

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY,

MARCH 4, 2010

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The Board Meeting of the National Capital Planning Commission convened in Suite 511, 401 9th Street, N.W., Washington, D.C., pursuant to notice at 12:30 p.m., Preston Bryant, Chairman, presiding.

COMMISSION MEMBERS PRESENT:

- PRESTON BRYANT, Chairman
- HERBERT AMES, Commissioner
- ARRINGTON DIXON, Commissioner
- ELYSE GREENWALD, Commissioner
- PETER MAY, Commissioner
- MICHAEL MCGILL, Commissioner
- WILLIAM MILES, Commissioner
- ROBERT MILLER, Commissioner
- BRADLEY PROVANCHA, Commissioner
- STACIE TURNER, Commissioner
- HARRIET TREGONING, Commissioner

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STAFF PRESENT:

MARCEL ACOSTA, Executive Director
PETER COPPELMAN, Acting General Counsel
LONG DIEP, Management
and Program Assistant
WILLIAM DOWD, Director of Physical
Planning
DAVID LEVY, Director of
Urban Design & Plan Review
LISA MACSPADDEN, Director of Public
Affairs
MICHAEL SHERMAN, Director of Policy &
Research
BARRY SOCKS, Acting
Executive Director
NANCY WITHERELL, Historic Preservation
Officer
DEBORAH YOUNG, Secretariat

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TABLE OF CONTENTS

1.	Report of the Chairman, Preston Bryant	6
2.	Report of the Executive Director	9
3.	Consent Calendar - No Presentations	11
3A.	7008 - U.S. Department of Energy Headquarters (Forrestal) Building, 1000 Independence Avenue, SW, Washington, D.C. - Rooftop Wireless Telecommunications Facility	
3B.	7018 - National Naval Medical Center, 8901 Rockville Pike, Bethesda, Montgomery County, Maryland - Replacement of Gates 1 through 5 and Modification of Internal Roadways	
3C.	7059 - National Institute of Standards and Technology, 100 Bureau Drive, Gaithersburg, Montgomery County, Maryland - Robotics Test Facility (Building 207)	
3D.	7012 - Rock Creek Park, Peirce Mill, Washington, D.C. - Restoration and Rehabilitation	
3E.	Z.C. 06-08B - Modification to a Planned Unit Development and time extension, Square 4325 - Fort Lincoln Gateway Village, LLC	

TABLE OF CONTENTS (Cont'd)

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4. Action Items - With Presentations	13
4A. 7060 - The National Mall, Washington, D.C. - Draft National Mall Plan (Commission action requested: approval of comments on draft National Mall Plan pursuant to 40 U.S.C. Section 8722(b)(1) and (d) Presentation by Nancy Witherell	19
4B. 6611 - General Services Administration, Federal Office Building 8, 200 C Street, SW, Washington, D.C. - Site Improvements and Perimeter Security (Commission action requested: approval of preliminary and final site development plants pursuant to 40 U.S.C. Section 8722(b)(1) and (d) Presentation by Shane Dettman	153
4C. Federal Reserve Board, Martin Building, 2000 C Street, NW, Washington, D.C. - Visitor Screening and Conference Center Additions (Commission action requested: approval of comments on concept design pursuant to 40 U.S.C. Section 8722(b)(1) and (d) Presentation by Shane Dettman	198
4D. Federal Triangle Heritage Trail Assessment Study (Commission action requested: review of the Federal Triangle Heritage Trail Assessment study pursuant to 40 U.S.C. Section 8711 et seq.) Presentation by Shane Dettman	235
Adjournment	256

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P R O C E E D I N G S

12:31 p.m.

(Pledge of Allegiance given by attendees.)

CHAIR BRYANT: Thank you. I do note that a quorum is present and so we'll call the meeting to order and without objection we will proceed with the agenda as advertised.

Are there any proposed amendments to the agenda?

[INSERT - AGENDA]

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CHAIR BRYANT: Hearing none, Item No. 1 on the agenda is the report of the Chairman and I'll note two things.

1. Report of the Chairman

As many know, we have the 10th Street Corridor Task Force under way. We had a meeting yesterday. The purpose of yesterday's meeting was to hear from stakeholders, public and private sector stakeholders in the 10th Street Corridor area so that the Task Force members could better understand and appreciate the at-present, on-going renovation activities that the various stakeholders and property owners have under way and also to hear what they have planned in the offing, in the months and immediate years ahead, so that the Task Force can account for that.

That which was impressed upon us is that both the Federal Government in the Forrestal area is seriously considering how to improve that part of town. And the private

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sector, some of the more significant private sector landowners and stakeholders likewise have very significant renovation plans under way, all of which represent substantial capital being invested in the 10th Street corridor area from the National Mall down to the southwestern waterfront.

Yesterday, in particular, we heard testimony from JBG Companies, PN Hoffman, CSX, Republic Properties, all along what they have underway at present. And then Task Force panel members, most notably GSA and Department of Energy weighed in significantly as well.

I encourage everyone to follow the work of this Task Force. If you go to the National Capital Planning Commission website, you will see a great deal of information there and you can simply type in 10th Street Corridor Task Force in the search engine and you will find even more information coming up that may be in the archives.

The second item is Commission

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members will note at your desks that by delegation of the Commission I have signed two transfer agreements. I did that yesterday. One is from the National Park Service to the District of Columbia and it's for the Department of Parks and Recreation so they can maintain the utilities on the sites, the parcels noted and also allow them to construct an entrance. In accordance with NEPA, the NPS has determined there was a categorical exclusion and the staff independently looked at that, so that has been executed.

The second transfer you'll see is really directed at the entrance of Union Station, Columbus Circle Plaza and it's to allow DDOT to work to reconfigure Circle Plaza to enhance vehicular movement and pedestrian safety and some other things. So it's right in front of Union Station and that also, in accordance with NEPA, an environmental assessment was done and the Executive Director here has signed a finding of no significant

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impact. So with that, I did effect those two transfers.

Mr. Acosta is not here at the moment. He should be arriving. In his place is Barry Socks, so sitting in for Mr. Acosta, I turn to Barry for the Executive Director's Report.

2. Report of the Executive Director

MR. SOCKS: Thank you, Mr. Chairman.

I have two items to report today. The first I'd like to report as part of NCPC Speaker Series, NCPC in partnership with the Smithsonian will host Kirk Savage, author of the critically acclaimed book *Monument Wars: Washington, D.C., the National Mall, and the Transformation of the Memorial Landscape*. This event will take place at 6:30 p.m. at the McEvoy Auditorium, the lower level of the Smithsonian American Art Museum on March 10th. So we invite you to participate in that event, if you will, if you're available.

The second item I have to report,

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sir, is that I'd like to welcome Pauline Porter. Please stand. Pauline joined NCPC Office of the Executive Director as our Executive Assistant on February 16th. Before joining NCPC, Pauline worked at the American Institute of Architects, the National Component in Washington, D.C., working in various member groups including the College of Fellows, Large Firm Roundtable, Small Firms, Practice Management, Public Architects and Corporate Architects and Facility Members. So please join me in welcoming Pauline into the NCPC family.

And that's all I have to report today, sir.

[INSERT - EXECUTIVE DIRECTOR'S REPORT]

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CHAIR BRYANT: Welcome, Ms. Porter, and thank you, Mr. Socks for the report.

3. Consent Calendar - No Presentations

Item 3 on the agenda is the Consent Calendar. There are five items. You will see item 3A is the Wireless Communication Facility at the Forrestal Building. Item 3B is the replacement of gates 1 through 5 and modifications of internal doorways at the National Naval Medical Center. 3C is the Robotics Test Facility at the National Institute of Standards and Technology. 3D is the restoration and rehabilitation of Peirce Mill. And 3E is a modification to a Planned Unit Development at Fort Lincoln.

Are there any questions from Commission Members on the Consent Calendar?

MR. AMES: I move we accept the Consent Calendar, Mr. Chairman.

CHAIR BRYANT: It has been moved and -- you need to speak into your microphone.

MR. AMES: Move to accept the

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Consent Calendar, Mr. Chairman.

CHAIR BRYANT: It has been moved.

Is there a second?

MR. MAY: Second.

CHAIR BRYANT: Mr. May seconds that the Consent Calendar, the consent items on the calendar be adopted. All in favor say aye.

(Chorus of ayes.)

Opposed, no.

(No response.)

Any abstentions? Hearing none, it passes unanimously.

MR. MAY: Mr. Chair?

CHAIR BRYANT: Mr. May.

MR. MAY: I would just note the Peirce Mill project which is on the consent calendar and has just been approved via a Recovery Act Project and we're very pleased to see that it's moving forward. It's been funded by the Park Service and we're very excited about this moving forward at this time.

CHAIR BRYANT: That's very good.

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The Peirce Mill project has been one that's been before this Commission for a while and thank you for that report. I'm glad it's moving forward.

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[INSERT - DEPARTMENT OF ENERGY]

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[INSERT - NATIONAL NAVAL MEDICAL CENTER]

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[INSERT - PIERCE MILL]

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[INSERT - FORT LINCOLN GATEWAY VILLAGE]

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4. Action Items - With Presentations

4A. Draft National Mall Plan

Four on the agenda is the Draft National Mall Plan. And we have from NCPC staff, Ms. Witherell.

MS. WITHERELL: Good afternoon, Mr. Chairman, and Members of the Commission.

[INSERT - DRAFT NATIONAL MAL PLAN]

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[INSERT - LIST OF SPEAKERS]

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CHAIR BRYANT: And I will note that following Ms. Witherell's presentation, that John Piltzecker, Superintendent of the National Mall and the World Park will address this. He will be on deck following your presentation.

MS. WITHERELL: Well, the Park Service has been working on a plan for the National mall for some years. It made the first public presentation introduction of it in the fall of 2006 and then planning it for some time before that. So now after the culmination of several years of very intensive work by the Park Service, along with many, many partners, cooperating agencies, public organizations, individuals, Park Service has released the draft of the National Mall Plan. And we're in the middle of a 90-day comment period right now and that's why you're reviewing it at this meeting. Your comments will become part of the public record that will inform the Park Service as it concludes the plan and releases the final Environmental Impact Statement.

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This lovely 600-page document is the draft EIS and the draft National Plan and that's what we and many other people are reading and commenting on during this 90-day period.

The National Mall Plan is a framework plan. it will guide future protection and future development of the Mall and there are many individual projects in it that are described and that will be implemented through substantial further design and public consultation when the time arises.

As we know, the Mall has been the subject of intensive, if sometimes sporadic planning for over 200 years since the founding of the nation's capital and the current spatial characteristics and qualities of the Mall that we see today are largely the result of the McMillan plan which was released a little over a century ago and which was implemented through the first half of the 20th century. So we have the full length and scale and spatial

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characteristics of the Mall, as we know it, as a result of the landfill and the development of the McMillan Plan.

Other more recent plans that have had a large effect, a major effect on the Mall include the Skidmore, Owings, and Merrill plan, the SOM plan that was done leading up to the bicentennial and the development -- the removal of the tempos and the development of Constitution Gardens and the major legacy of that plan.

Other components of that plan were implemented at the time and one which continues to be discussed is the gravel path on the Mall, the eastern part of the Mall. And there were two roads there actually, roads for vehicles and they were filled in with gravel and roadbed actually exists below the gravel paths now in this area.

As we know the Commission released in 1997 the Legacy Plan which was a vision for the monumental core, extending beyond the Mall

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itself, in part, some public understanding that the Mall was becoming filled with memorials and with museums and with the idea of improving the qualities and characteristics of land around the Mall to be able to take some of those national functions, to improve transit and to approve recreation and other uses that the Mall also entertains.

In 2005, Senator Craig Thomas invited former Chairman John Cogbill and others to speak before the Senate Subcommittee on National Parks of the Committee on Energy and Natural Resources. At that time there was growing concern about the appearance of the Mall and also about the intensity of commemoration of some other security barriers, some other qualities of the Mall that were of growing concern to Congress and to the public.

Senator Thomas' interest was planning for future development and growth on the Mall while "maintaining the National Mall

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as a place of national significance."

Mr. Cogbill, in his testimony, emphasized that the Legacy Plan is the guiding visionary plan for the coming century for the Mall and also testified that a new Mall master plan would be a valuable tool in preserving its historic landscapes, managing its physical development, and improving its maintenance and services for visitors and residents alike. So with the now release of the draft National Mall Plan, and with the release of the Commission's Framework Plan this past April, the Park Service, NCPC, and CFA have fulfilled our commitments to Congress to plan for the Mall and for the surrounding area in the monumental core and to provide framework for future development as we move forward.

This indeed is the Framework Plan and you're very familiar with it. I'll just summarize several tenets of it. One again is to improve the qualities of the precincts around the Mall to imbue them with some of the

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characteristics of the Mall itself, so that for some future events and activities they could relieve pressure on the very fragile natural resources of the Mall itself and this could be done through the improvement of public space, but also through improvement of connections to and through the mall so that the mall clearly becomes the center of the monumental core and the center of the city.

This is demonstrated graphically in this map which was used in a brochure that various planning entities in Washington put together called "Planning Together for Central Washington" which also noted and celebrated a very nice, a very exciting time we have in Washington now with the confluence of many planning efforts.

The National Park Service's effort is shown in green. The blue areas show the precincts that NCPC and CFA developed for the Framework Plan. The peach area represents the boundaries of the District of Columbia's Center

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City Action Agenda which was released in 2008 and the Architect of the Capitol is continuing to work on and will release at some point in the future, near future it's master plan for the Capitol Complex.

One of the points I wanted to also illustrate from this map is another tenet of the Framework Plan which is improving connections to the Mall, from the Mall and through the Mall. And these north-south lines, in particular, demonstrate several goals of the Park Service and of us to truly make the Mall the center of the monumental core and to increase the number and type of entry points to the Mall so that the Mall can be more fully programmed throughout the Mall, protecting resources in some locations and this was also discussed this past summer through the development of the Park Service's map and way finding system as well.

The Mall Plan recognizes the reserve and the protection of areas around memorials

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and the vistas that are associated with them. As you know, the Memorials and Museums Master Plan was released by this Commission in 2001. And it conveyed the idea of expanding our sense of what the area's commemoration is in our nation's capital to an area beyond the Mall and we're continuing to implement those thoughts and goals with our current effort, "Washington's Commemoration." You heard a brief presentation on that last month.

Our current work with the Park Service is to create a catalog of current commemorative works which will lead further analysis and discussion of themes so that we can begin to define how we talk about our nation's narrative in our nation's capital.

So turning now to the plan itself, this is the plan area and again you'll note the four -- the different colors. You'll note the four plans that were described in the planning together document. So this is the area of the Mall Plan. The blue is the area of the

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Framework Plan, the Center City Action Agenda, and the Architect of the Capitol's Master Plan.

The Park Service's Plan does consider this portion of the Mall, the Mall, Washington Monument grounds and West Potomac Park. Of course, as we know, there are other entities on the Mall, especially the Smithsonian but others as well and the Park Service's Plan discusses specifically implementation of plans and improvements to the land under its jurisdiction.

The Park Service has stated five broad goals for the National Mall Plan which I will illustrate in the succeeding slides. The first is to improve resource conditions. The second is to prepare the Mall for intensive levels of use so that it can be resilient and respond after large events and active use. The third is to provide desired experiences for all visitors to the Mall. The fourth is to address user capacity again so that the Mall can rebound and recover after certain events and

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also to improve infrastructure in some places to allow for the heavy type of use which the Mall is seeing these days. And fifth is to provide for physical needs, enjoyment, and convenience and restrooms ranked pretty high on public comments to the Park Service.

So before I show some photos of conditions that don't look quite as desirable as we like in the Mall, I would just like to show you this stunning photo to remind us all that the Mall continues to be, always will be, a place that we go to for inspiration and for beauty.

The first series of slides, all of the photos I'm going to show you were taken last summer, summer of 2009. The first goal, to improve resource conditions; establish a standard of quality that invites respect and generates stewardship and raise the standard of care and maintenance. So for example, you can see the distinction here between this portion of the Washington Monument Grounds, this is a

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photo of the monument looking west. This is irrigated and you can see the areas to either side. They're not irrigated.

The Washington Monument Grounds was redone just a few years ago, yet there are these persistent patches of hard soil with no turf because the kids, of course, hang on the chains and drag their feet, so it shows the high level of use, in many ways, that the Mall takes. And then of course, the photo from the Monument looking towards the Capitol, photos taken last summer showing the results of very heavy active use particularly from tents, vehicles, temporary stages, from large public events.

The gravel paths on the Mall tend to be a subject of very popular discussion. People either love them or hate them. There were two letters to the editor in the Post last week about them taking opposite views. So that used to be part of the discussion. It seems to be one of the discussion points that the media

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has picked up on, but one of the proposals in the Mall Plan is to remove the gravel so that it will be more accessible and put down some kind of paved service which is not yet determined and will need to be the subject of a great deal of study and public discussion.

As we know, the paths have been worn on either side of the Reflecting Pool and the Commission has seen an early proposal for -- by the Park Service of how to respond to that. And you'll be discussing that more fully next month at the next meeting. And then there are other types of infrastructure that maybe are less visible to the public or maybe the public that doesn't walk right along the river front, but there are many examples of degradation of the seawall, for example, the need for riprap that need to be improved. And all of these items are discussed in the Mall Plan.

The Mall needs to fulfill its purpose as America's Front Yard, as a gathering place for the nation and indeed many

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activities, as you know, are held on the Mall.

Most of them are held in the center panels and this photo here is from the Black Family Reunion last summer, but we see two activities taking place here. This is a First Amendment demonstration with people walking up towards the Capitol and toward the Capitol Reflecting Pool at the same time the Reunion is taking place on the center of the Mall.

This is a common sight, particularly during the good months of the year with lots of infrastructure for activities. And then this long view, actually I find rather attractive with this beautiful tent here, but it does show that there sometimes is a long lead time and then a take-down time at the other end for specific events.

And again, this is a view showing the effects of summer use on the Mall. The Elm Panels are one of the most significant natural and cultural resources on the Mall and certainly is one of the implemented and

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fulfilled elements from the McMillan Plan, a very important feature of that plan. And while most events that the Park Service permits, that is issues a permit for, are in the center panel. There are several events that in the past have been permitted in the Elm Panels and I would like to show a few photos of those.

These were taken last summer, and again, because we don't have utility hookups on the Mall which again is one of the proposals in the Mall Plan, generators need to be brought to the site for events, for power, for communication, for light, so here's the photo of some generators. They're put over matting to try to distribute the weight, but of course, that affects the turf as well. And you see that people are walking in these areas, sometimes very close to the trees with machines, trash, temporary structures, trailers, and so forth. And this is the result after they leave. So we see the actual areas where tents are placed for up to two months on

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the Mall. And we also see that the Park Service does replace trees when they need to be replaced, but because of the very hard packed soil and the condition of the soil, it does take longer for the elms to grow to maturity.

In addition, there are very significant infrastructure improvements that the Park Service needs to consider. So in addition to protecting its resources through some changes in how it permits events, it also needs to alter the infrastructure. As we all know the paths around the Tidal Basin become very crowded during the cherry blossom season so indeed large crowds actually walk around and through the trees themselves. The Plan proposes expanding the path, widening the path a bit by moving it inward.

The Kutz Bridge is a very troublesome choke point most of us have experienced, if not during cherry blossom season, then if we're trying to bike or walk or participate in other types of events. And we

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have very narrow sidewalks here, the use is more than what was anticipated when the bridge was built and the Park Service proposes in the plan that there needs to be some consideration of how to relieve pressure on this choke point.

One easy step would be to aggregate the sidewalk on either side, to combine it to have a wider sidewalk. There may be other approaches including even building a separate bike bridge, a pedestrian bridge on either side, so this is all to be decided and discussed in future planning.

Moving on to the next goal for the Plan to prepare for intensive levels of use for First Amendment demonstrations, national celebrations and special events. The Park Service makes distinctions in these titles how they call certain events. And I'm going to show first some First Amendment photos from First Amendment demonstrations.

Organizers of First Amendment

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demonstrations are able to go to the part of the Mall that they request. And the restriction from the Elm Panels is for special events which would be Susan G. Komen. It could be the Black Family Reunion. It could be the Folk Life Festival. It could be other types of typical events that we see, many thousands a year.

