

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY, APRIL 1, 2010

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The meeting convened at 12:39 p.m.  
in Suite 500 of the National Capital Planning  
Commission headquarters at 401 9th Street,  
N.W., Washington, D.C., Preston Bryant, Jr.,  
Chairman, presiding.

PRESENT:

PRESTON BRYANT, JR., Chairman  
ROBERT E. MILLER, Vice Chairman  
HERBERT F. AMES, Presidential Appointee

ARRINGTON DIXON, Mayoral Appointee  
ELYSE GREENWALD, Committee on Homeland  
Security and Government Affairs, U.S. Senate  
JOHN M. HART, Presidential Appointee  
PETER MAY, Department of the Interior  
MICHAEL S. MCGILL, General Services  
Administration

WILLIAM MILES, Committee on Government  
Oversight and Reform, U.S. House of  
Representatives  
RALPH E. NEWTON, Department of Defense  
HARRIET TREGONING, Office of the Mayor of  
the District of Columbia

NCPC STAFF PRESENT:

MARCEL C. ACOSTA, Executive Director

PETER COPPELMAN, Acting General Counsel

DEBORAH B. YOUNG, Secretariat

SHANE DETTMAN

CARLTON HURT

JULIA KOSTER

CHRISTINE SAUM

NANCY WITHERELL

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Adjourn

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

(12:39 p.m.)

CHAIRMAN BRYANT: Thank you and  
welcome. Good afternoon. This is the April  
1, 2010 meeting of the National Capital  
Planning Commission.

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

(Whereupon, the Pledge of  
Allegiance was recited.)

CHAIRMAN BRYANT: Thank you. We  
do have a quorum. Without objection, we will  
proceed under the agenda as advertised.

[INSERT - OPEN SESSION AGENDA]

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1. REPORT OF THE CHAIRMAN

CHAIRMAN BRYANT: Agenda item number 1 is the report of the Chairman. I have just two items. First, I'll note that a couple of weeks ago I had the privilege of appearing before and speaking to the Committee of 100 of the federal city at a luncheon.

And it was the presentation and the discussion were largely about regional transportation and the interconnectedness that we envision over the next couple of decades and the opportunities and challenges that are before us as not just a Commission but as a region.

We also talked about federal workforce issues. And we discussed some of the current big projects that are ongoing before the Commission.

If I had a couple of take-aways from it that I would report to you are that, not surprisingly, they care very much about open space and parks, both the District parks

1 as well as the National Park Service parks.

2 And then, second, they had a fair amount of  
3 interest may not surprise you in the  
4 District's proposed streetcar program.

5 Overall, it was a very good  
6 meeting. I was very privileged to be before  
7 them. And I look forward to representing you  
8 and going back in the future.

9 Second, we have our good friend  
10 and colleague Mr. Newton, who is retiring  
11 after about 100 years of federal service and  
12 many years with the Commission. So I would  
13 like Mr. Newton to join me at the podium.

14 Mr. Newton, we will miss your good  
15 humor, your due diligence, your historical  
16 context for so much of what we do. And, as  
17 you retire, we have a resolution of  
18 appreciation that we would like to present to  
19 you.

20 "Whereas, Mr. Ralph E. Newton,  
21 Director, Defense Facilities Directorate,  
22 Washington Headquarters Service, has

1 represented the Secretary of Defense as an  
2 alternate member of the National Capital  
3 Planning Commission since September 15th, 2005  
4 to April 1, 2010;

5 "Whereas, Mr. Newton served as the  
6 third member of the Executive Committee from  
7 February 5th, 2009 to April 1, 2010;

8 "Whereas, Mr. Newton participated  
9 actively during the Commission's  
10 deliberations, providing thoughtful and  
11 well-reasoned advice and guidance on many  
12 issues of importance to the planning and  
13 development of the National Capitol;

14 "Whereas, Mr. Newton served as a  
15 member of the Interagency Security Task Force,  
16 contributing invaluable to the work of the  
17 task force;

18 "Whereas, utilizing his  
19 professional architecture and planning  
20 knowledge, Mr. Newton contributed  
21 significantly to the policies and decisions  
22 that affect the design and construction of

1 federal buildings of the national capital  
2 region; and

3 "Whereas, Mr. Newton played a  
4 significant role in the review of many  
5 significant projects reviewed by the  
6 Commission, including the master plan for the  
7 Armed Forces Retirement Home, the master plan  
8 for St. Elizabeth's East Campus, various Fort  
9 Belvoir base realignment and closure projects,  
10 and the master plan for the National Naval  
11 Medical Center for relocating functions from  
12 the Walter Reed Army Medical Center.

