Museum.

The speaker is Kirk Savage, who wrote Monument Wars. He examines the transformation of the memorial landscape in Washington. And among the many topics he explores, he offers some fascinating insights into our move away from the hero monument.

So, with that, David Hayes and I are available to answer any of your questions or comments.

CHAIRMAN BRYANT: Mr. May?

COMMISSIONER MAY: Yes. Before we get into further questions or comments, I just wanted to take a moment to thank Lucy and the

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staff of NCPC and also to thank David Hays on my staff for the work that they have done on this project.

The whole subject area of memorials and placement of memorials and how we go through site selection can be rather daunting and confusing. And I think that this is a truly welcome effort to try to understand more about this layer of Washington and Washington's built environment and this whole idea of commemoration in Washington.

It is especially timely from our perspective given the release of the national Mall plan and to be thinking about these things, although much of the Mall is part of the reserve and, therefore, there isn't going to be future commemoration, but it is important to understand what commemoration is there.

I think that this is a significant enhancement to the guidance that we already have from the Congress and will complement the

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2M plan, which up to this point has been the principal reference that we use in bringing a memorial project to fruition.

Of course, the one major resource is the 2M plan. The other one is Glenn DeMarr on our staff at the Park Service who knows just about everything about existing commemoration that we know. So he has also been a tremendous resource.

It is good for us to get this into a more public format and be able to use it more readily for many, many years to come. And I can see this database becoming quite expansive in the long run. And it will be very helpful, not just to us here and now but to the future of the Park Service and National Capital Planning Commission as memorial Washington continues to evolve.

Thanks.

CHAIRMAN BRYANT: Yes, sir, Brad?

COMMISSIONER PROVANCHA: A couple of comments. One is applaud the vision of the

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planners of the City of Washington. Clearly the preponderance of commemorations that celebrate accomplishments of the military resonate with the Department of Defense representation on this Commission.

Second comment, second the words of Commissioner May applauding the staff on this study. I think it will help in the future inform the work of this group.

One of the things that is always difficult when you launch an initiative is the scope. What do you include, and what do you exclude?

Applaud the staff on their decision to at this point exclude works of modern art, which clearly have questionable value in our society.

(Laughter.)

COMMISSIONER DIXON: I have one question.

CHAIRMAN BRYANT: Sure.

COMMISSIONER DIXON: Is there a way

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to extract the themes that exist on the Mall,
as opposed to the themes that exist throughout
the city?

MS. KEMPF: Yes.

COMMISSIONER DIXON: Okay. I would
be interested to see the balance.

MS. KEMPF: Sure.

COMMISSIONER DIXON: Thank you.

CHAIRMAN BRYANT: Mr. Miller?

COMMISSIONER MILLER: Does the
database have a box for where it is, where the
--

CHAIRMAN BRYANT: I was wondering
the same thing.

MS. KEMPF: Yes.

COMMISSIONER MILLER: I didn't see
it, but --

MS. KEMPF: Yes. There was so much
sort of information in the database that what
we excluded that will be available to the
public and to you includes the location.

So we have an address. It includes

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the underlying ownership or management. We have the authorizing law if you want it. We have got that in hard copy also.

So there has really been a lot of research done to get us to this point but absolutely.

COMMISSIONER PROVANCHA: Location to include GIS coordinates?

MS. KEMPF: Yes.

COMMISSIONER PROVANCHA: Excellent.

MS. KEMPF: Yes. Yes. We want to be able to map it. With my last comment, I think databases are a little daunting. So I think probably the most effective way in the end once we kind of get through a little bit of this painful growth period would be to actually be able to map some of these things.

COMMISSIONER DIXON: Also I was wondering that we have identified a number of potential sites, future sites. Is that part of the database you had or not yet?

MS. KEMPF: It is not.

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COMMISSIONER DIXON: Yes.