First Amendment demonstration organizers will be able to seek permits for where they wish to be throughout the Mall, however, many of them do want to be in the center panel because then they have the visibility of the U.S. Capitol and not only have the Capitol as a backdrop, but also, of course, petitioning Congress in many cases directly.

So many of them go to the east end of the Mall to the Capitol Reflecting Pool area, although not necessarily. Again, they can be elsewhere on the panel or elsewhere in West Potomac Park.

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And as we see from these photos sometimes they'll get a high vantage point by going up on the statues. There actually is graffiti and some damage to some of the memorials. And while we have this fantastic Reflecting Pool which by the way was put in in the 1970s over the highway construction, it does disperse the crowds and does not provide a gathering place that may be desired.

The Park Service does not consider First Amendment demonstrations to be highly injurious to the natural resources on the Mall, primarily because they're shorter events. They could be one-day events, several-day events. There could be some set-up and take-down time, but they're not extended events, so the Mall is usually able to recover fairly quickly from them.

Here are some more photos of the Capitol Reflecting Pool as it is now. So when we're -- obviously, for large events you see how people use it and use it around the edges.

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Certainly individuals coming do enjoy it. I live near there and I like to go and sit on the edge and take photos and look in the water. But it is not accessible and for some it is a barrier. And also, we don't have a lot of trees in this area, so we don't have shade and certainly we don't have any restrooms or any kind of facilities that would serve large groups of people at this end of the Mall.

I'll discuss further some of the Park Service plans for remedying some of those conditions.

The third goal is to provide desired experiences such as opportunities for education, contemplation, rest, relaxation, recreation, entertainment and social experiences. The photo on the left is the Sylvan Theater. Historically, this has long been the location at the southeast corner of the Washington Monument grounds for entertainment, for concerts, for theater, for plays, other types of activities. The Sylvan

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Theater itself is not considered historic as a structure and the Park Service proposes removing it and replacing it with a multi-purpose facility that would provide better staging and also would provide food and restrooms as well.

Another important area for the proposed new multi-purpose facility that would be a large draw for all of these qualities is the east end of Constitution Lake and the site that is familiarly known as the beer garden site in the SOM plan from the early '70s. The intention was to have a structure here that would provide food and entertainment seating, similar to the pleasure gardens in Europe that was the basis for this and the Park Service does propose and is now finally implementing the SOM feature and the kind of structure they have in mind would be the National Gallery of Art Sculpture Garden. So it would be a place for eating, for entertainment, for some education and restrooms and so forth.

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This is the Lockkeeper's House which I think is familiar to us at the southeast corner of Constitution and 17th. It's very close to the street. The plan calls for pulling it back a little bit and the programming for it for a new use, it's vacant now, can be integrated into the planning for the new structure on the plaza at the east end of the lake.

There's George Mason in contemplation. The rest of us park benches. In the plan, the Park Service proposes placing more benches and improving the areas along the paths for resting.

Of course, the Mall is an active area for passive and active recreation, something that's particularly valued by residents in Washington and various leagues. A lot of West Potomac Park consists of athletic fields and, of course, a good chunk of the Washington Monument grounds does as well. And the soil here, as with the soil through much of

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Mall in these high intensity areas will be re-engineered so that it can be more durable and more resilient.

Fourth goal is to address user capacity, defined as the type and level of visitor use that can be accommodated while sustaining desired resources conditions and visitor experiences on the Mall. This is really the summation of the entire National Mall Plan which is balancing stewardship and access in use and finding ways and places to balance that use appropriately so that we're not damaging the resources, but also that we're accommodating the very high public demand for uses on the Mall.

So again, First Amendment demonstrations, this is the JFK Hockey Field to the south of the Reflecting Pool which is a very active area for athletic events and also for some special events. This is the sand for the volley ball courts which is up to the northwest of the Lincoln Memorial. And of

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course, there's a lot of demand, rightly so, the part of cyclists who use the Mall, certainly for circulation and for commuting, as well as for recreational pleasure and in addition to individual cyclists, there's an increase in the desire for bike tours of the Mall.

And finally, to provide for the physical needs, enjoyment, and convenience to visitors and park users including information, restrooms, food, retail drinking water and access.

One of the nice features of this plan, staff believes, is the development of a node for transportation and for access, particularly for those who are mobility impaired on the Washington Monument grounds in a very centralized location on the Mall. And it will take place at the survey lodge. A lot of people actually sort of don't notice, so I've included a photo to show you what that is.

We have the famous blue tent which

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actually came down in the blizzard, but it reminds us that we need to provide more food. The Park Service received many comments about having food service dispersed more broadly throughout the Mall and also different kinds of food.

We have four food kiosks in the Elm Panels now. The Park Service proposes providing a restroom near one of the food kiosks. We can link restrooms with food service in an area where the elm trees are newer and there's more open space, so it can be constructed safely and that's just to the north of the Air and Space Museum.

And of course, as we discussed a lot this past summer, a new way finding and information signage program for the Mall would be very helpful and the Park Service is proposing to assist visitors to the Mall as they come up from the escalator, the Smithsonian Metro Station.

And by the way, the Mall plan also

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proposes adding the name National Mall to this Metro Station.

So now I will briefly go through and summarize some of the highlights from the Mall Plan proposed projects. Pages 10 through 13 of your SAC reports lists, has several pages of bullets to describe some of the proposed features and I certainly won't describe them all, but I'll just sort of go from east to west, north to south, highlighting a few points.

We have the redevelopment of the Capitol Reflecting Pool at this end. We have some change with improvements for information and access and the ability to hold First Amendment demonstrations, and other special events on this part of the Mall. We have multi-purpose facilities at the Sylvan, here at the east end of Constitution Lake, as we mentioned. Here's the Survey Lodge. Nice new programming improvements at the D.C. War Memorial. Some proposed changes in the area of

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the Park Police stables and some improvements at Jefferson as well for events.

And I'm going to show them all in two pieces.

Staff believes that proposed redevelopment of the Capitol Reflecting Pool as Union Square which is a name that comes from the McMillan Plan is the linchpin for the Mall Plan. And will lead, in great part, to the success of the implementation of the plan.

You've read about this in the press.

There have been no designs, but the proposed planning for it as a framework is to retain water because the public likes the reflection of the Capitol Dome. Certainly we all appreciate that in this area. But also to have more -- make the hardscape around it more accessible to the public and more useable for gathering. So we would include restrooms and some design to be determined, obviously with great attention to viewsheds.

The water might even be transformable. It might be that it's a body of

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water, but then can be drained if hardscape is needed for a specific event. It could be still water. It could be active water. There's a range of what it could be and there would be a better improvement of paths which right now do not connect easily between this area and the Mall to the west.

This is an area, obviously, that's very important, at the foot of the Capitol, at the east end of the Mall and the Park Service has suggested that this would be an area for national design competition. The staff certainly concurs with that. It's also very important to recognize this as sort of a century later as some kind of implementation of the idea of the McMillan Plan because that called for areas that had, it was more formal, but it had paving with water and with greenscape, but it was considered a more formal walking or gathering place. And it also connected the Mall to the Capitol grounds in a way that we don't have now with this large body

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of water that is very beautiful when you see the reflection, but that you have to walk around.

So the idea would be to create an area here that is less austere, that has more trees for shade and relief.

On the Mall itself, I mentioned one new restroom facility that would be opening here and improvements of cross walks and so forth, but the other big changes that -- proposals that I want to mention to you are on the 12th Street access. And again, some kind of welcoming plaza in this area. We already have maps that will be going in, but some place for information and orientation.

And then in this area represented here, right now events organizers bring trailers to the Mall and set them up here. They're not so attractive and they're there for many months. And it's actually for organizers and the Park Service to be on site and to plan for large events. So the idea is to actually

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construct a permanent facility in this area to include computer hookups and so forth for organizers and will also include some restrooms.

Now moving to West Potomac Park, again, the Sylvan Theater would become a multi-use facility or that area to replace the Sylvan Theater. It's in the swale, so we believe it's well located. The Survey Lodge would become the center for access. There will be handicap parking in the paved area now. People could come here and get electric scooters, if they wished, wheelchairs. They also could take a courtesy shuttle to go anywhere they wished on the Mall. There also will be bike rentals in this location and bike racks, so you can rent a bike here, bring your bike here and then walk. And you'll see -- I'll comment in the future about the black dots here represent various bike paths.

We've discussed what may occur at this end of Constitution Gardens Lake. The

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D.C. War Memorial, the World War I Memorial will resume its earlier function as a band shell. We'll begin to see, have programmed concerts there.

The plan suggests that the Park Police stables actually become a place where children, where families can visit so they can see the horses. And I'll also comment that there is a proposal, potential proposal to place a restroom down here, if necessary. And that's because Park Service will improve bike paths in this area. There will perhaps be higher intensity use for development, excuse me, for athletic activities and even you'll be able to pull in your canoe or kayak there as well. So with increased use there, the Park Service is going to see how visitation improves, once the Martin Luther King Memorial is built and may suggest adding a restroom in that location.

So again, here's the entire plan. I will mention at this point that there's some

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areas in white that are show in green on the plan and one of the recommendations by the Executive Director is to fill those in. These are areas that are under the jurisdiction of the Park Service and to suggest as far as we know what will occur here with Vietnam Veterans Memorial Visitor Center and certainly with the Martin Luther King Memorial which is now under construction.

So now moving on to some of the other maps that are contained within the Mall Plan, just to describe them briefly to you. To revisit the issue of permitting, this is the current permitting situation on the Mall, where any part of the Mall is available for -- certainly for First Amendment demonstrations, but also for special events.

In future, this is what the Park Service would like to propose for conservation zoning. So they're creating a conservation zoning plan for the Mall for the first time. And you'll notice that the public will be

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directed to the yellow areas and to the blue areas. So high use areas, again, the center panel of the Mall, the vast majority of the Washington Monument grounds, areas around the Reflecting Pool. This is the JFK Hockey Fields and certainly all the athletic fields and open space for activities in West Potomac Park.

The red areas are areas around memorials, will be protected, and the green represents character protection areas, notably the Elm Panels and certainly this is the area of Constitution Lake.

And then to further describe some of the infrastructure that the Park Service proposes to assist events and activities that will take place on the Mall, the maroon areas indicate areas where infrastructure will be added or improved. And again, we have the Sylvan Theater area, the Survey Lodge, some improvements in this part of the Tidal Basin. The current structure there will be removed, will be removed from that north-south viewshed,

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but there will be some parking there and a new structure will go here for food and restrooms.

Obviously, the plazas in front of Jefferson and Lincoln are active areas where school groups and concerts come. The Park Service is proposing that the parking lot just south of Jefferson, since it is hardscape now be turned into an area where events can be held.

This is the D.C. War Memorial which will hold concerts in future. The areas here are rather large, but they really represent utility hookups and this is so in particular temporary stages, jumbotrons can be placed and there won't be the need to bring in generators which is what happens now.

And then again at this end of the Mall you see areas where the sidewalk will be widened a bit so that temporary stages, in particular, can be placed there. And we'll have utility hookups as you see at Union

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Square. And then the maroon in this area represents the welcoming area of the Metro and then the building I described earlier that would be sort of an events headquarters.

I'd now like to turn to circulation which is a very important component of this plan and one that has received a lot of attention. This is the overall map which is very complicated, so I'm going to break this down into shorter areas, smaller areas.

The visitor transportation routes that are proposed by the Park Service are indicated in blue and red. One of them starts at Union Station where it can connect with tour buses, with Circulator, with Metro and with Metro buses and runs the length of the Mall and also goes over to Virginia.

The red, proposed red line and these are subject to further discussion goes through downtown and crosses the Mall. And the Park Service released its finding of no significant impact on February 5th and it proposed a new

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circulation plan or system to replace the current Tourmobile system as we know it now. The new system will be designed more like transit, lower cost, and will be connected through SmartCard so that people can have easy access, perhaps even one stop, off and on. And we'll have optional interpretation. So you'll be able to plug in for interpretation that's tailored to what you desire.

Parking meters will be added to the Mall. This is something that also you've read about in the press, be added along Constitution, along Ohio, and along Madison and Jefferson. The District of Columbia now has meters on the streets and it's controlled 3rd, 4th and 7th. This will raise revenue which will assist in offsetting the cost the transit system.

The purple areas show tour bus drop off. This is a continuing issue that the Park Service with the District and many other entities need to work together to resolve.

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CHAIR BRYANT: The parking meter revenue goes to NPS or the District or to?

MS. WITHERELL: My understanding is it goes to NPS, because it's sphere roads. Parking meter revenue.

MR. PILTZECKER: I'm John Piltzecker. I'm the Superintendent of the National Mall and Memorial Parks.

The intention of the meter proposal was to provide an opportunity to essentially subsidize some transportation service. We would have to work out where those funds would go and this is -- we're just in the early discussion stages, but it wasn't just to bring revenue to the National Park. It was really designed to assist us in delivering a level of service.

MS. WITHERELL: It also might encourage more people to take transit to the Mall.

One of the important components of this plan for both pedestrians and cyclists is

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to separate the paths and one prominent example of that will be on Ohio Drive where now cyclists are using the road or the sidewalk and it will be separate paths that will be developed there and elsewhere for the safety of everybody and enjoyment of everybody.

I mentioned the Survey Lodge which is the node for access to the Mall for some visitors and also the chokepoint here at the Tidal Basin. I'll also add that the Park Service is proposing adding an excursion boat in the Tidal Basin which staff thinks is a really good idea. For one thing, it might -- people might go and be on the boat to take photos, for example, during the Cherry Blossom Festival. Also, it's easy access across the Tidal Basin, so you might not necessarily need to walk around if that were difficult for you. And so certainly it's for enjoyment as well for circulation.

So again, there's the entire map.

Now I'm going to move into our

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Executive Director's recommendation. First, to start with discussion of the Comprehensive Plan, staff finds that the proposed project is consistent with the goals and policies of the federal elements of the Comprehensive Plan, especially the parks and open space element, the environment element, preservation of stark features element, and the transportation element.

And the draft plan supports the three major themes of the Comprehensive Plan: to accommodate federal and national capital activities, to reinforce smarter, more coordinated growth, and to support coordination with local and regional governments.

The draft EIS is currently in a 90-day public comment period. Park Service anticipates completing the Mall Plan and its record of decision this coming summer and the Commission will review the final National Mall Plan this fall, very possibly at the September meeting. NCPC does have an independent NEPA

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responsibility.

Section 106 review, under the National Historic Preservation Act has been ongoing at each phase of development. A series of focused Section 106 consultation meetings were held in the spring of 2009 where we were able to study historic photos of the Mall and discuss in a fine grain some of the potential impacts of the project on the Mall.

Park Service anticipates concluding the plan with the programmatic agreement and has already met several times with the D.C. historic preservation officer in the content of that document.

Most implementation projects will be undertakings with public comment and Section 106 consultation. And near the back of your report, you'll see a two-page charge that shows the breakdown of the many implementation projects showing that most of them require further public comment and review. And I want to stress that for everybody that all of these

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projects individually will receive the kind of comment and scrutiny that 106 projects do. And again, NCPC has an independent responsibility.

So therefore, the Executive Director's recommendation is that the Commission comments favorably on the Draft Mall Plan as a well-considered plan that balances equally important requirements for this nationally preeminent public space, the stewardship of the natural and cultural resources of the symbolic historic landscape and the encouragement and accommodation of public access and use.

We commend the Park Service for meeting the planning and management objectives for the National Mall within the broader planning context of Washington and for complementing and reinforcing the Monumental Core Framework Plan which protects the historic landscape of the National Mall by extending some of its qualities to adjacent areas and by creating linkages with the National Mall.

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And further, the Commission supports the following: conservation of the National Mall's nationally significant natural resources through the implementation of best practices for the improvement and long-term protection of the turf lawn and trees, including management of the intensity, duration and location of special events. And the Park Service is already beginning this now with the turf study which is

-- which they are doing in conjunction with HOK, the firm that is well known for doing stadiums and ballparks, has expertise in turf.

And they're working with a range of consultants including two I'll mention who are nationally respected, Jim Urban and Patricia O'Donnell. And the Park Service has announced at the first public meeting for the turf study will occur next week.

Development of a visitor transportation system for the National Mall that offers optional interpretation and that is

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well linked with transit service and has a coordinated fare structure and that is the subject of the recent finding by the Park Service and you'll hear more about that shortly.

Improvements in the appearance, number, and variety of visitor amenities and services throughout the redevelopment of appropriate sites with multi-purpose facilities dispersed throughout the National Mall. There has been some debate in recent years about using the vacant Arts and Industries Building as a welcoming center for the entire Mall and while the eventual use of that building is undetermined, the Park Service strongly feels that restrooms, information, food need to be dispersed widely through the Mall. And staff concurs. The Mall is two miles in length and there should be ready access to visitor amenities and information.

Improvements to the National Mall is a civil stage to include the redevelopment of the

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Capitol Reflecting Pool as Union Square with a comprehensive high-caliber landscape plan that will connect the National Mall and the U.S. Capitol.

Provision of full accessibility throughout the National Mall and again, there are many schemes for this including taking another look at the pass system throughout the Mall, but also mentioning, in particular, the node that will be created here at the Survey Lodge.

Expansion and separation of the bicycle path system for recreation and circulation and the rehabilitation of athletic fields to increase capacity, flexibility, and durability. Capacity can be increased when the turf is more durable and is more resilient and can recover more quickly. This plan here shows the active athletic fields now on the Mall and that will remain. However, as we know, the Park Service is in consultation with this Commission on relocating one of those fields

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for the new visitor center for the Vietnam Veterans Museum -- Memorial. I beg your pardon.

And finally, development of new infrastructure so that the National Mall becomes a sustainable urban park. There are many elements in the National Plan that discuss sustainability and the collection of water, for example, and its reuse, improvement, of course, to the turf and to the trees, removal of potable water from the large basins of water, particularly the Reflecting Pool and ultimately Constitution Lake.

And we further recommend that the National Park Service in the development of the final Mall Plan add and update the maps and analysis for the projects now in development by the National Park Service including the Martin Luther King, Jr. Memorial, the Vietnam Veterans Memorial Visitors Center, the Lincoln Memorial Reflecting Pool, rehabilitation, and the Potomac Park Levee.

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Prioritize short-term and long-term projects to support progress in the implementation of the plan, incorporate findings of the current National Mall Turf Study which is the study now to be introduced, to be done by HOK to support the protection of vegetation that defines the historic plan and vistas of the Mall. Amplify the discussion of objectives and strategies for improving sustainable resource management and for meeting the requirements and goals of Executive Order 13514, Federal Leadership and Environmental Energy and Economic Performance.

And then finally, further recommends that the National Park Service resume planning and development of the proposed Visitor Transportation System with its partners and as illustrated on this slide, implement a 2003 Olin landscape plan for the Washington Memorial Grounds, revising it as warranted in concert with the Smithsonian Institution's development of the National Museum of African-American

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History and Culture and with other anticipated development on the grounds.

The Commission approved to this planting scheme, tree planting scheme in 2003 and implementing it would assist -- revising it as warranted would assist with the incorporation of the new museum on this site, would frame the Mall, excuse me, frame the grounds and its views into and from the site, would provide shade and enjoyment and color.

And Mr. Chairman, that concludes the presentation.

CHAIR BRYANT: Thank you, Ms. Witherell, very comprehensive.

I would like to generally hold Commission discussion until after we hear from Mr. Piltzecker and then receive public comment, but before moving on, while this is fresh in your mind, are there any immediate questions that are specific to this presentation?

MR. MCGILL: I'm just curious. I'd like to clarify what our action is. This is

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not preliminary approval or concept, it's comments on a plan that will come back for final approval?

MS. WITHERELL: That's correct. These are comments to assist the Park Service at this point with their draft plan as they develop the final master plan. It's a step that's frequently taken for large master plans. It happened in 2007 for the St. Elizabeths Master Plan at the draft level as well.

MR. MCGILL: Okay, thank you.

MR. DIXON: Mr. Chairman, I have an introductory comment and then maybe more questions later.