13 "Now, therefore, be it resolved  
14 that the Commission and its staff express  
15 their sincere appreciation to Ralph E. Newton  
16 for his dedicated service to the Commission  
17 and the national capital region."

18 Ralph, congratulations. And we  
19 will miss you.

20 (Applause.)

21 MEMBER NEWTON: Well, this is a  
22 distinct honor for me. I have enjoyed my time

1 on the Commission very much. I hope that I  
2 did, in fact, contribute to the greater good  
3 of the Washington area national capital region  
4 as a representative of the Department of  
5 Defense.

6 Planning is, as we all know,  
7 hopefully we all know, pivotal in having good,  
8 liveable cities. And the role that NCPC plays  
9 is at the forefront of those making those good  
10 decisions regarding the use of space, the  
11 creation of space, the embracing of a large  
12 region with multiple jurisdictions, such as  
13 the Washington capital area.

14 So it's been a great honor to  
15 serve Government Services about serving. And  
16 it has been my honor to have spent these last  
17 30 years working for the federal government  
18 and the Department of Defense. Thank you very  
19 much.

20 (Applause.)

21 CHAIRMAN BRYANT: Item number 2 on  
22 the agenda is the Executive Director's report.

1 Mr. Acosta?

2 MR. ACOSTA: Thank you, Mr.  
3 Chairman.

4 2. REPORT OF THE EXECUTIVE DIRECTOR

5 MR. ACOSTA: First of all, on  
6 behalf of the staff, I would also like to  
7 thank Mr. Newton for your time, your devotion  
8 to the Commission and our activities, and also  
9 your advice.

10 I think you have given our staff  
11 some very good advice over that last few  
12 years, and we certainly do appreciate it. So  
13 the best of luck. And thank you for all you  
14 have done for the Commission.

15 My report today will be very  
16 short. What I would like to do is to  
17 introduce Amy Tarce, one of our urban  
18 planners, to give a short presentation on the  
19 Pennsylvania Avenue bikeway project.

20 This is a project that DDOT is  
21 going to construct for the next few months,  
22 and we thought it was important for the

1 Commission to see it and provide some comments

2 before it is constructed.

3 Thank you.

4 [INSERT - REPORT OF THE EXECUTIVE DIRECTOR]

1

[INSERT - LETTER FROM U.S. COMMISSION OF FINE

2

ARTS]

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[INSERT - FORT MEYER OLD GUARD MONUMENT AND

2

GARDEN]

1 MS. TARCE: Thank you, Marcel.

2 Good afternoon, Chairman Bryant  
3 and members of the Commission. The District  
4 Department of Transportation is planning to  
5 install bike lanes in downtown D.C. as part of  
6 its implementation of its bicycle master plan.

7 DDOT has identified five streets  
8 for this project: Pennsylvania Avenue, 9th  
9 Street, 15th Street, Eye Street, and L Street.  
10 The project will be fully funded by DDOT. And  
11 no federal funding will be involved.

12 DDOT is anticipating to start  
13 construction at either the end of April or the  
14 early part of May and would like to complete  
15 the project by May 21st, in time for Bike to  
16 Work Day.

17 The reason why we're bringing this  
18 project for a briefing to the Commission is  
19 because they will be installing bike lanes on  
20 Pennsylvania Avenue. If at the end of my  
21 presentation Commission members have questions  
22 beyond what I cover, we do have DDOT staff

1 available to answer your questions.

2 Pennsylvania Avenue is the  
3 symbolic main street of our nation. Adding  
4 bike lanes on Pennsylvania Avenue shows how  
5 important it is for our streets to serve  
6 various modes of transportation and how we are  
7 advancing the current administration's  
8 policies and urban liveability. We want  
9 people to get out of their cars and walk/bike,  
10 or use mass transit instead.