MS. KEMPF: Really, we were just focusing on the what and the who. So it's the subjects. But I think that once we reach a certain level of information and comfort with the material, we can sort of use that information potentially to complement the memorials and museums master plan, which is a site, which is a physical planning document.

CHAIRMAN BRYANT: Thank you very much. Ms. Kempf and Mr. Hays, thank you very much for your work.

MR. HINKLE: Thank you.

5B. CapitalSPACE

CHAIRMAN BRYANT: We will proceed to our last presentation from Mr. Hinkle on CapitalSpace.

MR. HINKLE: Thank you, Mr. Chairman, members of the Commission.

Last October, the Commission released the draft CapitalSpace plan for a 60-day public review period. During this

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time, the CapitalSpace partner agencies held a public meeting on October 27th, where we had nearly 80 members of the public attend. We also held numerous discussions with both individuals and organizations to discuss the plan's recommendations.

So all of the public comments that we have received have been posted on the CapitalSpace website. And staff is currently revising the plan based on the public comments. We anticipate bringing the final plan to the Commission for adoption next month.

An adoption of the plan will provide policy direction to the Commission within its review of park and open space proposals within the District as well as provide direction for future revisions of the Comprehensive Plan.

Today I am just going to provide the Commission with a very brief update on the comments that we received and note how staff

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is addressing these comments within the report.

So, as you all know, CapitalSpace is a partnership that brought together the National Park Service, numerous District of Columbia agencies, as well as NCPC to really see what we could do to achieve the full potential of Washington's parks and open space system.

So within CapitalSpace, we focused, really, on the parks and the city's neighborhoods, which have not received all of the attention that the national Mall as well as the city's riverfronts have been receiving lately.

So our first step within CapitalSpace was to complete a comprehensive analysis of the park system. And this is where we found that the wide variety of park types and sizes, their distribution, the growing and changing user demands, coupled with the shared park jurisdiction between

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local and federal authorities really presents a lot of challenges in terms of planning, enhancing, as well as maintaining our park system.

Within this analysis, we also found the tremendous opportunities in the system's rich historical, cultural, as well as environmental resources and in the technical expertise and passion within the agencies and the community at large to protect and improve our park spaces.

So after looking at all of the opportunities and constraints, the partner agencies determined that to be effective, the plan should really focus on recommendations for certain components of the system.

These components became the six big ideas that we have previously reviewed with the Commission. And they are areas that would benefit the most from joint planning by the partners agencies and where the greatest opportunities for realizing the full potential

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of Washington's parks are found.

The six big ideas, of course, are linking the Fort Circle Parks, improving public schoolyards, enhancing urban natural areas, improving play fields, enhancing center city parks, and transforming small parks.

So the CapitalSpace plan is not a document to address all major issues within our parks or to identify specific recommendations for individuals parks. It is, however, a framework where the partner agencies set a common vision, identified six key areas where federal and District agencies are partners and the people of Washington could collaborate, and where the partner agencies committed to continue working together to address important park and open space issues.

So the public had a number of opportunities to submit comments on the plan.

At our October 27th public meeting, we provided forms that could be filled out. And

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we accepted written comments by e-mail, mail, or through the National Park Service's planning, environment, and public comment website.

Through this effort, we received 48 comments. In addition to these, staff and the consultant team also talked, formally as well as informally, with a number of interested individuals and organizations. A listing of all the people and organizations that have provided comments was included within the Commission package.

Overall, the public thought the draft plan captured the most important issues regarding Washington's park system. And many congratulated the agencies on working together on the initiative.

The other more substantial comments can be grouped into three areas. First, we needed to provide additional information on implementation of the plan's recommendations.

Second, we needed to further

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address opportunities for improved public access to open space at the Armed Forces Retirement Home as well as other sites throughout the District.

And then, third, we needed to expand the benefits of the parks and open space section to include more discussion on the direct benefits to the Washington, D.C. community.

So the public wanted to know more detail on how the plan's recommendations would be implemented. And they had questions on how the partner agencies specifically plan to maintain coordination and how the projects are prioritized and funded.