I'm concerned about the involvement of the D.C. government in these discussions because I'm aware that there is a lot of permits, street closings, traffic impacts, etcetera, etcetera, etcetera, and relationships that are created and necessary for these First Amendment participants to get involved in our city, Metro usage, etcetera. And I would like

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to be sure that and maybe we can again speak to it later, that the city is tied in very tightly because the activity is not just isolated to the Mall. These activities flow over into the community, significantly sometimes. So that's the thrust of this. And doesn't need to be responded to now, but hopefully it will be addressed in some way if it isn't.

CHAIR BRYANT: Okay. Up currently is John Piltzecker, who is Superintendent of the National Mall and Memorial Park is part of his presentation and if you or Mr. May later would like to respond to Mr. Dixon's concerns over the D.C. Government participation you may. We'll take up that discussion later, but thank you for raising it.

Welcome.

MR. PILTZECKER: Absolutely. I will make my remarks brief. The National Park Service believes that this preferred alternative in the National Mall Plan Draft EIS will lead to the respectful rehabilitation of

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the National Mall. Clearly, we have a wide range of interests that need to be balanced and each of the undertakings will involve a substantial public process.

But speaking to the public process for the National Mall Plan and the involvement of other stakeholders, Susan Spain is the project executive for the National Mall Plan. We have been working closely with the District of Columbia Planning Office, as well as DDOT, for instance, and Susan can certainly speak to the other aspects of the District government that we've reached out to throughout the planning process.

This morning, as a matter of fact, I was at the Reeves Center. Nancy mentioned the transportation component of the National Mall Plan. For many of these elements of the Mall Plan, we will need to drill down further and get into additional detail. The transportation study which was recently completed through the signing of the finding of no significant impact

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is an example of that.

Now that that undertaking is completed, we've been able to move forward and look at ways in which we might provide transportation in the future to visitors on the National Mall, so we had a meeting today, for instance, with the Circulator, to have a conversation about what a partnership might look like in terms of a model of providing transportation.

So I think the most important thing that I got out of our public meetings is to help people understand that this is a long-range framework plan, that some of the elements of this plan are visionary such as the redesign of Union Square and will involve a substantial effort that might even call for a design competition.

Other elements are things that we might be able to do more quickly. The other piece that we're working on right now is the turf study that Nancy mentioned. And what I'll

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say is certainly HOK understands that we need to be designing the most resilient turf system on the National Mall because we do intend for the National Mall to remain a civic space, a place where people come to exercise their First Amendment rights and a place where people come to celebrate major national celebrations.

I appreciate the role that NCPC has had in bringing us this far.

CHAIR BRYANT: Just one question. Has there been sort of a preliminary price tag put on this if it were implemented from soup to nuts?

MR. PILTZECKER: \$700 million.

CHAIR BRYANT: Thank you.

MR. MAY: Mr. Chairman, if I could just take one second? I just wanted to extend, in particular, thanks to Nancy and to NCPC staff for working with us so closely in the development of this plan.

As usual, NCPC's involvement has been very thorough and very exacting and it has

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been very, very helpful in helping us focus on what's important in the plan. And we believe that the result that we have right now in the DRAFT EIS is a testament to that level of cooperation.

Of course, we've gotten a great deal of cooperation and input from a great many people, some of which we'll hear from later and that's also been very important, but since we've just received an NCPC presentation, I thought I would comment on that.

I'd also just want to add how personally excited I am about this phase in the development that we've completed the Draft EIS and that we will bring it to a conclusion hopefully very soon with a final EIS. I say this not just for the sense of personal job security, because I'm going to be involved in a lot of things coming forward, but because this is truly an exciting step and provides a framework for, I think, a new chapter in the history of the Mall.

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CHAIR BRYANT: Thank you, Mr. May, very much. I'd like to now enter into the public comment period. We have eight people who have signed up to speak per sign up protocols. Six represent organizations and if you're representing an organization you will have five minutes to speak. Two, representing themselves and individuals have three minutes to speak. And it's your -- when you reach the end of your time limit there is a gentle buzzer that we sound and so you should wrap up your comments at that time.

First up is Nancy Summerville with the American Society of Landscape Architects and she will be followed by Cy Paumier.

Welcome.

MS. SUMMERVILLE: Thank you. Chairman Bryant and Members of the Commission, thank you for this opportunity to comment on the draft National Mall Plan. I'm Nancy Summerville. I'm CEO of the American Society of Landscape Architects and I speak on their

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behalf.

ASLA strongly supports the overarching goals of the National Park Service's preferred alternative in the National Mall Plan. Without adequate funding for maintenance and with no major renovation for more than 30 years, the Mall has fallen into a critical state of disrepair in spite of the best efforts of the National Park Service.

As an international symbol and the Nation's Front Yard, the Mall merits immediate and serious attention, all necessary funding, and the involvement of the best designers, planners, and technical experts.

In March of last year, ASLA convened a blue ribbon panel of design professionals representing landscape architecture, architecture and planning to review the preliminary preferred alternative. My statement today incorporates many of that panel's recommendations.

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First, to restore the National Mall as a place of pride, adequate funding and overall vision are critical. Understandably, much of the National Mall Plan focuses on maintenance, design of the important elements and spaces on and around the Mall is still to come.

Going forward, however, repairs and improvements must not be piecemeal, but must proceed as part of an overall vision and comprehensive design. In addition, there must be close coordination and cooperation among all of the institutional stakeholders. Not all the needs of the National Mall can be met within the narrow precincts of the area consigned to the stewardship of the Park Service and planning cannot be done in isolation.

We applaud the work done to coordinate the framework plan and the National Mall Plan. As planning proceeds, we urge even closer coordination between your two agencies, as well as the Smithsonian, the Architect of

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the Capitol, and the District Government.

A case in point is the proposed redesign of Union Square which serves as a critical link between the Capitol and the Mall, thus crossing jurisdictional boundaries. The importance of this site merits an international design competition. Such a competition should encompass the entire area incorporating not just the square, but stretching from Constitution Avenue to Independence Avenue to fully integrate the square with the Capitol grounds and provide natural connectivity to the U.S. Botanic Garden.

There are many aspects of the plan and the preferred alternative that deserve special praise. Chief among them is the commitment to sustainability, including the application of the benchmarks defined by the sustainable sites initiative, the first national rating system for sustainable landscapes.

The importance of environmental

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stewardship and in valuing the natural resources that make up the Mall cannot be overstated. ASLA applauds the Park Service's plans for protecting the Elm Panels and for assembling a team of expert consultants to address turf and soil issues.

Other elements of the National Mall Plan that deserve particular praise include the following: reuse of the Sylvan Theater for centralized visitor services. As part of this effort, the landscape that was part of the Olin design for the Washington Monument grounds should be completed. Reconstruction of the Tidal Basin's seawall already underway and widening of the walkways; integration of bike trails around the Tidal Basin and throughout the Mall; establishing Constitution Gardens as a desirable destination for relaxation and enjoyment, and renovation of water features including ending the use of potable water.

We also note several areas of concern. ASLA opposes the creation of

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individual interpretive centers for the memorials. While well intended, these interpretive centers fragment the Mall and diminish the visitors' experience. Instead, we support the concept of a central visitor center, possibly housed in the Arts and Industries Building or the Castle Building.

Signage plans need additional, careful review with consideration given to 21st century, along with 20th century solutions.

We are also concerned about a one size fits all solution for the 26 miles of pedestrian paths within the area. In particular, additional thought should be given to retaining the historic gravel on the Mall itself. The gravel paths are permeable, low heat, and have low reflectivity which encourages more relaxed strolling. Although they create maintenance challenges, there are major parks around the world that successfully maintain some sort of soft walkway in conjunction with the hard surfaces that are

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better able to accommodate wheelchairs, strollers, and maintenance vehicles.

In addition, we do not support the concept of paving over the 12th Street Corridor.

In closing, there is much to celebrate in the National Mall Plan. The National Park Service should be commended for its thoroughness, its diligence, and its commitment to stewardship and collaboration. A renewed and healthy National Mall, a redesigned Union Square that takes full advantage of its pivotal location and other enhancements that will come out of the vision of the National Mall Plan can add to the extraordinary legacy of planning and design that shaped our Nation's Capitol.

It is incumbent on all of us to ensure that the potential of this plan is realized.

Thank you for the opportunity to comment. ASLA stands ready to provide support and assistance to further the vision.

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CHAIR BRYANT: Thank you very much.
Up next is Cy Paumier. He will correct me.
Let me go ahead and announce who -- the order
of the remaining speakers. After Cy will be
Edwin Fountain, then Daniel Feil, Richard
Westbrook, Richard Bradley, Judy Scott Feldman,
and Molly Wade.

Welcome.

MR. PAUMIER: Thank you very much.
I appreciate the opportunity to be here today
to support the work that's been going forward
on the Mall. I've had the pleasure without
being employed of working with the Park Service
for the last seven years, five of those as an
employee of the Downtown Bid. And having had
this seven years of experience --

CHAIR BRYANT: Excuse me, you may
wish to identify yourself for the record.

MR. PAUMIER: I'm sorry, I thought
you had. Cy Paumier. I'm a professional
landscape architect and urban designer and have
lived here in the community, I say in the

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community, in the area for 40 years. And during most of those years I've had the opportunity to work in the immediate area, but I've also worked in some 50 cities around the United States and the United Kingdom and Europe. Most of my experience has been focused on the restoration and preservation, enhancement of great public spaces.

I can tell you for sure that once the space is restored to a high quality, there is a respectability and a pride that takes place. I can remember one specific example that has a lot of comparables to the Mall which is the most important space, the downtown area of Belfast, an area, a very large green area that had been totally destroyed over time. And needed to be rebuilt and restored. And once it was, it's amazing how people began to respect it, and I think one of the problems with our National Mall is that people have lost respect for it. They still have great pride in the fact that this is a wonderful space, but I took

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hundreds of pictures in the '70s and '80s.

I was part of a planning effort on Pennsylvania Avenue in the '70s and I am a photographer also and I have all these great photographs of this beautiful mall, particularly in the '80s. And my young children, which I have three at the time, spent a lot of time on the Mall.

And I think that the problem we've got to understand that even with the best turf, you can't do but certain things on the Mall. And I'd like some day to show these great pictures because I think that people had enormous pride in the Mall when it was able to be cared for and the Park Service could maintain it. But now you can't maintain it because of the kinds of activities that are occurring, particularly the tent activity.

Part of what I've done in a report that I've prepared at my own expense, was to try to make a point that it's really critical that we create a festival park area for all of

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these wonderful folklore and festivals. We need to have a great space, but it shouldn't be in the prime green space. It could well be in the area north of the Mall, I'm sorry, north of the Washington Monument. There's 15 acres of land there that's relatively flat. There's no reason why that couldn't be designed to provide the space that the Smithsonian and others need.

The last point is Union Square is the most important single thing that could happen on the Mall because it will create the kind of activity space that we lack today.

Thank you very much.

CHAIR BRYANT: Thank you.

Mr. Fountain.

MR. FOUNTAIN: Mr. Chairman, Members of the Commission, I'm Edwin Fountain. I'm past president of the D.C. Preservation League and the League's delegate to the Section 106 proceedings conducted by the Park Service. DCPL is the leading nonprofit organization dedicated to historic preservation in the

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nation's capital.

We find much to commend and little to critique in the particulars of the preferred alternative. I'll set forth our chief comments and then I'll address a larger issue that goes beyond the purview of the document before us, but which provides critical context for properly assessing the National Mall Plan.

As an initial matter, DCPL understands that as specific components of the National Mall Plan are implemented, each of those sub undertakings will be subject to further 106 review and comment. And our comments today are subject to that understanding.

We concur with the retention of Union Square as a Civil War Memorial space with the Grant Memorial as its primary feature. However, the elements of the Reflecting Pool and the broad paved plaza lack historical significance and may be removed or reconceived consistent with the purposes and uses outlined

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in the preferred alternative.

We are concerned, however, with the placement of amenities within the tree areas of this space. Unlike the Elm Panel along the Mall proper which are extensive enough that they can accommodate physical structures with relatively little visual or other impact, the presence of buildings in these sites on Union Square could have a much more significant effect and we anticipate that will be addressed as the Park Service proceeds to more detailed planning.

We're likewise concerned with the notion of paved areas for event staging between the National Gallery of Art Sculpture Garden and the central grass panels as well as on the 12th Street access. Such hard surface, utilitarian spaces are at odds with the fundamental nature of this portion of the Mall and should be minimized and softened as much as possible. We urge the Park Service to consider more mobile facilities that can be removed from

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these areas when not in use.

We have no objection to the proposed redevelopment of the area at the east end of Constitution Gardens with the important caveat that any such development and use should not encroach visually or orally on the nearby World War II and Vietnam War Memorials.

The remaining features of the preferred alternative indicate no material adverse effects on historic properties, again subject to further 106 review.

Those are our comments on the particular features of the preferred alternative, but we do wish to raise with this Commission a larger concern reflecting the fact that the preferred alternative is limited to areas within the Park Service's jurisdiction. We understand that the Park Service can only plan for what the Park Service controls, but planning for the usage and aesthetic design of the Mall within the vacuum of Park Service jurisdiction requires placement of all visitor

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amenities on Park Service property and none on property of adjacent federal or federally-chartered entities.

By trying to accommodate all the desired uses and amenities of the Mall on property managed by the Park Service, the Park Service necessarily concentrates the effects on historic resources on its own sites while limiting the options for mitigation.

What the preferred alternative appears not to reveal on its face is inter-agency planning to coordinate uses and effects along the Mall and its adjacent properties. I think two examples make this clear. One is with respect to the development of infrastructure in Union Square. The U.S. Botanic Garden and the Architect of the Capitol should be involved to develop an amenity plan that serves Union Square and the adjoining north and south parcels in a coordinated way so as to reduce impacts on all three sites.

And the second is the Arts and

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Industries Building. It seems odd to be planning for the Mall and planning around the Arts and Industries Building without any consideration with how that building may or may not be used to further the overall development of the Mall that's contemplated in the Mall Plan.

Such concerns of what other participants in the 106 process that call for a comprehensive third century plan for the National Mall and that's certainly a worthy goal because tomorrow's plans become today's plans become tomorrow's history.

This Commission doesn't need to hear that advice from us because the legacy and the monumental core framework plans are clearly intended to provide the basis for the evolution of a Mall in the 21st century and those plans taken together may well receive from our successors the same reference that the L'Enfant and the McMillan plans receive today.

But what does not appear -- I'm

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sorry, the challenge before this Commission is to secure for those plans the political weight necessary to implement them on the inter-agency and inter-jurisdictional basis. Without that weight any plan runs a considerable risk of being implemented haphazardly, intermittently, incompletely, and worst, incoherently.

For those reasons, as with the L'Enfant and McMillan plans, such a plan needs the imprimatur of Congress or the President and needs to be identified with individuals of national significance.

On behalf of the League, I appreciate the opportunity to comment before you today. I've got a somewhat extended version of these remarks that I'd be happy to submit for the written when it would be appropriate.

CHAIR BRYANT: We would love to have it. Thank you.

MR. FOUNTAIN: Thank you.

CHAIR BRYANT: Daniel Feil, welcome.

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MR. FEIL: My name is Dan Feil. I'm Executive Architect for the Eisenhower Memorial Commission. On behalf of the Eisenhower Memorial Commission, I appreciate the opportunity to address NCPC this afternoon.

The Eisenhower Memorial Commission was invited to be a consulting party under the National Historic Preservation at Section 106 process. Development to the Draft National Mall Plan by the National Park Service required the coordination of existing plans, numerous federal and local agencies, and many interest groups over a long period of time. My Commission commends the thoroughness of the plan and the openness of the process led by the National Park Service which produced.

The approved four-acre site for the Eisenhower Memorial is located just south of the National Mall across from Independence Avenue between 4th and 6th Street, S.W. It will occupy one of the priority memorial sites identified in the Memorials and Museums Master

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Plan adopted by NCPC and the Commission of Fine Arts in 2001. The Draft National Mall Plan greatly advances the opportunity for improvement to its subject area which will be the Eisenhower Memorial's immediate neighbor to the north.

The Eisenhower Memorial Commission fully supports the plan's efforts to provide a framework for restoration, refurbishment, design and development, and its keen awareness of historic resource management.

The draft plan addresses vistas which begin and end within the National Mall even if their trajectory goes outside the National Mall boundaries. Vista C is one such designated important vista. It is depicted on the important vistas graphic on page 268 of the Draft National Mall Plan Environmental Impact Statement, as well as on the urban design framework graphic on page 45 of the same volume. The Eisenhower Memorial Commission and I just keep mentioning mine to differentiate

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from all the other ones involved, agrees that this vista is an important feature of the L'Enfant Plan and it is committed to respecting the vistas as the Eisenhower Memorial design is developed. This commitment was made as part of the site approval process and is repeated here relative to the Draft National Mall Plan.

My Commission appreciates being included in the process that produced the Draft National Mall Plan and the Plan's respect for previous decisions by both NCPC and CFA. Thank you.

CHAIR BRYANT: Thank you, Mr. Feil.

Richard Westbrook.

MR. WESTBROOK: Good afternoon. I've been a professional tour guy for five decades, but I've been a professional land use planner also for five decades. The touring was often in between various years including 20 years here on this staff and ten years in Arlington County.

I'm now on this task force that's

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doing the 106 reviews. As a member I'm from the Committee of 100 and the Guild of Professional Tour Guides.

We did all this Section 106 on the preferred preliminary plan. The draft plan is very much in keeping with that preferred plan with some minor exceptions. But I'd just like to point out what I think are the best parts of this plan that's in front of you now and that one thing is Union Square by the Grant Memorial statute as a place for First Amendment protests, all that, petition, and basically the congressional legislative branch of the Federal Government.

The design is going to be very critical, but you've got a lot of space there. You've got the beds of Maryland Avenue and Pennsylvania Avenue that are just a big, glorified parking lot right now. And you've got that triangle shaped lot north of Pennsylvania Avenue south of Constitution under the jurisdiction of the Architect of the

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Capitol.

So you've got that big space in there that gives you the flexibility of doing something very grand in keeping with that Grant Memorial or General Grant.

The other thing, on the Washington Monument grounds, the Sylvan Theater is kind of an anachronism and it is not in a good location right now. It's encroaching for -- if you're viewing the concerts or anything, you've got that pathway in between the theater and the wall that's the protection wall. So you can't really use the theater for viewing. So that should be put into a new visitor center, two stories, push it into that hill of the 15th and Independence Avenue side, two stories. You could do a theater type thing there.

I've got an awful lot more to say, but it's nice starting again. When I first joined the staff here in January of '66, just finished up the Skidmore, Owings and Merrill plan for the National Mall. That's kind of a

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long time ago, isn't it? And we've been implementing that concept plan quite a bit including the Mall drives were replaced with walking panels as opposed to -- the other thing is, you know, sorry I'm over time, but we're just so over-using those grass panels. We've got to set up some criteria about what you've got to comply with before you have the permission to do tents and structures.

I mention in this Section 106 review, it says I wouldn't permit tents or structures on the grass panels at all. But the tents and structures on the Mall drives, Madison and Jefferson, and keep that grass panel open. It's the vista is the element throughout the world with the Capitol, Washington Monument and Lincoln that is what people think about the nation's capital and the entire Union Square.

Keep it open, grass, get the grass back there. Thank you for listening. Any questions?

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CHAIR BRYANT: Thank you, Mr. Westbrook. If you have additional comments, please submit them for the record. We'd be happy to have them.

MR. WESTBROOK: Well, Committee of a 100, John Fondersmith and I, are going to be working up comments on this whole thing and with the Guild of Professional Tour Guides, there's Pete McCall who couldn't make it today. We'll be doing some definite comments on this.

CHAIR BRYANT: Thank you.

MR. WESTBROOK: Have I got it correct that the comments that are due March 18th are just on the EIS, is that right Nancy?

MS. WITHERELL: It's on this document which is both --

MR. WESTBROOK: The whole thing.

MS. WITHERELL: -- the EIS and the Draft Mall Plan.

MR. WESTBROOK: We'll never make that.

(Laughter.)

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MS. WITHERELL: You have plenty to work with, Dick, from what you just said.

MR. WESTBROOK: Why are we still having the 106 comments on it then?

MS. WITHERELL: The Park Service, I'll just add since Dick has mentioned, it has also scheduled another public 106 meeting for next week as well and that is to assist people who are preparing comments now in advance of March 18th to answer any questions or provide information.