11 Along Pennsylvania Avenue, Metro  
12 buses and trains as well as pedestrian  
13 amenities are already provided. What is  
14 missing are the bike lanes and definitely a  
15 welcome addition.

16 Furthermore, the proposed downtown  
17 bike lanes project is consistent with the  
18 bicycle facilities policies of the  
19 transportation element of the comprehensive  
20 plan for the national capital.

21 The new bike lanes will increase  
22 bike mobility in the nation's capital.

1 Federal employees who work downtown would have  
2 an easier time biking to and from work and  
3 also to various destinations throughout  
4 downtown.

5 More importantly, the  
6 comprehensive plan cites more growth and  
7 sustainable development as among NCPC's  
8 over-arching planning principles. Increasing  
9 bike lanes supports transportation mobility  
10 overall and is consistent with the federal  
11 element policies to reduce congestion and air  
12 pollution and of employing multi-modal  
13 transportation strategies as critical to  
14 promoting a sustainable region and, more  
15 specifically, a federal workplace.

16 The new bike lanes along  
17 Pennsylvania Avenue will run from 3rd Street  
18 to 15th Street, Northwest and will be located  
19 in the center lanes. The photo above is a  
20 simulation of how the bike lanes will  
21 typically look when installed along  
22 Pennsylvania Avenue.

1           The bike lanes are located in the  
2 center lanes to avoid the many potential  
3 conflicts with curbside vehicular activities,  
4 such as the Tourmobile pickup and drop-off;  
5 taxi, transit, and commuter bus loading;  
6 delivery and other commercial loading;  
7 parking; vendors; and ADA compliance.

8           And because the bike lanes run  
9 along the crown of the roadway, rainwater will  
10 flow away from the lanes and prevent ponding  
11 when it rains.

12           The drawing at the bottom shows a  
13 typical cross-section of Pennsylvania Avenue  
14 with the bike lanes in the center lanes.

15           DDOT conducted a preliminary study  
16 on the potential impact of the bike lanes on  
17 the congestion along Pennsylvania Avenue and  
18 found that the effects would be negligible.

19           To ensure the orderly and safe  
20 movement of pedestrians, bicyclists, and other  
21 mobiles along Pennsylvania Avenue and its  
22 cross-streets, DDOT proposed several

1 adjustments to traffic management along  
2 Pennsylvania Avenue.

3 This slide shows how the  
4 intersection of 7th Street, Northwest and  
5 Pennsylvania Avenue will accommodate the new  
6 bike lanes.

7 DDOT will adjust the sequencing  
8 and facing of traffic signals. They will also  
9 add additional signage. And in case you are  
10 wondering how does a bicyclist cross and make  
11 right turns or left turns from Pennsylvania  
12 Avenue, basically I can show. I can use this  
13 pointer.

14 Let's pretend there is a bicyclist  
15 standing here and wanting to make a left turn  
16 onto 7th Street. Basically they will wait for  
17 the green light and along with all the cars  
18 would cross 7th Street and then wait at this  
19 intersection crossing and wait for the walk  
20 signal and cross Pennsylvania Avenue with the  
21 pedestrians.

22 In the same way if the bicyclist

1 is waiting at this intersection and wanting to  
2 make a right turn onto 7th Street, they would  
3 simply wait for the walk signal and cross with  
4 the pedestrians.

5 Where there are no existing  
6 cross-walks on Pennsylvania Avenue, DDOT will  
7 be providing bike boxes. The bottom picture  
8 shows an example of a bike box. The one that  
9 is going to be installed in Pennsylvania  
10 Avenue will be limited to the line markings  
11 and with no pavement color.

12 DDOT has reached out to various  
13 stakeholders to solicit their input on the  
14 bike lanes. Overall the stakeholders have  
15 unanimously supported the concept of bike  
16 lanes for Pennsylvania Avenue.

17 DDOT presented the project to the  
18 Commission of Fine Arts on March 18th, 2010.  
19 DDOT also held a public meeting that same  
20 evening at the Heritage Center of the Navy  
21 Memorial.