So over the past few months, the agency partners have strengthened their commitments to work together on moving the plan's recommendations forward with a focus on the seven priority areas identified in the plan and listed on the screen.

These commitments include holding

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quarterly meetings and developing an annual work plan to pull into one place all the actions that the partners agree to take on during the upcoming year.

In addition, the partner agencies are committed to continued collaboration on broader areas, such as improving public information on parks, aligning our Comprehensive Plan policies with the CapitalSpace recommendations, and developing sustainable management practices.

The partner agencies also committed to coordinate current and future work plans and capital budgets as they relate to parks to maximize resources.

Then we also received many comments from organizations that noted their interest to get involved in helping move the recommendations forward.

So, in response, we have begun to meet with these organizations. And we added additional narrative within the plan on a

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commitment to explore opportunities on increasing our flexibilities for structuring former partnerships.

The largest number of comments we received noted that the plan did not address improved public access to parks and open space within the neighborhoods surrounding the Armed Forces Retirement Home, which are neighborhoods that are found to have comparatively less access to recreation than other parts of the city.

So while the CapitalSpace plan uses case studies and model projects to show how parks and open space improvements might occur throughout the District, the plan does not call out specific recommendations to improve parks or to acquire specific sites for parks.

So some of you may recall that when we approved the Armed Forces Retirement Home master plan, several neighborhood groups expressed a strong interest in improved access to open space on the home site. And this is

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particularly on the west side of the site.

These groups also sought opportunities for enhanced open space connections from Fort Totten south to the McMillan Reservoir.

So the improved master plan included a 23-acre park on the east side. And the Commission action included language directing continued exploration of opportunities for increased access to open space on the home's installation.

So, following discussions with the partner agency Steering Committee, within the revised plans, we have included language within the challenges and opportunities section that reaffirms our existing commitments to work together to find opportunities for new park space, including at the Armed Forces Retirement Home.

In addition, the moving forward section of the plan will include an expanded discussion on the shared interest of the

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partner angiocyst to identify new park space opportunities.

Lastly, many of the comments suggested that we improve the link between the plan's recommendations and District-wide issues, such as sustainable development, job creation, crime fighting, health, and walkable and bicycle-friendly neighborhoods.

Some comments even noted that the Mayor's Green Summer Jobs program is a great opportunity to further many of the recommendations within the plan.

So, to address these comments, we enhanced the narrative within the benefits of parks section to highlight District-specific benefits and, in particular, introduce the discussion on green jobs.

So we are working to release the final draft plan in mid February, when we will provide it to the Commission and make it available to the public electronically.

We do anticipate bringing the draft

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to the Commission in March for adoption. Now, at this time we will talk further about the next steps on implementation.

With that, Mr. Chairman, that completes my presentation. I am happy to answer any questions you may have.

[INSERT - MEMO - DRAFT CAPITALSPACE PLAN]

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CHAIRMAN BRYANT: Thank you, Mr. Hinkle. Clearly a lot of work continues to go into this by the NCPC staff and the District government, many departments within the District government and others.

Are there questions or comments for Mr. Hinkle? Mr. May?

COMMISSIONER MAY: Once again, I would like to thank the NCPC staff who have worked on this, Jeff and many others, and also Tammy Stidham on my staff, who has been working very hard on this project over several years. And it is nice to be bringing it to some closure, although in many ways this is really a starting point.

And I look forward to future cooperation with NCPC and with the District to realize some of the goals that have been stated within the plan. We are all in this together. We want to work it all through.

Thanks.

CHAIRMAN BRYANT: Thank you, Mr.

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May.

Other comments?

(No response.)

CHAIRMAN BRYANT: Hearing none, are there any general comments remaining to come before the body as a whole?

(No response.)

CHAIRMAN BRYANT: Hearing none, with that, I will thank you for a very good meeting. And the Commission will rise.

(Whereupon, the foregoing matter was concluded at 3:24 p.m.)

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