MR. WESTBROOK: Well, we've got comments on this and the restoration of the Lincoln Memorial, Reflecting Pool, and on and on and on.

CHAIR BRYANT: Thank you, Mr. Westbrook.

MR. WESTBROOK: Thanks for listening.

CHAIR BRYANT: Absolutely. Mr. Bradley. Mr. Bradley will be followed by Ms. Feldman and then Ms. Wade. Welcome.

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MR. BRADLEY: Mr. Chairman and Commission Members, the Downtown Business Improvement District is pleased to offer testimony in enthusiastic support of the Draft National Park Service's National Mall Plan.

The Downtown BID is a private, nonprofit, leadership organization that provides hospitality, maintenance, beautification services, as well as capital improvements, resources, and research to help diversify and enhance the economy in the downtown experience for all. We're also staffed, by the way, to the National Cherry Blossom Festival, and I'm happy to report if it hasn't already been reported today that the blossoms are coming on the 31st and the height will be between the 3rd and the 8th. So you can see we have an intricate relationship with the National Mall and the National Park Service and we need a facility that enhances all of this.

We have been a participant and

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consulting party in the 106 process and we've tried to participate as much as we can and have been engaged in almost all of the steps. So I'll just summarize a few observations since essentially we're offering an enthusiastic support.

First of all, the National Mall Plan promotes a world-class landscape that will tell in an improved manner the story of America to visitors from all over the world. The Plan protects the historic landscapes in the McMillan Plan. What's clear and essential, however, is that we need to develop more user-friendly, more restaurant routes, more places for food and drink, and better situated Ranger locations and improve way finding signage.

At the same time the National Mall Plan helps to create a high-quality, local greenspace that serves local residents and workers and ties together the center city, downtown, and Foggy Bottom on the north, Haines Point and Southwest, D.C. on the south, and the

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U.S. Capitol on the east with the Lincoln Memorial on the west. A wide range of ecological improvements would complement Mayor Fenty's efforts to green the city and private green downtown along with the U.S. General Services Administration in the Downtown BID.

The National Mall Plan suggests multiple forms of public transportation to make the various locations on the National Mall accessible to the public including low-income and physically handicapped persons through frequent, affordable public transit. The Downtown BID urges NPS to move ahead promptly with these improvements, the public transportation, and would urge increased National Mall parking revenues to help pay for such improvements.

The National Mall Plan supports special events being held more frequently on lesser-used Mall spaces, improvements to the Union Square area, including well-designed hardscape will help limit the turf damage that

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discretionary special events and mandatory First Amendment demonstrations bring.

We also urge NPS to invest in their uptown parks which happen to be in our district, Pershing Park, Freedom Plaza, John Marshall Park, Franklin Square, McPherson Square, so these public spaces can host more special events and better serve our center city.

Although the details of a number of the National Mall Plan recommendations undoubtedly can be debated, the many proposed major projects and programs are solid. There's no doubt that will result in a much improved National Mall. Now is the time to finalize this draft of the National Mall Plan and move ahead in the long run to implementing the plan.

More importantly, each project and program will require significant funding. The Downtown BID commends the efforts of the Trust for the National Mall. We note that substantial and consistent funding will be

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needed to be provided by Congress over the next decade to implement the plan, lest it become a forsaken list of wishes. And I also understand that there will be a major private effort to complement that to help raise those funds.

Thank you for your attention.

CHAIR BRYANT: Ms. Feldman, welcome.

MS. FELDMAN: Thank you. Good afternoon, Chairman Bryant and Commissioners. I'm Judy Scott Feldman, Chair of the National Coalition to Save Our Mall. The Coalition has been a strong supporter of the Park Service's Mall planning efforts. One of our main interests has been to maintain in the hands of the symbolic character of the Mall.

In 2005, the Park Service and NCPD representatives testified before Congress they would work together on a new Mall Master Plan.

But this plan has evolved into a more modest Park Service Center project. As the Park Service now states it focuses only on Park Service portions of the Mall. It's not a

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vision for the entire Mall that gives equal weight to the interests of the Smithsonian, Architect of the Capitol, National Gallery in the District of Columbia. It consists of a set of broad concepts to guide future development.

Is this what NCPC believes the plan should be?

Because of its conceptual quality, the public can only at this point comment on whether these are good ideas. Many definitely seem to be improve the grass, repair monuments and walkways. Others are more troubling such as hard paving the gravel walkways and new large plazas and introducing numerous kiosks, restaurants, restroom facilities and visitor centers on the open space.

Our concern is that because this is not a plan, but only concepts, what happens next is critical. The NCPC staff supports Park Service plans to move forward to develop the concepts, but there are several important missing steps that need to be taken first. We offer the following recommendations.

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First, NCPC should work with the Park Service to come up with a better name that better represents the Park Service's centered scope, purpose, and goals of the plan, maybe the National Park Service Concept Plan.

Two, NCPC should advise Congress of the need immediately to start work on an independent, interdisciplinary, visionary Mall plan that includes all stakeholders and robust public input. Why is this important? Because the visionary plan would look beyond basic maintenance to long-range future opportunities such as Mall expansion. Instead of accepting the 2003 security plan for the Washington Monument Grounds as the new master plan, consideration could be given to finding a way to make the Monument Grounds truly the centerpiece of the Mall and the city it was intended to be.

Three, NCPC should assist the Park Service in developing in concert with each and all Mall stakeholders more wide standards,

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principles, and guidelines. Why is this important? Because consolidating planning would maximize continuity across jurisdictions and minimize duplication and adverse impacts on the sensitive landscape. For example, new visitor centers and restrooms facilities could be located to the sides, in or near existing museum buildings instead of on the open space.

The American public experiences the Mall as one continuous space. It must not be treated as a collection of separate jurisdictions. These Mall-wide studies should include a low-cost Circulator plan, as distinct from the Park Service tour bus siteseeing concession, that the public has been clamoring for for years, but which there's been no discussion for yet in the public meetings we've been attending.

Four, NCPC should direct the Park Service to make certain all projects conform with these standards as well as any principles that come out of a visionary plan. Why is this important? Because, as we have learned through

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the on-going Lincoln Memorial Reflecting Pool project, when contractors have no clear direction, they can only guess as to which choices of water treatment, lighting, and paving materials will be compatible with future development of other portions of the National Mall.

Five, finally, NCPC should remind the National Park Service that public consultation needs to be a continuing component of the planning process and not limited to consultation with the federal and D.C. review agencies. Public comments urging the Park Service to give due consideration to the Mall's symbolic quality as a unified national landscape have not yet made it into the plan.

In closing, the NCPC has stated in the past that the Park Service Plan, together with NCPC's framework plan would constitute the long-term vision for the future of the National Mall. Does this Planning Commission still feel that is true? If more is needed, we have

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proposed constructive steps to move forward.

Thank you.

CHAIR BRYANT: Thank you very much.

Ms. Wade, welcome.

MS. WADE: Good afternoon. My name is Molly Wade. I'm the Marketing and Communications Associate at the Trust for the National Mall. We are the official nonprofit organization dedicated to restoring and improving the National Mall in partnership with the National Park Service.

I am here today to speak on behalf of Trust Chairman Chip Akridge and Trust President Caroline Cunningham, both of whom are out of town and could not be here today.

The Trust for the National Mall applauds the National Park Service for their dedicated work on the National Mall Plan. The Park Service has led an unprecedented and inclusive planning process for the future of the National Mall.

The Plan reflects the input of more

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than 30,000 Americans, research into best park practices around the globe, the guidance of more than 100 consulting parties, and outreach to the best and the brightest from a multitude of disciplines.

The Park Service has taken a smart and open approach to working with the District Planning Agenda, the National Capital Planning Commission, the Commission on Fine Arts, and the Architect of the Capitol to make certain that the interests of all are reflected and dovetail the multiple planning efforts now underway.

The Trust for the National Mall supports the Park Service's preferred alternative and is eager to get to work implementing the plan which we think is a well-conceived framework for the National Mall's future.

The following components have been well addressed, including enhancing the park's infrastructure and protecting it as a place for

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First Amendment demonstrations, making certain that the long-term care, health, and beauty of the park's natural resources are made a priority, ensuring that the needs of park visitors are met in a respectful, appropriate, and inviting manner, and engaging visitors in meaningful ways that reflect the great history and character of America's Front Yard.

It is paramount that the park's infrastructure is restored to the highest standards that reflects the great pride that we have in our country and its premiere civic space. With more than \$400 million in deferred maintenance, we can no longer wait to invest in the restoration and improvement of the park. The areas including Union Square outlined in the preferred alternative will create more space for public demonstrations while simultaneously addressing the long-term sustainability of the park's natural resources and protecting its historic character.

Finally, the plan identifies the

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need to repair the park's waterways that have rightly received the lion's share of criticism and deter public enjoyment of the National Mall.

With more than 30 million visits, the park was never designed to handle the magnitude of people who come each year to share this glorious space. The preferred alternative identifies a number of areas that will support the people load and visitors' needs, creating mixed use, food, bathrooms, souvenir shops and performance space, sustainable facilities, that reduce the potential footprint of required additional amenities.

At the same time, the Park Service has also been mindful of widening walkways, providing more accessibility, and creating a more fluid and pleasant visitor experience. It is important and right that the preferred alternative focuses on the visitor's experience, making certain that all who come are engaged in meaningful ways and that the

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Park Service act as an engaged steward of the great history and character of this iconic park.

The National Mall serves as a pilgrimage for Americans and international guests alike and better use of technology, tours, talks, and performances are critical to making this a more vibrant and active park.

Together, with the recently completed Visitor Transportation Study, the preferred alternative provides a framework for an integrated transportation solution that meets the needs of people moving from public transportation nodes in and out of the park, while addressing the pedestrian and bike environment. This is exactly the type of coordination that is needed for a seamless visitor experience in the nation's capital.

The Trust hopes the National Capital Planning Commission shares our enthusiasm for the preferred alternative and acts immediately in its support. It is the Trust's belief that

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together with this significant and successful Mall planning effort completed, we can make the National Mall the best park in the world.

Thank you for your time and consideration.

CHAIR BRYANT: Thank you, Ms. Wade.

That ends the public comment period for this item and we will bring back the discussion to the Commission at this time. I will open it up to Commission Members.

Bradley.

MR. PROVANCHA: A couple of initial comments and then a series of nine or ten questions. First comment is kudos to the Park Service, particularly for the collaboration. I think Ms. Wade touched on that and that's covered in a lengthy list of participants on page 32 of the staff recommendation.

Second comment and kudos of course to the staff for the very thorough analysis that we have come to expect.

A series of short questions. I

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would appreciate some short responses so that this doesn't take too long.

What is the relationship of this plan to the previous plan? They're iterated L'Enfant, McMillan, and the SOM Plan, some of the products that came out of NCPC. Is there an over-arching -- what are the compliance, the enforcement?

In DoD, our experience is plans only survive until the first volleys are exchanged on the battlefield. Will this plan have some teeth? Will folks comply with it? Is there an enforcement? Does it supersede or subsume or consume, in part, or in whole all previous plans? That's kind of a general question about the plan.

MR. PILTZECKER: I am going to ask Susan Spain who has been the project executive throughout the planning process to respond to that question.

MS. SPAIN: When we started the National Mall Plan, we started with several

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assumptions. The first one is that the Legacy Plan followed on the basis of L'Enfant/McMillan Plan. And the Legacy Plan set that overall vision for central Washington, D.C.

From that standpoint, it was the top-tier vision from the National Mall Plan and we were looking at implementation of new ideas to resolve issues for the Park Service areas that comprise the National Mall that would be compatible with that plan.

MR. PROVANCHA: The second question is I think it's important from time to time to apply the Dr. Phil test. By that I describe -- Dr. Phil frequently asks the patients "how is that working for you?" And if the answer is it's not working for you, clearly, you've got to do something different along the line of you can't continue to do things the same way and expect a different outcome.

My specific question is about the elms. The elms are a wonderful part of the National Mall. Have elms proven over time with

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the adaptation of the trees as well as the diseases and so forth that fight elms, are elms the right species to have in perpetuity? For example, should other species -- I'm sure there are lots of landscape folks in the audience, particularly Ms. Somerville. Is that the right species to continue to promote and preserve and replace at the Mall for long-term sustainability?

MR. PILTZECKER: Anticipating there might be some questions like this, we asked Dan Sealy to join us. Dan Sealy is with the National Capital Region of the National Park Service, principally working out of our Center for Urban Ecology.

MR. PROVANCHA: We have learned that lesson the hard way at the Pentagon by bringing in non-native species that have not survived.

MR. SEALY: Right, and that's exactly what I would recommend that we not do. Dr. Jim Sherald who worked in this region for 35 years and recently retired, some of you may

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know him, worked very hard to make sure that these elm trees that we actually worked on resistant species of elms by looking in the landscape itself of which ones were doing the best. And we also treat these elm trees with special care with our staff and the staff at the National Mall and Memorial Park.

We have looked at other species, but these are an iconic species for the Union Square and are very, very appropriate for the space.

MR. PROVANCHA: Iconic is good, as long as it's also sustainable.

MR. SEALY: We believe that it is sustainable.

MR. PROVANCHA: Very good. Number three, passive recreation. Are there some activities -- what are some of the proposed passive recreation activities? Are there things some of us couch potatoes could do without breaking a sweat on the Mall?

MR. PILTZECKER: There's a great

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deal of passive recreation that takes place right now.

MR. PROVANCHA: It doesn't involve, for example, alcohol?

MR. PILTZECKER: Yes, frisbee and pick-up games and all of that.

MR. PROVANCHA: That's considered passive recreation?

MR. PILTZECKER: I would call that passive recreation.

MR. PROVANCHA: The water features, is the proposed vision -- there's very limited uses of the water features. You're lucky in some of you can dip your feet, but there's no swimming, there's no wading, there's no bathing, there's limited fishing and that kind of thing. Any consideration for either the existing water features that are going to be preserved and upgraded or the new water features to be added expanded use.

One of the iconic framework or pictures I have in my mind is folks ice skating

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on fountains that have frozen over in the winter time. Any plans to do something like that? Something like a public skating area under ideal conditions with the lawyers, with the -- all the proper liability issues and disclaimers in place. Any consideration for activities like that?

That could be fund raising for the Park Service for a small fee.

MR. PILTZECKER: Absolutely.

MR. PROVANCHA: Can that be considered?

MR. PILTZECKER: You know if Constitution Garden Lake would freeze over, we might consider that, but the reality is it doesn't tend to do that, although there is fishing there, by the way.

MR. PROVANCHA: Yes.

MR. PILTZECKER: But I think Union Square is really the best opportunity to create something that serves multiple purposes just like that.

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We do run into some difficulties at the memorials when people want to dip their feet into the water and you know, there are two sides to that in terms of concerns.

MR. PROVANCHA: Certainly.

MR. PILTZECKER: We understand that people need to cool off, but there are others who feel that it's not a very reverent thing to do. But when you're dealing with an area like Union Square, I think you really have a great opportunity to plan for multiple kinds of activities.

MR. PROVANCHA: Thank you for taking into consideration.

Tourmobiles, I heard about -- was it discontinued, a discontinuation of those Tourmobiles? My question is actually the strategy, normal contract expiration, termination for convenience, that type of thing, so we can control the transportation in and around the Mall?

MR. PILTZECKER: Tourmobile contact

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has expired. It's been on an annual extension.

We're concerned about certainly is that we don't want there to be no service to visitors.

MR. PROVANCHA: Next question, alcohol, continue the current practices of no alcohol consumption? Sometimes that's disruptive on the Mall and not reverent and respectful, as much as that's enforceable. That would continue I would hope.

MR. PILTZECKER: Yes. You know, we approached the beer sales at July 4th with great caution and restriction, for instance.

MR. PROVANCHA: Very good. Acoustics and lighting, many of the Mall activities need public address systems. Any plan to install or improve existing public address systems so for example, they're zonable and scalable, depending on the size and the location of -- as well as lighting, not only common lighting standards throughout the Mall, but also things like upright to celebrate the elms and some of the other natural features.

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Are those being considered?

MR. PILTZECKER: Yes. One of the most important elements of the Mall Plan is planning for the infrastructure that we need to support these events and activities, so we don't have to bring in portable facilities, but that they're already built in. People can plug in, set up their stage, have everything they need there, and then it would come down a lot - - more quickly.

MR. PROVANCHA: Wonderful. A couple of other quick things. Previous administration was very proactive to their credit on faith-based initiatives to the point of even establishing within some of the agencies like Health and Human Services faith-based groups. Any consideration for having faith -- non-denominational -- faith-based venues available on the Mall?

MR. PILTZECKER: It's not a comment that we've received so far. We would welcome that kind of comment. I will say we have a

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very active program issuing thousands of permits every year for all kinds of activities, not only on the National Mall, but in West Potomac Park.

MR. PROVANCHA: Two final comments -

-

MS. SPAIN: One little thing on that, about half of our First Amendment demonstrations may be religious in nature.

MR. PROVANCHA: Very good. Good response.

Kudos to staff. The previous draft recommendation, the verbiage was sustainable, healthy, natural resources which is commendable. Some of the language I was looking for was sustainable non-natural resources, as in the built environment. The language in the latest recommendation is sustainable park development resource protection and management which I would interpret more broadly to include sustainable built environments.

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And the last comment is I think the Mall Plan is commendable in its oversight, in its scope, breadth, depth, quality. I would strongly recommend that it be submitted for appropriate awards. One that immediately comes to mind is the landscape architects has the Sustainable Site Initiatives Award. American Planning Association, etcetera, etcetera. I think this is a world-class plan to support a world-class feature of the nation's capital. Thank you, sir.

CHAIR BRYANT: Mr. Dixon?

MR. DIXON: I would like to follow up with my earlier comments. Having heard the testimony, I think everyone is concerned about the stakeholders fully being involved. I do want to stress more, not from a physical infrastructure discussion which seem to be obviously the focus and maybe the major purpose, but from a functional infrastructure where we have some of the stakeholders like the Fire Department, Metropolitan Police

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Department, Military District of Washington, and others who I know are called to play whenever there's something that occurs on the Mall.

It's my experience and I've been involved in at least four events where I freely advised an awful lot of my time to get involved in trying to find out where to get the right permit, get to the right person in the Police Department, the Fire Department involved, get the Military District involved, so they made sure they had a comfort level with what was happening on Mall, because these things do spill over.

An illustration, last inaugural, even though most of the activity was at the Capitol and on the Mall, there was a parade, but even there the perimeters were wide into 11th Street, E Street, into the community which impacted seriously and local folks were involved in that. So I think that even the process, if you were able to identify the

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stakeholders, there was never really a clear tool box or schedule, a list of who the players were and what offices needed to be brought to bear. So I think that's the kind of involvement of stakeholders I'm after, the functional infrastructure of stakeholders as opposed to just the physical stakeholders for infrastructure, but I think I've said enough. I think it's probably clear what I'm saying.

This thing has to work and it doesn't work just because of the way it's laid out physically. It works because the players that will be brought into play.

CHAIR BRYANT: Mr. McGill.

MR. MCGILL: I share the other Commissioners' praise for the plan and I'm especially intrigued and excited by the Union Square idea. One thing I think is a shame right now is that the statue of President Grant which is one of the most stunning and intense statues in the city is very seldom seen and certainly is not seen from the perspective that

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it should be because of the presence of the Reflecting Pool.

I am curious about what authority the Park Service has now to control the nature, number, and location of events on the Mall? And whether that authority needs to be changed to make this plan a success.

MR. PILTZECKER: I would not say that we're ready to state that we need to enact any legislation in order to make this work. We would like to -- I'll give you an example.

The Cherry Blossom Festival, since we spoke about the blooming of the cherry blossoms today, has moved from the turf and grassy areas on to hardscape surfaces over by the Tidal Basin. And it's made for a much more sustainable event and it still remains a successful event. And so we feel if we develop best practices, that we would like our permit holders to follow, that we do a good job with our follow-up in monitoring these events and we, in the plan, do talk about rest periods

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between large scale events and we're working closely now with HOK in terms of the turf study to give us essentially better science and how to do that.

Another example would be tents. We've talked about tents today. If we develop a staking system where they're not going to impact irrigation systems where they're up for a specific period of time, all of those things can lead to events taking place, but in a much more sustainable way.