22 Based on NCPC's submission

1 guidelines and because the roadways are under  
2 DDOT's jurisdiction for transportation  
3 purposes, NCPC staff determined that the  
4 project will not require formal plan review if  
5 the project is limited to painting the bike  
6 lanes.

7           However, if any construction,  
8 excavation, or installation of traffic  
9 appurtenances within the Pennsylvania Avenue  
10 right-of-way will be involved, DDOT will  
11 submit the project for Commission review.

12           DDOT considered other  
13 alternatives, including several with the  
14 pavement painted and another using plastic  
15 poles to separate the bicycle traffic from  
16 motorists.

17           The Commission of Fine Arts and  
18 NCPC staff did not support these three  
19 alternatives due to their potential adverse  
20 visual impacts to the monumental course,  
21 viewshed, and potential conflicts with  
22 presidential inaugural events.

1                   CFA specifically noted that the  
2                   reflective plastic poles would be intrusive  
3                   and incompatible elements in the avenues'  
4                   iconic landscapes.

5                   The preferred alternative, shown  
6                   on the right, shows bike lanes marked by white  
7                   lines, no color applied to the pavement, and  
8                   no plastic poles.

9                   DDOT will continue to monitor  
10                  traffic along Pennsylvania Avenue in the first  
11                  few months to determine whether these plastic  
12                  poles will be necessary. If plastic poles,  
13                  race curves, or other elements will be added  
14                  to the bike lanes, DDOT will submit the  
15                  project for Commission review.

16                  This concludes my presentation. I  
17                  would be happy to answer any questions.

18                  CHAIRMAN BRYANT: Mr. Miller?

19                  VICE CHAIRMAN MILLER: You had  
20                  stated that the Commission will not approve  
21                  the alternative plans. Were you referring to  
22                  this Commission?

1 MS. TARCE: Yes.

2 VICE CHAIRMAN MILLER: This  
3 Commission, as far as I know, hasn't taken any  
4 position, but I guess it's Commission staff  
5 that have taken that position.

6 MS. TARCE: Right.

7 VICE CHAIRMAN MILLER: The painted  
8 color, how does that obstruct the -- what is  
9 the reason from the staff as to why that  
10 obstructs the monumental view?

11 MS. TARCE: Actually, we haven't  
12 reviewed it in depth, but during the  
13 stakeholders' discussion, one of the concerns  
14 is that during the parades, when you are  
15 actually viewing the parade through the  
16 camera, the lines will actually show up.

17 VICE CHAIRMAN MILLER: It seems  
18 very curious to me.

19 CHAIRMAN BRYANT: Other questions  
20 or comments? Ms. Tregoning?

21 MEMBER TREGONING: I'll just  
22 clarify on the record that CFA's position was

1 that the color was unacceptable. And, if  
2 you'll recall, they have been very consistent  
3 about that, whether it's signage on the Mall  
4 or other things.

5 They don't seem to like color very  
6 much. So it was their position that ended up,  
7 I think, being the reason that we're going  
8 with the alternative.

9 VICE CHAIRMAN MILLER: Right.  
10 Asphalt gray is better than green, I guess.

11 MEMBER TREGONING: Maybe the  
12 gentleman from DDOT has something to add to  
13 that.

14 MR. HANDSFIELD: Well, we're very  
15 open to doing an iterative process. So we'll  
16 learn from this first installation if this is  
17 a safe treatment for cyclists. And then going  
18 forward, we can make improvements.

19 Oh. My name is Will Handsfield.  
20 I work on the bicycle program at DDOT with Jim  
21 Sebastian. So we'll be making adjustments all  
22 over town but with special act to

1 Pennsylvania.

2 We're actually asking vendors  
3 right now to produce plastic flexi-post. It's  
4 more in line with the Victorian motif, sort of  
5 a park bench screen, or black that we can put  
6 a reflective stripe around the top.

7 So we're looking for equipment  
8 that is a little bit more in line with what we  
9 have in D.C. that would potentially be more  
10 acceptable to the Commission of Fine Arts in  
11 this mission.