MR. MCGILL: What regulatory framework do you operate under right now that restricts your ability to manage when, where, and how frequently events occur?

MR. PILTZECKER: It's essentially -- the big picture authority is the authority, the Organic Act of the National Park Service which requires us to maintain areas in a way that they can be enjoyed for future generations. So we look at any kind of impact to the resources in a negative way and work to mitigate that.

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We have long conversations with our permit applicants to make sure that what they are proposing is going to do as little damage as possible. And clearly, we need to revisit that. The Mall Plan looks at that. The HOK study will look at that, because there has been extended impact that has led to the condition of the Mall today. It is going to be an enormously challenging balancing act.

MR. MCGILL: But can you say no?

MR. PILTZECKER: We have said no to specific things. I think what our counsel would say is we need to be consistent.

MR. PILTZECKER: Ms. Tregoning?

MS. TREGONING: Thank you, Mr. Chairman. I wanted to associate myself with the comments of my colleagues. I think this is an excellent draft plan and I'm very impressed with how comprehensive it is and the issues that it covers. And I'm particularly encouraged by the movement that's being made toward more sustainable practices across the

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board. And I would say I'm particularly encouraged about the transportation elements of the plan and I just wanted to express my specific appreciation to the Park Service, to Mr. May, to all of you for having initiated some discussions as a follow up to many of the conversations that we've had here about other types of transportation to have on the Mall. And that's something we've really been asking you to do and I appreciate how responsive you've been. But you know how we are in the District. We -- there's more that we'd like you to do.

And so let me lay out what some of those things are. Let me start out with an easy thing. We have pioneered bikesharing in Washington, D.C. We were the first city in the country to have a bikesharing facility. And we're about to expand it enormously from 100 bikes at 10 stations to a 1000 bikes and a 100 stations and our plans are to double that network. The great thing is is that we're

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joining with our colleagues around the region using the same system. You have facilities in Arlington that could theoretically be reached by bike and now our bikesharing systems are going to be the same. So a visitor could start in the District, let's say on the Mall and end up at Arlington Cemetery and have a very seamless experience.

However, right now, there's no provision for those facilities on this plan. So I would just think of it as another type of transportation. It wouldn't necessarily cut into your bike concession, but it would enable people to have another option. And the great thing about the bikesharing system that we're going to is that it's solar powered and very mobile, so let's say you have a big event on the Mall where you expect a lot of people to use bicycles. We could move a lot of those facilities from around the city to the Mall. We might have more bikes there in the summer, fewer in the winter, to kind of respond to the

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demand.

So I would just suggest that as we talk about the Circulator and other things that maybe we extend that conversation to also talk about bike sharing, because I think that would really enhance the experience and also lessen the burden of having to provide transportation for some of your visitors because this is going to be a very easy thing to do.

You show on your transportation and circulation plan these tourbus drop off areas.

I think it's helpful to show those. What I find somewhat amusing is that it doesn't show where those buses go when they're not dropping off. That is an area of impact on the city that can be very considerable. I can show you lots of examples where we would never dream of building a wall that would block your view that's about 20 feet tall, but that's what those buses essentially are when they're parked there virtually all the time. And I would suggest a great improvement on the

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transportation circulation would be for us to have some continued dialogue and really maybe plan for some facilities that could manage that tourbus traffic and look at parking and other sorts of issues. Because while we love the visitors that we get to the District of Columbia, because of the Mall and the wonderful facilities of the Park Service and of the Smithsonian and of the National Gallery and the Capitol and the White House, it's also true that we have one of the highest rates of asthma in the country, that we have very high particulate pollution and a lot of that is attributable directly to the bus traffic, the non-native bus traffic that's in the city. So that's a -- I just put that out there as another problem that I'd love to collaborate with the Park Service on to help to solve.

Thank you.

MS. GREENWALD: Can you tell me a little bit more about the ideas behind replace Sylvan Amphitheater? Would it still be able to

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be used as an amphitheater? The only time I've been down there is for the D.C. Jazz Festival that goes on. So I'm just curious.

MR. PILTZECKER: Yes. It provides an important venue for outdoor performances. It's oddly configured now, based on how the monument grounds are redesigned. So we'd be looking for something that could hold those kinds of events, but might also include the location for food service facility, which is currently in a trailer on the site of the Museum of African-American History for the Smithsonian. We had a food tent at one time which thankfully came down in the snow storm.

(Laughter.)

And also, if we're going to move people out of Survey Lodge and use it as a rental transportation hub for scooters or whatever, and bicycles, we're going to need to put the staff somewhere, so we need to hold some staff offices. Clustering all of that together in an area that's already down low,

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but configuring the outdoor amphitheater space in a way that more people could actually have a good view of what's going on on the stage would be very important.

It's going to be a design challenge, but we think that's a good location for it.

MS. GREENWALD: Great. Thanks. And the other question I had was there was talk about the pathways and the travel and I am not great fan of the gravel, but you haven't decided yet, and there was a comment from somebody else about one size fits all kind of idea. Do you intend to sort of pave everything the same or -- that wasn't what I had heard, but perhaps that's been part of the private discussion.

MR. PILTZECKER: I will say that each of the monument areas has its own design vocabulary, so when we work with the Commission of Fine Arts and others on these choices, while there may be opportunities for consistency, in some cases we try to reflect the design

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elements of a particular place on the National Mall, such as the Lincoln Memorial, Jefferson Memorial.

In terms of the pathways themselves, I will say in terms of permeability which was mentioned, there are streets underneath the gravel pathways. As I understand, they have holes poked in them, but there's not as much permeability as you might imagine. One of the things that we're looking at now in our work with HOK on the turf study are cisterns that might take rain that is coming down onto the walkways, move it into cisterns, so instead of just going down into the ground, they can actually go into the turf to serve as a way to keep the turf irrigated, thereby relying less on potable water.

It's going to be a conversation that we will have with stakeholders on what the ultimate design solution should be to make it a pleasant experience and an accessible experience. We do have concerns about dust

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from the gravel walkways. We have concerns about accessibility for wheelchair users. Certainly, there are people who are running on the National Mall and all of those stakeholders are going to need to be brought into the discussion.

MS. GREENWALD: Maybe an addition to that is I don't -- I would imagine that gravel is very hard to shovel snow off of. I don't know if that was a problem recently.

MR. PILTZECKER: I will tell you that we do have some priorities for snow removal. The roads were the first. Getting the memorials open, shoveling paths, for instance, to the Washington Monument was also very important. And then we have, as was mentioned earlier, the memorial parks, such as Farragut, McPherson, these are areas of great commuter traffic. And so we needed to make sure that there were ways for people to get to work.

I will tell you that right now, the

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gravel walkway component of the Mall would be the last to get attention in a snow event, but we would pay a lot of attention to making sure that the cross streets were shoveled, so people could get to the Smithsonian museums, but you know, hardscape surfaces would lead us to revisit that and maybe we would have a more aggressive snow removal program, for instance, on the Mall than we have right now.

CHAIR BRYANT: Thank you. Any other remarks? Bradley?

MR. PROVANCHA: One other question about -- two comments, hiker biker. The Pentagon is actively working on establishing a transportation management plan with Arlington County. We're strong proponents, we have bike paths along the east and west sides of the Pentagon, connections, for example, to the new Long Branch Park that the County of Arlington would be glad to relay that and help promote that, so there's a stronger Arlington and D.C. connection. Permeable sidewalks and those type

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of things, the technology is improving all the time. Gravel is absolutely correct, unstable gravel is really difficult to clear snow, but stabilized gravel using -- there's some technology, honeycomb matrix that stabilizes the gravel. We investigated that technology and have used it successfully at the Pentagon Memorial. So we were able to remove some of the heavy snowfall we experienced this year.

Funding question. I heard \$400 million in backlog of maintenance and repair. I come at the planning design effort as an unapologetic operator/maintainer with the lifecycle perspectives, so frequently my questions will be oriented in that vein.

\$400 million in backlog of maintenance and repairs. Seven hundred million is the price tag I heard for the Mall Plan. Is some of that \$700 million, will that take care of some of the backlog of maintenance repair or is it only Mall improvements going forward? And is it \$700 million over the lifetime of the

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plan, over the FYDP? Is it \$700 million up front?

MS. SPAIN: What we started with was a maintenance backlog that was very enormous. So even the no action alternative was probably the most expensive, no action alternative the National Park Service has ever seen. That's included in every alternative. So the \$700 million includes that more than \$400 million worth of deferred maintenance. It includes capital costs and it does include some educational costs, but we weren't looking at lifecycle costs in terms of staffing, in terms of this project.

MR. PROVANCHA: Thank you.

MR. MILES: Just two quick questions. One is sort of minor, for my own education. As it relates to Union Square, are there events, or can you tell me about events that require permits from the National Park Service and as well as usage of the Capitol grounds and how that coordination works and

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whether sort of AOC has -- I know whether the National Mall stops on the map, but obviously across the street you have structures that could be rehabbed from the Grant Memorial as well. So I'm wondering about that issue.

And then really quick, the other issue is when we're talking about the deteriorating turf, it's sort of in the issue of balance. Are the public complaints general usage or is it the type of usage that is -- that you're hearing most complaints about and balancing those?

MR. PILTZECKER: The public complaints are simply that it looks bad, that the National Mall to use the headline that was in one of the supermarket tabloids, America's Front Yard has become a national disgrace. So it's really just a reaction to coming to the National Mall and seeing dead grass and dirt instead of green turf.

There are comments that we will receive when events are being set up or broken

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down and so we're always very concerned about the length of time it may take to set up a large scale event. And certainly, when people are at the events and they're taking place, they're no doubt having a wonderful time, but we are concerned about the visitor who is coming perhaps their only time to Washington, D.C., an important pilgrimage perhaps with their family who happens to arrive on the day that some major event is being taken down and they see what essentially looks like a construction zone. And so balancing that is of great concern to us to the degree we can.

Certainly, we expect people to come to the National Mall and see First Amendment activities taking place. That's without question an important background for exercising our First Amendment activities.

In answer to your first question which you may have to repeat --

MR. MILES: The AOC.

MR. PILTZECKER: The AOC.

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MR. MILES: From the complex to the Capitol.

MR. PILTZECKER: Our permitting system is separate now. The only time we really interface that I am aware of unless anyone else on the team wants to join in, are the symphony concerts that take place for Memorial Day and for July 4th. That is a joint effort between Architect of the Capitol and the National Park Service and the event organization.

Steve Lorenzetti is our Deputy Superintendent for Planning and he may have some additions to that.

MR. LORENZETTI: Yes, I just want to say there are two other times we overlap and that is with state funerals, President Ford, and during inaugurals. We work very closely with AOC on permitting.

MR. MAY: As I recall, the actual permitting agency for the Capitol grounds is the Capitol Police rather than the AOC, but I

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think that same coordination still apply.

CHAIR BRYANT: Thank you. Ms. Turner.

MS. TURNER: Just to piggyback really quickly on the turf issue. One of the speakers, I believe it was Mr. Paumier had mentioned the idea of instead of having all of the festival activity on the panel, using an adjacent body of land, approximately 15 acres.

Has that been considered in the analysis and if so or not, why?

MR. PILTZECKER: One of the things we're concerned about is any perception that we are trying to relegate activities to a confined geographic space and we are particularly concerned during the early iteration of the draft where there was a misunderstanding that we would be relegating First Amendment activities to a specific geographic area and that's not our intent at all and we've been very careful to stress that, that First Amendment activities can take place anywhere.

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What we hope to do in providing additional hardscape surfaces, redesigned areas with infrastructure such as Union Square is provide alternatives to using the turf on the National Mall. Right now there really isn't much of a choice and if you provide enough infrastructure in these locations, you can put the heavy stuff in those areas and allow the more passive activities to actually take place on the turf panels.

And it may be a matter of better timing for how long things can be up. It may be a matter of determining how far off the ground things need to be from the turf so that when these things are taken down, it looks pretty much as it did before it was set up.

MS. TREGONING: Just to clarify, but the Ellipse, that's the area that was being discussed, that's not currently -- is that part of the system where events could potentially be staged and where you're considering adding additional infrastructure to support events?

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MS. SPAIN: The Ellipse is not the area we're talking about, but the Washington Monument grounds and we were proposing that we have infrastructure on the Washington Monument grounds to accommodate the level of use that occurs today and even expand that.

We have use throughout the National Mall, but the Washington Monument grounds was what Mr. Paumier had proposed. The Ellipse does get used. That is managed by the White House and President's Park. The permits are through the same office that -- through the National Capital Regional Office.

CHAIR BRYANT: Mr. Miller, to wrap up.

MR. MILLER: Just a couple of quick questions, you are going to add or was it the Executive Director's recommendation to the maps that those memorials and museums that are currently under development or which have already been approved one way or the other?

MR. PILTZECKER: Correct, we will do

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that.

MR. MILLER: And does the plan have set out priorities for each of these projects and timelines, at least what you desire if you can get the funding, in terms of short term, mid term, long term?

MR. PILTZECKER: We are going to work on addressing that. It was a comment that we did receive from NCPD. We do have a five-year line item construction program in the National Park Service. You know, to some degree funding is always going to be a bit opportunistic. If there is a particular element that is -- has risen to an area of emphasis for the Federal Government or for the National Park Service, it may move more quickly than some of the other projects.

Susan and I have been talking about how to address that comment. We certainly have every project identified in the National Mall Plan has been folded into our own funding system. Essentially, we're competing

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internally for cyclic maintenance funds, for construction funds. So all of that has been folded into that five-year plan.

Susan, I don't know if you have anything else you would add to that?

MS. SPAIN: I think the idea about opportunistic approaches is truly appropriate here. At the same time, we are happy to put some sort of a priority level and I think it's almost got to be priority groupings that there might be smaller projects that would have a great deal of visitor impact that might rise up along with large projects that would have a great deal of visitor impact. Or a medium size project that does a great deal of resource protection. So it will be that combination of things that we'll look at and there might be priority levels, level one, two, three, four, whatever.

We see actually putting this in the record of decision, rather than in the final plan so that it does not have -- it is not

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predecisional, but we think that this is certainly a way that we can address your comments.

MR. MILLER: Just one last thing on opportunistic funding. Do you have any estimate on how much parking revenue you would be getting from having meters to the streets?

MR. PILTZECKER: I actually believe that is in the transportation study, but it's not a number I have off the top of my head, so we can get that for you, certainly.

CHAIR BRYANT: Thank you very much. This has been a very comprehensive presentation, public comment, and Commission discussion on one of the more important issues to come before us in a good while.

The question before us is shall the Executive Director's recommendation be approved and I would entertain a motion on that.

MR. MAY: Mr. Chairman, I'd like to make a motion that we approve the Executive Director's recommendation. I'd also like to

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thank the Commission for their excellent comments and feedback that we've had and also would like to recognize Superintendent Piltzecker and his staff for their participation in this discussion.

MR. AMES: Second.

CHAIR BRYANT: It's been moved and seconded that the Executive Director's recommendation on this item be approved. All in favor say aye.

(Chorus of ayes.)

Opposed, no. Any abstentions?
Thank you. It passes unanimously.

Thank you very much for your very good presentation.

We have three more items before us, each of which require action. Item 4B is site improvements to the perimeter security for the Federal Office Building No. 8 located at 200 C Street, S.W.

Mr. Dettman?

4b. 6611 - General Services Administration,

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**Federal Office Building 8, 200 C Street,
SW, Washington, D.C. - Site Improvements
and Perimeter Security**

MR. DETTMAN: Good afternoon, Mr. Chairman and Members of the Commission. The General Services Administration has submitted preliminary and final site development plans for site improvements and perimeter security at Federal Office Building 8 or FOB 8 located at 200 C Street, SW.

This project is a component of GSA's larger initiative to renovate and modernize the existing FOB 8 building and site for use as high-quality office space by staff of the Legislative Branch, as well as the Department of Health and Human Services.

The project site highlighted in red here is located in the southwest quadrant of Washington, D.C. in an area of the city commonly known as the Southwest Federal Center. It's located just south of the National Mall, southwest of the U.S. Capitol. The site

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is bounded by C Street on the north, D Street on the south, 2nd Street on the east, and 3rd Street on the west. It's primarily surrounded by federal office buildings including to the north the Humphrey Building which is the headquarters of Health and Human Services, the Cohen Building to the northwest, the Switzer Building immediately to the west, and the directly south is the Ford House Office Building, south across D Street.

Also in close proximity to the project site is the I-395 expressway running along the east of the project site with an access ramp from D Street heading south. You have the Washington Design Center to the southwest as well as the Metro entrance to the Federal Center Southwest Metrorail. And finally, the site is also in close proximity to two future memorials, the Eisenhower Memorial in this location at Independence and Maryland Avenue, and finally, the American Veterans Disabled for Life Memorial located immediately

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to the northeast.

Here's just another look at the project site from a different angle. Here in the red here you see FOB 8, the surrounding federal office buildings. You can pick out the relationship of FOB 8 between the two memorials which is Eisenhower here. Here's C Street which has been receiving a lot of attention from GSA in order to improve the pedestrian environment and the streetscape along that corridor and then here you have the American Veterans Disabled Memorial here on the bottom of the graphic.

FOB 8 was constructed in 1965 for use as laboratory space by the U.S. Food and Drug Administration. The FDA vacated the building in 2002 at which time GSA began the process to convert the building into office space. The modernist style building is 78 feet high. It has eight levels, two below grade, six stories above. And typical of many modernist buildings constructed during the same

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time period, FOB 8 has quite a substantial setback from the road along its northern facade and which has historically been used as surface parking as it is right now. The building is actually vacant right now, but a surface parking lot does currently exist.

The reason why FOB 8 is actually set back the distance that it is in relation to the Switzer Building which was built in the 1940s and they simply carried that building line across to the FOB 8 site.

So these next few slides, we'll take a look at some existing conditions. We'll start on C Street and then we'll kind of move in a counter-clockwise direction. Here, we're looking west along C Street. And you'll note at the northeast corner of the site is an existing ramp down to a parking garage which I believe provides somewhere between 50 to 60 parking spaces, as well as a loading area. And this parking ramp actually is located partially in public space.

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This photo here is taken around here looking east towards the American Veterans site and you can see the Rayburn House Office Building in the distance there.

Moving along to 3rd Street, this first photo on the top you're essentially standing near the surface parking lot looking south, so the Metrorail entrance would be down in this area. And here's looking north on 3rd Street and you can actually see the guardrail and the low parapet wall which surrounds a sunken courtyard which is located in this area of the building.

Moving to D Street, we're looking, we're standing here looking west towards the Washington Design Center. You can note in two locations along the D Street frontage of the building there are existing Metrorail ventilation shafts that need to remain and this is on D Street looking east towards the expressway ramp.

And finally, here's 2nd Street.

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This is looking south towards the Ford House Office Building. Again, along 2nd Street you have one existing Metrorail vent and finally, this is standing looking north towards the surface parking lot.

As you recall at its January 2010 meeting, the Commission approved the preliminary -- the final building plans for the renovation and modernization of the FOB 8 building and noted that site improvements and perimeter security would be submitted at a later date.

The images you see here show the existing condition of a building on the top and then the final design that was approved by the Commission in January.

This next series of slides I'll generally describe the proposed site plan and then move into some of the details of the plan.

And so here we have an existing aerial photo.

You can note that large setback along C Street with the existing surface parking lot. You see

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the entrance to the underground ramp there. This is the proposed site plan. The key feature of the project is the replacement of the north surface parking lot with a new pedestrian-friendly landscaped plaza.

Generally, the plaza is going to be -- it's going to provide a lot more planting than currently exists. It's nonexistent now. At the base of the building is going to be some seat wall planters that will be backfilled with ground cover perennial and some deciduous trees. On the northern side of the plaza, there will be a sculptural lawn mounds. It will provide a little bit of a softer edge to the plaza. And again will be, it's lawn with some trees.

Three entrances into the plaza you see them here on the east and the west and then along the center, the center access with the new entrance pavilion will provide some new pedestrian circulation patterns through this

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area which is important because of the narrow sidewalk condition that exists along C Street.

Two oval planters along the east and the west, right here, the pedestrian entrances to the plaza will provide additional plantings.

And along the west side, this particular planter has been hardened so that it can participate in the perimeter security plan which is also before the Commission today.

A new guard booth, a small structure in this location adjacent to the garage is being proposed and it will be constructed of a similar material, stone and glass, similar to what's being contemplated and what's been approved by the Commission for the building.

This is a graphic showing the proposed site plan in relation to the existing surroundings and this red line on this graphic shows the location of the perimeter security barrier line and I'll note that contrary to a previous concept that the Commission reviewed and commented on which proposed perimeter

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security out along the curbs and all four sides of the building, GSA's revised perimeter security plan pulls the perimeter security inside the sidewalk on two out of the four buildings where there's a building yard in either at or in excess of 20 feet. And that happens along the C Street side of the building as well as the 3rd Street side of the building, as well as along the D Street and 2nd Street sides of the building where the building yards measure about -- it's zero feet on the 2nd Street side and it's about five feet on the D Street side. The perimeter security has been located out along the curb and it's been designed in a manner in order to help it blend in with the surrounding urban context. And we'll take a look at some of those details right now.

Here's the perspective showing the C Street plaza. Again, you can see the seat wall planters along the base of the building flanking the pavilion entrance. On the north

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side of the plaza there are those sculptural lawn mounds with the guard booth located here on the east. The paving inside the plaza is going to be exposed aggregate concrete which is going to match the -- what paving is going to be used for the public space around the building. That's consistent with the local DDOT standards. And so it's going to be a consistent paving pattern throughout the entirety of the site.

The paving of the plaza also is accented with these recycled glass paver bands which kind of come out of the building in the north-south direction, as well as this oval area to mark the main entrance to the building, again, that's a similar color, green recycled glass paver.

Getting a little bit into the perimeter security plan along C Street, instead of actually locating the security elements out along the curb, what's being proposed here is actually a hardening of an existing condition

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which is this northern parapet wall of the garage ramp. So that wall will be reconstructed and hardened and provide the necessary perimeter security.

For the remainder of the length of C Street, the perimeter security will be located inside the building yard along the property line and will be composed of I guess a series of hardened garden walls which in a previous proposal, this wall was being proposed as a solid wall and in response to comments provided by the District and NCPC, GSA has opted to break up that wall into pieces in order to provide a little bit more permeability into the plaza. These bands actually are pedestrian passageways in and out of the plaza which should help accommodate some of the additional pedestrian traffic along this narrow C Street by providing additional pedestrian routes through the plaza.

A series of four bollards will be located in this area across the main entrance,

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the central entrance to the plaza and I'll note that all the bollards in this perimeter security plan are designed at a height of three foot three inches. They are 11 inches in diameter and spaced 4 feet 11 inches on center which provides pedestrian clearance of 4 feet.

And finally, you can see this oval planter which has been hardened. The hardened portion actually is inside or right at the property line inside the building yard.

This is the typical section across the C Street plaza showing the sidewalk condition along C Street. You can see the sculptural lawn mounds here sloping down to that hardened garden wall. The garden walls on C Street as well as on 3rd Street which again is located inside the building yard, have been designed in order to reflect the architecture of the building since they are located on the site. So in this case it's a precast concrete wall and on top of the wall is a light colored steel railing which again will relate to the

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architecture of the building.

At the base on the sidewalk side of the garden wall will be some plantings in order to kind of reduce the visibility and the scale of that wall on the sidewalk. Here you have the sidewalk and you can see the planting zone for street trees and then C Street.

These are just some drawings showing the guard booth is here in the plan. And here is a cross section of the booth that's being contemplated again at the northeast corner of the plaza.

These are some sections of the plaza. This first one is taken right in the middle, right on line with the entrance of the building. You can see the glass pavilion, some plantings along this base. Those lawns and then the garden wall here. This is from the west side of the plaza, so again, you're starting to pick up that oval planter which separates the two pedestrian entranceways into the west side. You see the plantings at the

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base of the building. And again, those lawn, sculptural lawn mounds.

And then here on the east side of the plaza, you can see the entranceway into the garage, the narrow sidewalk along C Street and then that planter, that other oval planter in that location.

And here are some -- I'll just go back very quickly, these next renderings actually will start here and -- I'm sorry, will start here in the northeast and then we'll work our way along C Street. And so here we are in the northeast corner of the plaza. You can see the guard booth and the entryway. At this location, this is where it's one of the two locations where the perimeter security transitions from the building yard to the public space. And so here what you're seeing is a series of four bollards that cross this one pedestrian entrance into the plaza and then along 2nd Street here showing the security elements along the curb.

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This is along C Street looking towards the garage entrance and there's that garden wall that's been broken up, for some pedestrian passage through the wall.

This is a corner of 3rd and C Street where that garden wall turns the corner and then this would be the entrance into the plaza which you see here with the bollards and then that hardened oval planter.

And so moving along C Street here, again, the security has been designed to reflect the architecture of the building in terms of its finishes and its color because it's located inside the building yard or inside the sidewalk along here and it's composed of, along the northern end of this facade, it's composed of a hardened garden wall. And along the south end of this wall, the facade, what's happening there is that existing wall of that sunken courtyard is going to be hardened and designed to match the garden wall.

So essentially along 3rd Street, all

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we're doing here is hardening existing building features since we have the available building yard.

This is a typical section along 3rd Street. Here you have the hardened garden wall backfilled with ground covers and perennial in a variety of plantings.

Along C Street, it's important to note that the sidewalk width is a consistent 10 feet along 3rd Street and why that's important is it's anticipated that with the two new memorials coming into the area as well as the reuse of this building, even greater pedestrian traffic will be coming up 3rd Street from the Metrorail entrance. And so along 3rd Street you have -- it meets the District's preferred standard of a 10-foot wide sidewalk.

Along -- here's the planting zone for the street trees and then you see 3rd Street, again, a similar rendering here, showing that 10-foot wide sidewalk in that 3 foot 3 inch garden wall.

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So a few renderings along 3rd Street. This is standing near the pedestrian plaza on C Street looking south. And this is that seat wall planter that then turns the northwest corner of the building and then progresses down 3rd Street and gets hardened to provide the perimeter security.

This is a little bit further down looking south on C Street towards D Street. You can see that hardened something courtyard wall and you can see it's been designed to match the garden wall here which will provide some consistency along the streetscape.

This is located at the corner of 3rd and D Street and here what you see is that second area where the perimeter security transitions from inside the building to out along the curb and it's going to necessitate the location of one bollard at the sidewalk.

It's been located in a manner in order -- it's been pulled away from the corner of 3rd and D Street which again is that high

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traffic area for the pedestrian circulation going up 3rd Street. And it's been designed to match more with the improvements in the public space than -- as opposed to the building since it is located in public space. And finally, this is along 3rd Street looking north towards the C Street plaza with that garden wall.

Along D Street, D Street and 2nd Street essentially have the same cross sections the same typical cross sections since the perimeter security is located along the curb in these two areas due to the lack of a building yard along the entire length facades of the building. And here this would be the base of the building with some lower level plantings, a consistent eight-foot sidewalk along this area and the tree zone along the street.

As I noted, the preferred sidewalk width, according to District standards is 10 feet, but because of the narrow sidewalk condition and the design team's choice to actually exceed the minimum tree box size along

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these two streets, what you had left there was an eight-foot sidewalk.

The design team has proposed to do structural soils below the street trees, along the street, in order to allow the tree roots to actually grow and move in a side-to-side location since typically they won't go towards the street because it's so compacted, but in addition to that, the perimeter security that's located along the curb may prevent the roots from going that way as well, so structural soils will be used as well as permeable pavement.

Here we have seen this at the corner of 3rd and D Street already. You can see the security elements along the curb. And as opposed to the security elements located along 3rd and D Street, the design of the security elements along the curb have actually been designed more to match the common streetscape furnishings that you see throughout the city to allow them to blend in more with the urban

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context.

In addition to that what's being proposed around the entire building is an extensive planting plan in order to provide some more environmental benefits to the project, but also to help the dark powered security elements blend in a little bit more with the background vegetation.

I'll also note that since the perimeter security along 2nd and D Street is located along the curb, what GSA has opted to do here is instead of the repetitive use of one particular single -- one single security element, the security plan contemplates the use of a variety of hard and streetscape furnishings such as benches, bike racks, hardened trash receptacles as well as light standards.

And this is 2nd Street again. We have a similar cross section and this is a cross section looking north towards the garage.

And here are some views along 2nd Street. At

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the corner of 2nd and D Street, where there's no transition because we're going from curb to curb, a series of bollards will need to be located at the curb and I'll note later that while this may have a little bit of an impact on the pedestrian flow, 2nd Street is actually considered to be a much lower volume pedestrian route given the existence of the I-395 access ramp that's there. The Metrorail is located on the other side of the street and what not.

So just a couple other views along 2nd Street. Here you can see how the vegetation is going to help to mask the security elements that are along the curb. Staff has completed its review and as you'll note from the staff report recommends approval of the project.

In addition to analyzing the project for conformance with relevant plans and policies, staff also focused on the proposed design for the perimeter security and its impacts on historic resources, public space,

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and pedestrian circulation, as well as the project's consistency with the 3rd and C Street urban design guide which I'll describe more fully in a moment.

Staff's review of the perimeter security plan relied upon NCPC's policies governing the design and location of perimeter security and threat assessment information submitted by GSA and the unique characteristics of the project site. Overall, staff finds that the proposed perimeter security is a substantial improvement both in design and in the location of security elements compared to the 2007 concept that were submitted to the Commission.

The 2007 concept proposed to locate the barrier line at the curb on all four sides of the building in contemplating eliminating a portion of that sidewalk along the northern edge of the parking garage.

In responding to the Commission's previous actions, staff anticipates the --

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staff appreciates the efforts GSA has made to modify the design in coordination with NCPC and other interested agencies in a manner that now complies with NCPC's policies.

GSA's current proposal reduces the impact on the functional qualities of the public space by locating security elements within the building yard along C Street and 3rd Street where the building yard is at least 20 feet.

Along 2nd and D Streets, where the building yards measure zero and five feet along the entire length of the building, the security elements have been located at the curb and designed to fit in with the surrounding urban context.

As I'll describe further in the conformance section of the presentation, the proposed perimeter security is compliant with NCPC's policies governing such projects. Through extensive consultation with NCPC and other interested agencies, GSA and its design

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team have been able to successfully integrate the requisite level of perimeter security into the design of the building, building yard, and where necessary the public space without unduly compromising the functional and aesthetic qualities of the public realm.

Along C Street, the perimeter security has been located primarily within the building yard with the exception of the hardened garage parapet wall at the northeast corner of the plaza. Given the narrow sidewalk condition created by the existing garage ramp, staff is pleased that the perimeter security will not exacerbate this problem and will likely improve the pedestrian experience through the design of the hardened garden wall, plantings, and additional pedestrian pathways.

A decision to design the perimeter security to relate to the building or the streetscape based on its location will help to integrate these elements into the surrounding urban context. The lighter-colored precast

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concrete and steel elements within the building yard will relate to the new facade design of the building while the darker-colored security elements on the curb will relate more to the standard streetscape furnishings that you'll find in the city.

Security along C Street has been -- I'm sorry, security along 3rd Street has been provided mostly by hardening existing building features.

Finally, the consistent 10-foot sidewalk along 3rd Street is an important location to have such a sidewalk because of the pedestrian traffic.

The impact of perimeter security on pedestrian circulation views and aesthetics along D and 2nd Street will be minimized by strategically locating those elements that crossed into the public space and by using a variety of hard and streetscape furnishings such as benches and bike racks and trash bins.

Impacts will be mitigated by an

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extensive planting plan, as I've noted and within public space on all sides of the building. The plantings will also help the dark colored security elements along the curb to blend in more with the surroundings.

Concerning pedestrian circulation, staff finds that the bollards located within public space have been appropriately located away from the most heavily traveled pedestrian routes and cross walks, and will provide an adequate four feet of clearance.

And finally again, overall, staff looks favorably upon the proposed perimeter security plan and feels it is a notable example of how to design a security scheme that minimizes impacts on the public space.

And at its October 2007 meeting, the Commission reviewed and commented favorably on a proposed concept to modernize FOB 8. Based on an indication by GSA that it would be preparing a master plan for the 3rd and C Street area, the Commission included in its

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action a requirement for GSA to submit the 3rd and C Street master plan for review and approval prior to submitting the FOB 8 project for preliminary review.

During subsequent consultation, NCPC and GSA staff agreed that a formal master plan is not required for this area since it is not a four-building complex or campus. And instead, a more conceptual set of design guidelines would be more effective in guiding future modernization, site improvement, and perimeter security projects in the 3rd and C Street area.

Therefore, GSA has spent considerable time developing what's called the 3rd and C Street urban design guide. The urban design guide addresses several longstanding issues regarding the quality of urban spaces, surrounding these four buildings, including the large expanses of surface parking lots, surface runoff, poor pedestrian connectivity, and an uncoordinated set of landscape areas.

GSA also considered development of a

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design guide as an opportunity to revitalize this corridor through a consistent streetscape design that provides a variety of public amenities.

Some of the key features of the urban design guide include substantial changes to the three existing surface parking lots, integration of perimeter security into the urban context, providing public seating areas, the provision of bike racks and bus shelters, the coordination of materials for paving, planting and crosswalks both on-site and in the public realm, and coordination with the future Eisenhower and American Veterans Disabled for Life Memorials. And I'll note that the proposed site improvements and perimeter security that are before the Commission today have been designed to be consistent with GSA's urban design guide.

Staff finds that with regard to the Comprehensive Plan, the project successfully carries out the policies within the federal

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workforce, transportation, and the federal environment elements. These elements contain policies and encourage the Federal Government to integrate security needs into the design of buildings, streetscapes and landscapes in a manner that enhances and beautifies the public realm and does not excessively restrict or impede operational use of sidewalks, to design security to respond to site-specific conditions in barriers that complement and enhance the character of an area and respect the historic context.

The project provides substantially less parking than the 1:5 parking ratio permitted by the Comprehensive Plan and will encourage biking and walking as modes of commuting by providing bike racks in a safe and comfortable pedestrian environment.

Finally, the entire project will provide a substantial number of environmental benefits which I'll describe momentarily, but which pertains to air and water quality,

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vegetation and solid waste management.

The project is located within the southwest rectangle precinct of the Monumental Core Framework Plan in areas that the framework plan identifies as needing substantial improvement to the urban fabric, lost or damaged over time, due to the construction of super block buildings, highways and railroad infrastructure.

While the plan does not make any specific recommendations regarding FOB 8, it does identify its C Street frontage and public space as an area where the condition of the streetscape deters pedestrian connectivity.

The proposed site improvements will contribute to repairing the urban fabric by significantly improving the accessibility and attractiveness of the project site, as well as the public realm.

The replacement of the parking lot will help soften an area that is lacking in open space and the extensive landscaping within

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the building yard and surrounding public space will help improve pedestrian connectivity which will be an important factor to linking the two future memorials in this area.

Furthermore, as I'll describe momentarily, the project will due much to advance urban sustainability which is another guiding theme of the framework plan.

Staff has analyzed the proposed perimeter security against the Commission's National Capital Urban Design and Security Plan objectives and policies. These policies were adopted by the Commission in May 2005 and address important planning and design issues that applicant should consider when designing perimeter security.

Staff finds that the project complies with these objectives and policies and successfully balances the need for perimeter security with the need to maintain the openness and accessibility of public space.

On October 5, 2009, Executive Order

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13514 Federal Leadership and Environmental Energy and Economic Performance was issued. The purpose of the EO is to establish an integrated strategy towards sustainability in the Federal Government and to make reduction of greenhouse gas emissions a priority of federal agencies.

The proposed site improvements and collectively GSA's initiative to modernize and renovate FOB 8 and its site are consistent with the objectives and policies of the EO and provide numerous environmental benefits and I'll list several of them. The list is long and I'll ask for your indulgence here.

It's going to be a LEED Gold-rated project. It's an adaptive reuse of the existing building, the reuse of demolished granite cladding and gravel will be used in maintenance areas. A green roof on 50 percent of the building. Steel bollards composed of 90 percent recycled content. Transportation-oriented development, well served by Metro as

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well as several Metrobus routes. There's going to be a 43 percent reduction of impervious surface on the site; 130 percent increase in the number of street trees in the public space.

The use of recycled glass pavers in the plaza.

The use of high albedo pavements in order to reduce the urban heat island effect. The use of stormwater runoff from the plaza as well as condensate from the HVAC systems for irrigation purposes. On-site parking that is 80 percent plan with the Comprehensive Plan would permit and 80 percent below the minimum required by the local zoning regulations. Bike storage for up to 100 bicycles. And finally, designated parking spaces in the underground parking garage for fuel efficient and alternative fuel vehicles including electric vehicle charging stations.

In December 2009, GSA completed an environmental assessment that analyzed three design alternatives as well as no-action alternative. After completing the necessary

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procedures for analysis, public comment, and response to public comment, GSA selected alternative B which is the design that you have before you today and issued a FONSI on December 11, 2009.

Staff has completed its own review of EA to identify environmental impacts caused by the project and in particular on historical and visual resources, public space, and pedestrian circulation.

According to the EA, the proposed perimeter security has the potential to cause minor to moderate direct, cumulative impacts to these environmental topic areas and will be mitigated through the proposed design. Having identified no significant impacts, the Executive Director issued a FONSI for the proposed site improvements and perimeter security on February 25, 2010.

GSA has concluded Section 106 consultation with the D.C. State Historic Preservation Office through a Memorandum of

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Agreement to minimize and mitigate the adverse effects on the L'Enfant Plan caused by the proposed perimeter security. According to the stipulations of the MOA, the adverse effects were minimized along C and 3rd Streets by locating the security elements inside the sidewalk and by using a variety of barrier forms and mitigated along D and 2nd Streets through the use of a variety of hardened streetscape elements in an extensive revegetation plan.

Therefore, the Executive Director recommends that the Commission approve the preliminary and final site development plans for site improvements in perimeter security at FOB 8 and commends GSA for its commitment to developing a project with such a high degree of sustainable benefits. To note that GSA worked with NCPD and other federal and local agencies in order to ensure that the proposed perimeter security is successfully integrated into the urban landscape and impacts to the visual and

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functional quality of the surrounding public space is reduced to the greatest extent possible.

And finally to note that NCPC and GSA have agreed that a formal master plan for the 3rd and C Street area is not required and that a more conceptual set of urban designed guidelines are more effective in guiding future site improvements in perimeter security projects at the Cohen, Switzer, and Humphrey Buildings.

And with that, Mr. Chairman, that concludes my presentation.

[INSERT - GENERAL SERVICES ADMINISTRATION]

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CHAIR BRYANT: Thank you, Mr. Dettman, extremely comprehensive overview.

The item before us is the adoption of the --

MR. MAY: I so move.

CHAIR BRYANT: It's been moved and seconded. Is there discussion to be had?

Mr. Dixon.

MR. DIXON: Mr. Chair, I want to say I really appreciate the work, I'm not surprised, that GSA put into to try to integrate the security into the benches and all the things we've been talking about and again, I repeat, I'm not surprised, but I appreciate it personally. Thank you.

CHAIR BRYANT: It's open for Commission discussion.

Ms. Tregoning and then Mr. Provancha, and then Mr. Miller.

MS. TREGONING: Just a quick question for the 2nd and D Street side, Shane, you showed a cross section, but there was one

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dimension that was missing. What's the distance between the bollards and the edge of the sidewalk, do you know?

MR. DETTMAN: The distance -- I know the distance between the bollards and the edge of the curb is two feet and it varies along 2nd Street because the bollards jog along existing Metrorail vents. So perhaps someone from the design team knows the exact dimension.

MS. TREGONING: I just want to know how close it gets. You can just tell me it's not an issue if it's not an issue, but there is parking along 2nd and D Streets, right? And I'm just -- we don't allow normally tree box elements higher than 18 inches, well, period, along the curb because of car doors.

MR. BOUMA: My name is Ryan Bouma. I'm with AECOM, the Landscape Architect on the project.

The bollards on 2nd and D Streets, the face of the bollard is two feet away from the face of the curbs. Car doors can open in

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that space.

MS. TREGONING: That's perfect. And I'll just say that my staff in particular wanted me to emphasize how terrific GSA has been on this project, that there was a lot of consultation with our office and just a very, very high degree of collaboration and responsiveness and it's very much appreciated. Thank you.