12 CHAIRMAN BRYANT: Mr. McGill and  
13 then Mr. May?

14 MEMBER MCGILL: Just a question.  
15 Will bicyclists be expected to obey traffic  
16 signals and yield to pedestrians?

17 MR. HANDSFIELD: Yes. Bicyclists  
18 are expected to obey all traffic laws.

19 MEMBER MCGILL: Do they do that  
20 right now?

21 MR. HANDSFIELD: I can't speak to  
22 that.

1                   CHAIRMAN BRYANT: Mr. May?

2                   MEMBER MAY: Yes. I think the  
3                   idea that I guess of exploring some kind of  
4                   options for posts at some point in the future  
5                   for other locations, maybe that is appropriate  
6                   and necessary. I mean, I, frankly, don't  
7                   think that that is necessary here at all. And  
8                   I think that the idea of just having that  
9                   lane, the two lanes in the center, striped and  
10                  even bordered by that extra sort of buffer  
11                  zone gives a pretty good margin of safety.

12                  The avenue is very wide. And  
13                  there is a lot of weaving that goes on with  
14                  cars. And it's not really -- even though  
15                  there is not that much traffic, it's not a  
16                  great place to ride your bicycle. I've done  
17                  it many times, mostly on Bike to Work Day,  
18                  because I don't usually go that route.

19                  I think that this simple scheme is  
20                  probably a very positive step. I don't  
21                  realistically expect that cyclists are going  
22                  to come to a stop at an intersection and then

1 wait for the walk signal to be able to turn  
2 right.

3 I expect they are going to go  
4 veering off into traffic, as they're allowed  
5 to do normally in traffic, to make those right  
6 turns and signal appropriately and so on, as  
7 I always do.

8 And, anyway, you know, there  
9 aren't any bike racks right around this  
10 building. There is not one out front here.  
11 I don't know who was in charge of taking care  
12 of that, but it was a pain locking up my bike  
13 today.

14 MS. TARCE: Well, we will check on  
15 that.

16 MEMBER MAY: Yes. Thanks.

17 MS. TARCE: That will be -- yes,  
18 good point.

19 CHAIRMAN BRYANT: Ms. Tregoning?

20 MEMBER TREGONING: I would just  
21 like to acknowledge that I think the District  
22 Department of Transportation obviously

1 exercised real leadership in bringing this  
2 project forward, but we really appreciated the  
3 help we got from NCPC staff, both to organize  
4 all the different federal parties, who had to  
5 make some quick decisions about this. And I  
6 think there was really a high degree of very  
7 enthusiastic support across the federal  
8 agencies that have jurisdiction or interest.  
9 And that has made this for us a relatively  
10 fast process.

11 So I just wanted to acknowledge  
12 that great staff work at NCPC. Thank you.

13 CHAIRMAN BRYANT: Any other  
14 questions?

15 (No response.)

16 CHAIRMAN BRYANT: Great. Thank  
17 you very much for your presentation. Mr.  
18 Acosta, thank you.

19 3. CONSENT CALENDAR

20 CHAIRMAN BRYANT: The third item  
21 on the agenda is the consent calendar. There  
22 are seven items before you that have been

1 previously sent.

2           They are: item 3A is the  
3 Commandant's residence, Quarters 6 perimeter  
4 security at the Marine Barracks in Southeast.

5           3B is the restoration and rehab of  
6 the District of Columbia War Memorial.

7           3C is building 62, bachelor  
8 enlisted quarters, dining facility, and the  
9 Warrior Transition Unit Administration Center  
10 at the National Naval Medical Center. You'll  
11 note that there is a revised EDR on this.

12           3D is the renovation and addition  
13 of building 17 at the National Naval Medical  
14 Center. You also have a revised EDR on this.

15           3E is the Scott building  
16 replacement, new commons and health center,  
17 health care center, at the Armed Forces  
18 Retirement Home.

19           3F is the roof wand window  
20 replacement at the Arts and Industries  
21 building and 3G the text amendment to allow  
22 increased height and density to encourage

1       affordable housing and transferable

2       development rights for receiving zones.