MR. PROVANCHA: First of all, commendation again to the staff for the depth and breadth of the analysis. Commendations also to GSA. That was a particularly challenging building to do the remediation, particularly environmental, as well as the modernization of that building due to the prior use by the FDA as an active lab, so there was a variety of hazardous materials that needed to be remediated, carcinogenic agents and so forth. It all had to be removed. So it was a magnificent effort to go from that derelict, uninhabitable building to a LEED Gold building

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is a tremendous stride in the right direction.

Also, comment -- kudos on the compliance with the urban design guide. Kudos on the reduction of street parking and the replacement with landscaped aspect is also very positive. I speak from personal experience. I lived in the Humphrey Building 2002 to 2003 when this project was originally conceived. Apologies to the National Capitol Police that had to do a subsequent security assessment in 2003 and '03 when we were there. In creating the Office of Facility Management and Policy for the Department we envisioned that the Architect of the Capitol and staffers would be the tenants of that building, but clearly we failed to communicate that in a timely manner so that we were able to do one assessment and take care of the tenants.

It reminds me of grandmother's expression, when you point a finger at somebody, there's three fingers pointing back at yourself and there was a failure on our part

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to communicate that.

And last, but not least, I can also confirm the staff's analysis of the foot traffic, again, from having lived in that building along 2nd Street as opposed to 3rd Street, because of the confluence of the documents coming out of Switzer and Cohen and Humphrey and FOB 8 when it was occupied going to the Metro stop at 3rd and D Streets.

Now if we can continue that into that four building complex, the urban landscaping, it would be a step in the right direction.

Thank you.

MR. MILLER: I, too, want to commend the staff and GSA. I'm struck that so many of the kit of parts seems to be -- so many of the parts that are in the kit of parts seem to be, being used here, in one project, and it's very interesting.

I had a question. You showed those very large ventilation shafts for Metrorail on

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the sidewalks and I think you said that they have to stay there, they can't be relocated into the adjacent street?

MR. DETTMAN: My understanding from WMATA as well as the design team that it's an existing condition that has to remain. Perhaps they looked at relocating them.

MR. MILLER: They are ripping up the sidewalk anyway, so it seems like it would be an opportunity, especially since it seems to be at a point where the sidewalk is particularly narrow. I don't know if anybody can address that. Maybe it just can't be relocated.

MR. BOUMA: Because of the Metro line running right under D Street, I think it had to do with the placement of those facilities and their size made it hard for them to be relocated right in the street because of all the different changes that would have to happen to their connections to the actual Metro tunnel. So I believe from the beginning of the project, back in early 2002 and '03, it's been

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envisioned that those needed to be designed around rather than -- MR. MILLER: I believe Ms. Tregoning has previously mentioned that there was some authorization of DDOT's public space guideline for new ventilation shafts, that there was some effort to try to get them into the street, rather than onto where the pedestrians have to walk.

Last question, is there coordination with the perimeter security for the Ford House Office Building that's right across the street, is there already a risk security at that building?

MR. DETTMAN: There is perimeter security at that building. I'm not sure when it was installed. It consists of all bollards at the curb on all four sides of the building.

MR. MILLER: Thanks.

CHAIR BRYANT: Mr. McGill.

MR. MCGILL: Thank you, Mr. Chairman. I want to thank Mr. Dettman for a very thorough presentation and also NCPC,

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Commission of Fine Arts, and D.C. Office of Planning staff, we have had numerous meetings, very productive meetings with them, not only on this specific building, but also on the entire 3rd and C Street program and we're very pleased with the results we've achieved.

I especially want to thank Mr. Levy. He had virtually no gray hairs when this process began.

CHAIR BRYANT: I'll presume a call for the question. It's been moved and seconded.

MR. DIXON: Before you -- I want to say this is a model. It really is a model. I've been here for a lot of presentations, but this is not inappropriate that GSA is doing this. This is a model effort and I think we ought to -- there's no way to highlight it, it's a model effort that Mike and his crew have done and the staff of NCPC and others, but all the things we kind of asked for seem to be right there and in place and doable.

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CHAIR BRYANT: A very important project. All in favor of adopting the Executive Director's recommendation say aye.

(Chorus of ayes.)

Opposed, no. It's unanimous.

Next item on the agenda, second to the last, item 4C is the Visitor Screening and Conference Center Additions to the Martin Building at the Federal Reserve, located at 2000 C Street, Northwest. And Mr. Dettman is again on deck.

**4C. Federal Reserve Board, Martin Building,
2000 C Street, NW, Washington, D.C. -
Visitor Screening and Conference Center
Additions**

MR. DETTMAN: Good afternoon again. Mr. Chairman and Members of the Commission.

The Board of Governors of the Federal Reserve System has submitted for concept review a proposal for additions to the Martin Building located at 2000 C Street, N.W.

The additions will include a new Visitor

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Screening Pavilion and two Conference Center Pavilions located at the first floor or the podium level to the building. And the Reserve is proposing these additions in order to address deficiencies in the security of its building entrances and the lack of adequate conference space.

The Federal Reserve occupies a two-building complex in the northwest rectangle of the city outlined here in red and you can see its surroundings. The Mall is down to the south and it's primarily federal office buildings that surround the site.

Here's a closer look at again, the two-building complex. Here's the Eccles Building along Constitution. The site of the proposed additions is the Martin Building, again in red here and here you get a closer look that the Department of State Headquarters is located to the west. Southwest is the National Academy of Sciences. To the east, is OPM and two Department of the Interior

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buildings.

Also, you'll know immediately to the east and north of the Martin Building, they share a property line. Our two federal reservations -- this is Reservation 105 and Reservation 378 which are under the jurisdiction of the Department of the Interior.

Below both of these reservations are parking garages that were constructed at the same time that the Martin Building was constructed.

Here's a slightly closer look at the Martin Building and you can see C Street running immediately south of it. It separates the two buildings and here you get a good look at those two reservations with the entrance to the north parking ramp along 21st Street and this is the entrance to the underground parking garage of the Martin Building and the building below the reservation to the east.

There's also an existing guard booth along 21st Street which you kind of can't see.

It's here. It's being proposed that that be

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relocated slightly to the north.

Here is the existing site plan again. You can see the main entrance to the Martin Building on center with the north entrance to Eccles. You can see the staircase which gets you up to the podium level or the first ground level of the building.

And this next series of photos will take you through some existing views. That's from Virginia Avenue -- this is from Virginia Avenue. You can see the fountain, the elliptical fountain in that reservation. Here it is directly from the east. This is looking along 3rd Street. Again, from -- I'm sorry from C and 21st Street looking to the northeast and this is the final photo.

The Martin Building, the six-story Martin Building was completed in 1974. It's an example of formalism which is a modern era architectural style, characterized by flat projecting roofs which you can start to pick up here, smooth wall surfaces and high-quality

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materials. The Martin Building is a steel structure that's encased in concrete and it has smooth, marble-clad walls.

The formalism has strict symmetry which you can pick up there, as well as columnar supports or stilts which you can see in this photo here that the upper floors, the second through the sixth floor kind of sits up on elevated stilts or pilotis. And that the ground floor podium level is recessed.

You can also see in these photos the parking garages below the reservations being constructed here and there's the roof of a northern garage.

This photo is taken from C Street of the south facade and as it looks today. Again, you can see that staircase that leads up to the podium level. You can see how the first floor is recessed. It's glass enclosed. You can see the structural pilotis which form these kind of bays around the base of the building and the upper floors.

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The sixth floor of the building is actually recessed as well. It has a wrap-around window and a terrace.

You'll also note in this photo, permanent perimeter security that was approved by the Commission in its April 2004 meeting along this northern curb at C Street, the Commission approved perimeter security for both the Martin and the Eccles Building which consists of plinth walls, planters, bronze-clad bollards which you see here and three guard booths.

So following construction of the perimeter security that was approved, the Federal Reserve turned its attention to addressing deficiencies in the security of its building entrances as well as its lack of adequate conference space.

Currently, the entrances to the Martin and the Eccles Building do not provide enough capacity in order to do proper screening of visitors, packages, and they don't have any

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waiting areas for visitors as well.

With respect to conference facilities, currently the Board uses the six floor of the employee dining areas of the Martin Building which are pictured here. And the size of these particular rooms are not conducive to these kind of events that they hold and the lack of technology.

It also presents a security risk because this particular floor cannot be isolated from the office floors and it requires Federal Reserve employees to provide constant escorts.

So to address these issues, the Board is proposing to construct the three additions at the podium level of the Martin Building in accordance with the objectives that you see here. And so the Board is aiming to make the Martin Building the main entrance to the complex and so essentially employees and visitors will enter the Martin Building and if they are headed to the Eccles Building, they'll

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use the pedestrian tunnel that is located below C Street.

They want to integrate security measures, complement the design of existing building, preserve open space along C Street, and finally to optimize opportunities for sustainable design.

So taking a look at the proposed additions, again, we're back at the existing site plan. You can see the podium level here, the east and west open-air terraces and there's the staircase into the main entrance to the building.

And here is the proposed site plan showing three one-story pavilions located along the southern facade of the building which would be the proposed visitor screening pavilion. And then on the east and west side, two conference center additions.

The three pavilions have been designed in order to reflect the original architecture of the building. The materials

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will be made of glass, as well as structural columns that will be clad in marble in order to reflect the building. It's kind of a playoff, the concrete pilotis that hold the building up at the podium level.

All three of the pavilions are located within the property line which is shown on this diagram, so essentially most of the construction is located within the site with a few exceptions, a few minor exceptions. There's a new water feature that's going to be contemplated along 21st Street which will be located in public space, some low-level plantings at the base of the visitor screen pavilion are being proposed. And the relocation of the guard booth on 21st Street currently is located around here to the south of this kind of loading area. It's going to be located to the north of that loading area.

The visitor screening center is composed of roughly 11,000 square feet. It has separate facilities for visitors and employees

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and package screening. The conference center is actually going to be composed of an entirely renovated podium level, so collectively, it will be about 35,000 square feet.

These two podiums -- I'm sorry, these two pavilions are about 5,000 square feet each and the last note is that the glazing on the pavilions will be such that it's going to be blast resistant and in order to afford views into the adjacent park, it will be clear glazing along this pavilion, primarily clear glazing along the visitor screening pavilion with the exception of this area here by this ventilation shaft that has to remain. So they want to obscure that view. And so as not to throw off the symmetry of the building, they'll do a similar obscured view along this side and this area here, you'll see, this is the existing footprint, the existing floor plan at the podium level. And here is the proposed floor plan.

The conference center is going to

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consist of a 325-seat, multi-purpose room which is located in this area, and they also have a need for a windowless space, and so the glazing along this west pavilion will be spanned in glass and it will be glazed in a way that has obscured views in order to provide that windowless space. And this is a 75-seat lecture hall.

And this is just a slide showing the existing and proposed.

From the south elevation, this is the existing elevation. You can see the main entrance into the Martin Building. Here, you can see the proposed visitor screening pavilion and then the east and west pavilions, you'll note that they're all one story in height with glass facades, a marble cornice on each of the pavilions and then these vertical marble-clad columns that will reflect the pilotis of the existing building.

Again, this is the south facade, just looking at some of the details of the

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pavilion. You can note the materials.

The connecting walls that will connect the east and west pavilions to the existing building, in order to maximize the visual separation of these pavilions, and this was a recommendation by CFA, to clad these walls in like a darker stone that again, visually, it will separate the pavilions from the existing building. It's a section through which you can see the relationship of the garage to the new space and then the upper floors of the existing building.

This is an elevation from the east, so reservation 105 where that fountain is, and here you can see the relationship of the proposed visitor screening pavilion where right now you progress up a flight of steps to get to this level. So the entry to the building will be brought down to sidewalk level, right adjacent to the property line. And that change in grade will be made up internal to the space.

This is from the other side, along

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21st Street. Some details. There's the section you can see that change in elevation where from the sidewalk level you'll have to traverse a set of stairs and there's a staircase down to the garage level.

And here's the north elevation. Here you see just the east and west conference center pavilions. There's no construction along the north facade of the building near that federal reservation.

This is the detail of the existing piloti. Again, it's clad in pre-cast concrete and there's the plan of it and then here is the -- I'll call it the modified piloti where you have that marble cornice and then the structural column that's a steel-tube column clad in steel.

Here's a few renderings showing the before and afters. This is from C Street. You can note the foundation level plantings. C Street looking west toward the State Department. This is from the southwest. So

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this is the proposed visitor screening pavilion and there's that 75-seat lecture room with the obscured views and that new water feature that will be located on 21st. And this is from the east side showing the multi-purpose room.

Staff has completed its analysis with respect to conformance with relevant plans and policies. And in addition to that, staff focused their analysis on the size and scale of the visitor screening center, impacts of the additions on public space, public access to the federal reservation, as well as compliance with local public standards.

As described earlier, the Martin Building was constructed in the '70s, in the modernist style and so such elements as the elevated podium, the supporting pilotis, as you can see in these photos and the landscape open space are some of the buildings, the most defining characteristics and also reinforce the general openness of this area of the city.

While the entire proposal has

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potential to intrude upon the sense of openness, the potential is most notable along C Street which these photos are showing here. At a meeting on February 24th, staff and the Federal Reserve discussed the relationship of the size and scale of the visitor screening pavilion to the Board's actual programmatic need for building entrance and security. The Board provided staff with information on the inadequacy of its current configuration, described numerous studies that it undertook to determine the amount of space that it needed.

Based on this information, other site design constraints, staff finds that the proposed site and scale of the visitor screening center is commensurate with the minimum space requirements for the Board to meet its needs.

Staff also notes that the proposed concept has been reviewed by the Commission of Fine Arts on three separate occasions and the size and scale of the visitor screening

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pavilion was specifically addressed and resulted in changes to the design which are before you today.

Since the proposed visitor screening and conference center additions will be located completely within the Martin Building property line and will not extend into any street rights of way, the project will not impede any views or vistas associated with the historic L'Enfant Plan. Nor should it impede upon the accessibility of the surrounding public space.

However, given that the project will essentially move the south, east, and west building facades out to the property lines, it does have the potential to change the overall sense of openness of the public space and run contrary to the original design intent of the building.

Although staff considers the elimination of the podium level setbacks and unfortunate loss, staff prefers this approach as opposed to something that would project out

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into public space, require closure of a street or substantially intrude upon the existing historic resources in the area.

Given that the proposed pavilions are only one story in height and have been designed to reflect the architecture of existing building, staff is determined that the proposal strikes an acceptable balance between providing building entrance security and protecting the general openness of the area and design intent of the building.

In addition, the use of clear glass on the east pavilion and along the majority of the visitor screening center, the visitor screening addition, it will maintain a certain level of activity at the street level.

As the project advances, staff recommends that the Federal Reserve take a close look at the existing conditions of the surrounding public space to see where improvements can be made, and in particular, the Federal Reserve have the Federal Reserve

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study whether the guard booth along 21st Street can be located from public space to within the project site.

Because there are contributing elements to the historic L'Enfant Plan, free and open access to the reservations 105 and 378 should be maintained even if the proposed concept is implemented.

Of particular interest to staff is the continued accessibility to the reservation directly east to the Martin Building along the 20th Street access.

NCPC has recently adopted Monumental Core Framework Plan and considers 20th Street to be an important pedestrian connection between the National Mall and the E Street corridor.

The success of this connection depends upon the continued visual and physical access to this reservation in its prominent elliptical fountain.

Therefore, staff notes that the

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Federal Reserve's decision to eliminate the podium level terrace on this side of the building by construction the conference center pavilion up to the common property line should in no way compromise the continued accessibility to this federal reservation.

Consistent and accessible public realm is a critical element to providing safe and convenient pedestrian connections throughout the city. Consistency and streetscape design, furnishings, and paving materials within public space are important factors to making these connections and to assist in weaving together individual building sites and city blocks.

In order to successfully integrate federal facilities into the city, assist the District in developing and maintaining a consistent public realm, and provide the Federal Reserve with the assurance it needs when ultimately seeking a public space permit, close coordination between the Board, NCPC and

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the District should take place as the project moves forward.

Staff has reviewed the proposed concept for conformance with the Comprehensive Plan and finds that the project successfully carries out the policies of the federal workplace and the preservation element of the plan.

The location of the proposed additions on the site and out of public space and the integration of security features such as blast-resistant glazing are consistent with the Comprehensive Plan's policies pertaining to workplace security.

Furthermore, the project is consistent with the Comprehensive Plan policies that are dedicated to protecting and preserving the historic L'Enfant Plan and its redeeming qualities.

The proposed concept carries out these policies by keeping all new building construction out of public space. The concept

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does, however, contemplate some improvements within public space for which for the most part should serve to improve the quality of that space.

However, as previously discussed, the relocation of the guard booth to a place on the project site is something that should be explored further.

Overall, the additions are compliant with NCPC's objections and policies governing the design of physical security adopted by the Commission in May 2005.

In particular, the policy that is most directly applicable to the project states that pedestrian screening operations should not be conducted in public space and if building additions or renovations are required to accommodate that space completely on the site and without projecting into L'Enfant rights of ways.

The proposed addition does this.

Staff's analysis has identified

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elements of the proposed concept that go toward achieving the goals of the Executive Order. These elements include green roofs atop the proposed additions as well as a separate high-efficiency HVAC, as well as an overall LEED rating for the project. As the project advances, staff will continue to work with the Board in order to further quantify and itemize these environmental benefits and we'll provide that information to the Commission at the preliminary and final review stage.

NCPC and the Federal Reserve each have an independent NEPA responsibility for the project and the Federal Reserve is currently in the process of preparing an environmental assessment to which NCPC is a cooperating agency and is currently reviewing an agency draft of the EA and will provide comments to the Federal Reserve by mid-March.

Section 106 consultation has been concluded for the project with a determination made by the DC SHPA with no adverse effect.

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The Federal Reserve initiated Section 106 consultation with the SHPA on August 13, 2009 and at that time prepared a determination of eligibility for the building and it was determined that given the age of the building, and the design of the building, it does not currently, is not currently eligible for listing the National Register.

Following an evaluation of the building's potential, historic and architectural significance, it was concluded that the project would have no adverse effect.

Therefore, it is the Executive Director's recommendation to the Commission to comment favorably on the Federal Reserve's overall concept for the visitor screening and conference center addition at the Martin Building and to know that the applicant has designed a proposal that meets its programmatic needs entirely within the confines of the site, to require the Federal Reserve to work with staff to determine whether or not the 21st

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Street guard booth can be relocated out of public space, to require the applicant to coordinate with NCPC and the District to ensure that all improvements to public space are consistent with local standards and finally, to note that NEPA must be completed prior to the Commission taking a preliminary and final action on the project.

And that concludes my presentation.

[INSERT - FEDERAL RESERVE BOARD]

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CHAIR BRYANT: About when will the NEPA process likely be wrapped up?

MR. DETTMAN: We will be providing comments to the Federal Reserve on March 15th. I believe it's going to go out -- the work in those comments -- it will go out for public comment in April. It will be out for a 30-day public comment in April and then the time to respond to those comments.

CHAIR BRYANT: We also have with us today, Fay Peters, who is the Director of Management for the Federal Reserve. Would you like to say a word, Ms. Peters?

Also, who was the architect of record for this project?

MS. PETERS: K-C-C-T.

CHAIR BRYANT: Say again?

MS. PETERS: Enrique Bellini.

MR. BELLINI: Enrique Bellini from K-C-C-T, Karn Cahruhas, Chapman & Twohey.

CHAIR BRYANT: Thank you. Ms. Peters, welcome.

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MS. PETERS: Thank you. We will seriously consider moving that guard kiosk as recommended.

I just want to say that the NCPC -- the staff has done an extraordinary job in addressing the proposed project.

The visitors screening center and conference center addresses our operational needs while maintaining the architectural integrity of the Board's complex.

We're proud of our facilities and our intention is only to enhance our safety and our operational capabilities and to meet our commitment to the community to maintain the facility that visually complements our nation's capital. I'm sorry if I'm slurring. I just came back from the dentist.

But thank you very much for the opportunity to present the project.

CHAIR BRYANT: Thank you, Ms. Peters, very much. To get the matter properly before us, is there a motion?

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MR. AMES: So moved, Mr. Chairman.

CHAIR BRYANT: It's been moved and seconded that the Executive Director's recommendation be approved.

Is there now discussion on the item?

MR. MCGILL: Mr. Chairman?

CHAIR BRYANT: Brad, the mic.

MR. MCGILL: A couple of -- again, kudos to Mr. Dettman and the staff on the good analysis.

Two questions, one about the water feature and one about -- a comment about the pilotis structural stilts.

Can you tell us a little bit more about the nature of the water feature, for example, where's the water coming from? Is it going to be collected on site? Is the water feature outboard of any occupied spaces?

Again, my comments come from the perspective of an operator maintainer where water is insidious and is our enemy, particularly if it's anywhere near occupied

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spaces. That's question number one.

One other follow up question after that.

MR. BELLINI: I'm Enrique Bellini, principal at Karn Cahruhas, Chapman & Twohey. We are the architects for the project.

The water feature is a relatively small feature. There's not much room there. And the idea is that we would echo in a small way the large, beautiful fountain on the opposite side of the building. The water will be circulating and maintained by the Federal Reserve within the property and the public, along the sidewalk, would be able to sit by the feature and enjoy it. But it would be a relatively small feature, not cascading. It would just be running horizontally following the slope.

MR. PROVANCHA: Lit in some way?

MR. BELLINI: Yes. There will be lighting.

MR. PROVANCHA: And adjacent to

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occupied spaces?

MR. BELLINI: It would be adjacent to the pavilion itself.

MR. PROVANCHA: No occupied space immediately adjacent or underneath?

MR. BELLINI: Underneath is a parking garage, but no occupied space.

MR. PROVANCHA: Good luck with that, sir.

MR. BELLINI: Thank you.

MR. PROVANCHA: Second question, the pavilions' structure steel side clearly are a dramatic feature of this building and you see them somewhat replicated in the tapered design of the columns that support the flat roof of the visitor center. Clearly, the folks who built this building in 1974 never envisioned snowfalls like we had this year. It's clearly to their credit that that building withstood the snowfalls that we had this year that were eight and a half times what we experienced last year, as an example.

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Just a recommendation, I think CFA also clearly had some concerns about the columns on page 15 of the report. It refers to that. It talked about squeezing or narrowing the visitor center so that two of the structural pilotis could be exposed and observable. I think the current proposal has at least one of those on each end. I don't necessarily support the CFA to continue to shrink since you've done some studies to say that it's appropriately sized. But I think to further reinforce the architectural compatibility between the tapered columns on the visitor center and the structural stilt pilotis on the building, there's some minor modifications that could be made, for example, take the tapered column, don't taper it any more. Make it consistent, within dimension, and although you don't need a structural wrap-around around the front of the visitor center, even an architectural feature that makes it mimic exactly the shape and size, different

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scale then the pilotis on the building, you kept 100 percent compatibility between the two.

You see the same structural support as CFA concerns are addressed with minor architectural modification, so for your consideration.

CHAIR BRYANT: Mr. McGill?

MR. MCGILL: Mr. Bellini, I'd like to ask you a couple of things, but Mr. Dettman, could you put back up an illustration of the proposal with a front view on the long side there, C Street side, like a flat front view. That's good.

Just a couple of thoughts. I think this is a really handsome building. And it seems to me that the scale of the addition, the windows are fairly different. They're larger and my impression is and you correct me if I'm wrong, my impression is that the windows on the main building itself, the original building are somewhat recessed. Is that true or not?

MR. BELLINI: Yes, they are recessed from the front of the building.

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MR. MCGILL: So have you thought about recessing the windows in your addition further, to give some kind of a sense of similarity of that?

MR. BELLINI: We are recessing the windows as you see them about eight inches at the top and somewhat less on the bottom. We can consider that further. We are pressed with the issue of space and being a blast-resistant structure, the marble cladding the columns is already taking a substantial amount of space. But we'd be glad to look at that possibility.

MR. MCGILL: I think it's a really handsome building, both of them are, Martin and Eccles. And it would be nice to try to replicate as much as possible the rhythm and the punctuation of the existing building with this addition. Just a suggestion.

MR. BELLINI: Thank you.

MR. MCGILL: Thank you.

CHAIR BRYANT: Mr. May?

MR. MAY: I just have a fairly

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general comment and something of a lament. I understand this is not an historic structure, but knowing about buildings like this, buildings of this period around the city, I think that this is a pretty good example of the type of architecture and what is being done here is going to so dramatically change the character of it that we're going to lose some of that essential character.

I guess there is one facade where you'll be able to see and appreciate the original structure in the relationship of the piloti to the building itself and so on, but it's just -- I just have the sense that it's unfortunate that there's a need to add so much to it and that it has to be done in this fashion.

I do not disagree that this is the best solution, given the program requirements and that's why I'm just expressing this concern about it and I'm not objecting to it. I think the report is well done. I think that NCP

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staff has probably pushed as hard as possible to reduce the size of what's added. I don't know. I think it's kind of unfortunate that we have to do this.

CHAIR BRYANT: Ms. Tregoning?

MS. TREGONING: Just very briefly. I actually share Mr. May's concerns, but I very much recognize the distinction between a building that we've designated for listing on the National Register and buildings that we don't and understand that we're not in a place to afford the building the same protection.

The questions I have have to do with public space issues and I do appreciate the comment that I heard that you'll make the effort to relocate the guard booth along 21st Street. That would be very helpful.

I know the applicant has met with our Department of Transportation to discuss transportation issues, but they also deal with out public space design, so just a couple of things.

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You proposed paving the sidewalk in granite which would normally be wonderful. That's a very nice, durable, deluxe material. The problem is it's very different than the District's paving materials. So it tends to kind of make the building appear even more private and not part of the public realm than otherwise.

I hate to be in the position of having to argue to downgrade the materials, but I'm often doing that because what we have a lot of are much more literally pedestrian materials. So when you talk to DDOT about public space, that would be -- that's the kind of thing that they're going to want you to address. I'll just warn you about that right now.

I didn't hear a lot about street trees and tree boxes. And we heard some great discussion in the previous presentation about all the wonderful things that we're being done in the public realm. I would just commend

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those actions and suggest that there might be the opportunity to incorporate similar things including the very generous volumes for the tree boxes. Street trees have a tough time in our District of Columbia, so the more we could do to give them commodious accommodations, I know you're entirely going to be rebuilding the public space, so you'll have the opportunity to do that. So if you could consider that, generous spaces for tree boxes. I'll talk to you about materials. I'll just stop there. Thank you.

CHAIR BRYANT: It's been properly moved and seconded that the EDR be approved. All in favor say aye.

(Chorus of ayes.)

Opposed, no. It is unanimous. Thank you very much. Thank you, Mr. Dettman.

MR. DETTMAN: There's one more presentation.

CHAIR BRYANT: The last item on the agenda today is still with Mr. Dettman. Item

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4D is the Federal Triangle Heritage Trail Assessment Study.

Mr. Dettman, you are again on.

**4D. Federal Triangle Heritage Assessment
Study**

MR. DETTMAN: I'm pleased to be able to present to you today the Federal Triangle Heritage Assessment Study. Staff has prepared this study in partnership with the local nonprofit organization called Cultural Tourism D.C. and is a product of a collaborative effort of several federal and local government agencies.

In particular, staff worked closely with the General Services Administration, National Park Service and the D.C. Office of Planning and would like to thank them for their continued support on this project.

The reason staff undertook this study was to take a preliminary look at the research, outreach and collaboration that would be necessary to develop a Heritage Trail in and

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around the Federal Triangle. In addition to guiding and forming the development of content, staff sees this study being used to garner the necessary support and funding to design and implement the actual Heritage Trail.

Today, I'll briefly discuss with you what a Heritage Trail is and some of the benefits to having one in the Federal Triangle, the process for assembling the study and a summary of the study's contents.

A Heritage Trail is a collection of signs that together make up a self-guided walking tour of a neighborhood. The signs combine stories, photography, maps and information to tell neighborhood history, highlight culture assets and focus on visible art and architecture.

Developed by the District, in partnership of Cultural Tourism D.C. and the community, there are currently ten neighborhood Heritage Trails located throughout the city with seven more currently in the planning

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stages. Each trail averages around 1.8 to 2 miles in length, contains approximately 18 signs, and takes about two years to full implement.

The image you see here is an example of a downtown Civil War to Civil Rights neighborhood Heritage Trail sign located at the intersection of 10th and Pennsylvania Avenue.

The idea of developing a Heritage Trail in the Federal Triangle dates back to 1982 when it was first recommended in the Federal Triangle Master Plan of that same year.

The image you see here is taken from the Master Plan and identifies a conceptual trail route connecting many of the public spaces, courtyards, and other points of interest throughout this area.

Support for this idea was reinforced in the 1988 revision to the Master Plan, as well as in the urban design guidelines prepared by GSA in 1998 to address issues related to perimeter and entrance security in the Federal

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Triangle.

Most recently, the development of a Heritage Trail was recommended in the recently adopted Monumental Core Framework Plan as a near term initiative to improve the accessibility of the Federal Triangle and weave together its parks, public spaces and civic art.

Subsequent to the Commission's adoption of the framework plan, the Federal Triangle Heritage Trail was one of the first initiatives being advanced by staff through the development of this study.

Successful implementation of the Federal Triangle Heritage Trail will accomplish several goals. It will improve pedestrian connections. It will enliven and further the programming of the public spaces. It will connect and extent the existing system of Heritage Trails in the city. We will be able to showcase the history of public art and civic architecture of the area and educate the public

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on the history and mission of the past and present government agencies.

In addition to highlighting the government agencies, it will provide us with an opportunity to recognize government employees and the important work that they do for the District of Columbia as well as the American people.

As I've already stated, NCPC partnered with Cultural Tourism D.C. to complete this study in order to take a preliminary look at what it would take to implement the Heritage Trail.

The list before you describes the main topics that are covered in the study which include documentation of how the study was developed, an outline of possible trail topics, and sign placement, a project timeline as well as a cost estimate, and a list of considerations that should be factored into the trail's development.

It's important to note that the

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information in the study is preliminary and is meant to serve as a foundation for the much larger process of actually researching, designing and implementing the trail.

The study area of boundary used for the preparation of the study is the same area as the Framework Plan's Federal Triangle Precinct. This boundary encompasses the area that is traditionally regarded as the Federal Triangle as well as encompassing the areas immediately to the north of Pennsylvania Avenue and to the south of Constitution Avenue.

Including these additional areas will allow us to weave together the existing downtown neighborhood Heritage Trail, the red lines on this map, with a future Federal Triangle Heritage Trail, as well as help to blur the perceived boundaries between downtown, the Federal Triangle, and the National Mall.

To prepare the assessment study, staff hosted three stakeholder meetings with representatives from a total of 15 federal and

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local agencies. It's worth noting that with the help of GSA, staff was able to gain the participation of every agency that currently resides in the Federal Triangle and as the project progresses, their continued support is essential to the success of the effort.

The purpose of these meetings was to conduct a preliminary survey of the potential themes and topics that could be incorporated into the trail and to help facilitate the discussions, basically three questions were asked: What stories do we want to tell? Where within the public space would we want to tell them? And what resources are available to tell these stories?

The middle graphic on the slide shows a product of these meetings where participants were asked to identify on the map where a story could be told and in addition, NCPC and Cultural Tourism also conducted an informal walking tour of the Federal Triangle to begin thinking about possible trail routes

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and sign locations.

And so using the valuable information from these meetings, NCPC and Cultural Tourism developed a collection of possible sign locations and topics. The potential sign locations you see in this graphic take into consideration lessons learned by Cultural Tourism during the development of the city's existing neighborhood Heritage Trails.

For example, an important factor in implementing a Heritage Trail is its relationship to existing modes of public transportation and so the locations that you see here take advantage of the Federal Triangle's namesake Metrorail station located on 12th Street, as well as the Penn Quarter, Archives, Navy Memorial Metrorail station at 7th and Pennsylvania.

Other considerations that go into deciding where a sign should be located include the distance between signs, the length of the

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trail and how long it takes, as well as the relevance of the information on the signs to its surroundings.

So following the meetings, it was abundantly clear that there wasn't any lack of things to talk about for the Federal Triangle.

And so these next three graphics will show some of the ideas that the stakeholders came up with. They suggested that we tell the story when a canal ran along Constitution Avenue. We could talk about how a major train station used to reside on the National Mall and was the scene of a presidential assassination. We could recall how important government documents used to be stored prior to the construction of the National Archives. We could talk about the work of the PADC and their efforts to revitalize and beautify Pennsylvania Avenue. And finally, perhaps we would inform people of the role of women in government, perhaps about the tens of thousands of women that inundated Washington during World War II in order to keep

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our government running, the so called Government Girls. Or perhaps we can tell the story of Frances Perkins, the first female Cabinet Secretary shown here with FDR as he signs the Social Security Act of 1934 which was considered her most enduring contribution to the working people.

And so these five stories, as well as about 70 others are included in the assessment study.

The timeline section of the study is broken down into four components: content and design, agency coordination, sign fabrication, and permitting and installation. The implementation timeline and cost estimate is based on the existing D.C. neighborhood trail process and assumes that the sign that would be used for the Federal Triangle Heritage Trail is consistent with what's used currently throughout the city.

That being said, implementation of the trail could be completed in approximately

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22 months at a cost of about \$500,000. This includes all the necessary public outreach and research, content development, preparation of guide books in two different languages, design review, fabrication, and installation, as well as the development of a downloadable audio tour.

The final section of the study includes a series of planning considerations that should be incorporated into the design of a Heritage Trail. These considerations will assist in navigating the design review process, encourages a high degree of public involvement and inter-agency collaboration during development. They also address building and courtyard access, stressing the importance of making safe and accessible pedestrian and transit linkages. And finally, they discuss the importance of seamlessly weaving together the Federal Triangle Trail with the city's existing system of neighborhood Heritage Trails through consistent signage, graphic design,

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information presentation, as well as the trail development process.

As I mentioned earlier, the idea of a self-guided walking tour through Federal Triangle goes back to the early 1980s. GSA's Federal Triangle Master Plan was the first to advance the idea in order to provide a picture of the Triangle's richness. Extending the legacy also acknowledges the enormous potential that this area has to be an important destination in the nation's capital and the benefits to tying together the area of many parks, plazas, and public spaces.

The Heritage Trail would successfully carry out several policies contained in the Comprehensive Plan that focus on stimulating pedestrian traffic around federal facilities, distributing information about the significance of historic properties, and promoting a pedestrian-friendly monumental core.

And finally, the development of the

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trail is recommended as a near-term action in the recently adopted Monumental Core Framework Plan. The plan sees the Federal Triangle as a museum of many parts and the Heritage Trail is the way to showcase its agency's missions, history, architecture, and art, as well as improve the overall accessibility of the area.

The assessment study is the first step towards fulfilling what these four documents aim to achieve.

Completion of NEPA and Section 106 of the National Historic Preservation Act is not required for the purposes of the Commission reviewing this assessment study. However, as a project that would be located on federal land in the District of Columbia, NCPC would have approval authority over the project and therefore would require completion of NEPA and Section 106.

The implementation timeline that is included in the study takes into account both of these processes.

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Therefore, it is the Executive Director's recommendation to the Commission that it review the Federal Triangle Heritage Trail assessment study and comment favorably on the goals and objectives of the project, to note the importance of coordinating development of the trail with the city's existing system of neighborhood Heritage Trails, and finally, to direct staff to pursue implementation of the project by taking the steps listed before you on this slide. And as one final note, you should have before you attached to the EDR a letter from Robert Peck the Commissioner of the General Services Administration, expressing GSA's longstanding support for the concept of developing a Heritage Trail in the Federal Triangle and that it is currently exploring ways to move forward with this implementation.

On that final note, Mr. Chairman, that concludes my presentation.

[INSERT - FEDERAL TRIANGLE HERITAGE TRAIL]

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CHAIR BRYANT: Thank you, Mr. Dettman. Is there a motion to approve the EDR?

MR. MCGILL: So moved.

CHAIR BRYANT: It's been moved and seconded by Ms. Tregoning. It's open for discussion.

MR. MCGILL: Mr. Chairman, I have to say that we are very excited by this. This was one of the projects in the Framework Plan that GSA praised as an example of an early and relatively easily implementable idea that could be done to help get the Framework Plan under way. We've enjoyed working with the staff in helping to develop this program and we stand ready to continue working with them to help bring the study to fruition.

CHAIR BRYANT: Thank you, Mr. McGill. Additional questions or comments?

Mr. Provancha.

MR. PROVANCHA: Thank you, Mr. Chairman. Again, kudos to the staff for a thorough analysis.

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A couple of quick questions. I understand that there's 10 Heritage Trails in place, 18 others under consideration.

MR. DETTMAN: Seven others.

MR. PROVANCHA: Seven others. And there is some collaboration and communication in addition to signage to make these all seamless?

MR. DETTMAN: Currently, there's Cultural Tourism D.C. has implemented and is currently in the process of working on the other seven. So they all have been developed by the same entity.

MR. PROVANCHA: Very good, very good. Guidebooks and audiotapes, the responsibility of the NCPC to create and to distribute and to maintain or will the Cultural Tourism folks take up that responsibility?

MR. DETTMAN: Currently it's Cultural Tourism.

MR. PROVANCHA: Very good. Good answer. Docents and guides? No?

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MR. DETTMAN: They're self-guided walking tours.

MR. PROVANCHA: Okay, the GSA Federal Walk that was cited on page three of the report was a concept that never came into fruition so this does not supplant or overcome that?

MR. DETTMAN: No. In fact, staff is simply kind of keeping the idea alive and incorporated into the Framework Plan and hoping to implement it this time around.

MR. PROVANCHA: In a previous meeting, we talked about the lack of value from modern art. Can we get your assurance that there will be no stops along the trail that would encourage people to look at or consider?

MR. DETTMAN: I'm sorry, I don't understand.

MR. PROVANCHA: Modern art exhibits?

MR. DETTMAN: There are currently modern art exhibits scattered throughout the Federal Triangle and also classical art.

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MR. MCGILL: We plan to proudly showcase our modern art.

MR. PROVANCHA: Reluctantly concur.

CHAIR BRYANT: Mr. Miles.

MR. MILES: Yes, I'd like to associate myself with the comments of the other Commissioners. I think this is a fascinating project. As a resident of the Deanwood Capitol View Area, we're just getting our Heritage Trail under way.

Two things I would certainly like to encourage and I think the body has had a number of presentations on wayfinding and I think one of the challenges that I have with the sign, even though you have the self-guided paper is there's really no connectivity amongst the sign, arrows saying next sign this way that way, even though there is the numbers on the various signs. That's a suggestion.

And are these guidebooks also available online? Or are they only in sort of the business location?

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MR. DETTMAN: Currently, of the ones that exist, the ten trails that are implemented, they're available on line.

MR. MILES: Thank you.

CHAIR BRYANT: Additional comments?
Mr. Miller?

MR. MILLER: I just wanted to commend the Commission for partnering with such an excellent organization as Cultural Tourism D.C. which has done so much to enrich all of our neighborhoods.

CHAIR BRYANT: It's been moved and seconded. All in favor say aye.

(Chorus of ayes.)

Opposed, no. It's been approved unanimously.

That ends today's very good agenda.
Mr. Dettman deserves a vacation now.

(Laughter.)

Is there anything else to come before the Commission by Commission Members?

MR. PROVANCHA: Two quick comments.

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One is to welcome Ms. Porter on board. She's clearly by visual examination responded well to the rehabilitation and deprogramming from her tour of duty with the American Institute of Architects prior to coming on board with NCPC.

The second comment is regretfully I convey the apologies of Ralph Newton. He had intended to be here today. He came down ill. This is his last meeting after many years of service with the NCPC. He said it's one of the highlights of his 30 year professional career with the Federal Government, one of the most meaningful things that he has been privileged to participate in and he's an architect, a recovering architect by background, and it allowed him to practice that craft to a greater degree than he does day to day at the Pentagon.

So I wanted to relay his apologies and his best wishes to the Commission.

CHAIR BRYANT: Mr. Newton has served with distinguish for a good period of time. I've enjoyed my brief tenure getting to know

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him. I've enjoyed his company. We look forward to having him back for a proper recognition.

With that, thank you for a very good meeting. The meeting is adjourned and the Commission will rise.

(Whereupon, at 4:10 p.m. the meeting was adjourned.)

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