3       [INSERT - MARINE CORPRS BARRACKS WASHINGTON]

1 [INSERT - DISTRICT OF COLUMBIA WAR MEMORIAL]

1 [INSERT - NATIONAL NAVAL MEDICAL CENTER -

2 BUILDING 62]

1 [INSERT - NATIONAL NAVAL MEDICAL CENTER -

2 BUILDING 17]

1 [INSERT - ARTS AND INDUSTRIES BUILDING]

1 [INSERT - TEXT AMENDMENT]

1                   CHAIRMAN BRYANT:  Are there any  
2                   questions on any of the items on the consent  
3                   agenda?

4                   (No response.)

5                   CHAIRMAN BRYANT:  Hearing none, is  
6                   -- I'm sorry.  Mr. Dixon?

7                   MEMBER DIXON:  I just wanted to  
8                   note that there seems to be an abundance of  
9                   Navy issues that are on the consent calendar  
10                  today.

11                  CHAIRMAN BRYANT:  You can thank  
12                  Mr. Newton for that.

13                  MEMBER DIXON:  I just wanted to be  
14                  sure that we noted it.  Thank you.

15                  CHAIRMAN BRYANT:  Thank you.

16                  Any other questions or comments on  
17                  the consent agenda?

18                  (No response.)

19                  CHAIRMAN BRYANT:  Hearing none, is  
20                  there a motion to approve the consent agenda?

21                  MEMBER HART:  So moved.

22                  CHAIRMAN BRYANT:  It's been moved.

1 And is there a second? Is there a second?

2 MEMBER AMES: Second.

3 CHAIRMAN BRYANT: It's been moved  
4 and seconded that the consent agenda be  
5 adopted. All in favor say aye?

6 (Chorus of ayes.)

7 CHAIRMAN BRYANT: Opposed, no?

8 (No response.)

9 CHAIRMAN BRYANT: Any abstentions?

10 (No response.)

11 CHAIRMAN BRYANT: Scary. Thank  
12 you.

13 4. ACTION ITEMS

14 4A. CapitalSPACE:

15 IDEAS TO ACHIEVE THE FULL POTENTIAL OF  
16 WASHINGTON'S PARKS AND OPEN SPACE

17 CHAIRMAN BRYANT: Moving to the  
18 action agenda, item 4 is the much anticipated  
19 CapitalSpace plan that Ms. Koster and so many  
20 others worked on for so long.

21 As we all know, the CapitalSpace  
22 plan has been an effort by the National Park

1 Service, several District of Columbia  
2 agencies, and the National Capital Planning  
3 Commission.

4 I will note that Mr. May and Ms.  
5 Tregoning have been very involved, as have Ms.  
6 Stidham and Chris Shaheen. And they're all  
7 here today.

8 Going forward, following presumed  
9 adoption, the Commission, National Capital  
10 Planning Commission, will take a lead role in  
11 facilitating at least quarterly meetings among  
12 stakeholders and looking at potential projects  
13 relative to recommendations. And some are  
14 already on deck that we will learn about more  
15 in due course.

16 So, with that said, let me turn it  
17 over to the leader of the group, Ms. Koster,  
18 who has obviously put in so much time with her  
19 colleagues from the other agencies on this  
20 plan.

21 [INSERT - LIST OF REGISTERED SPEAKERS AND  
22 PREPARED STATEMENTS]

1 [INSERT - STAFF RECOMMENDATIONS]

1 [INSERT - CAPITAL SPACE REPORT]

1 MS. KOSTER: Thank you so much,  
2 Chairman Bryant and members of the Commission.

3 Today we are pleased to bring the  
4 CapitalSpace plan before you for adoption. We  
5 have been working, as you noted,  
6 collaboratively with the District of Columbia  
7 and the National Park Service on this plan.  
8 And I, too, would like to acknowledge the work  
9 of our partners agencies.

10 As a quick review, the Commission  
11 released the draft CapitalSpace plan for a  
12 60-day public review in October of 2009. We  
13 received many comments on the plan at a  
14 well-attended public meeting, through numerous  
15 discussions with individual stakeholder groups  
16 and organizations, and from almost 40 public  
17 comment letters.

18 At your February Commission  
19 meeting, we reviewed those public comments and  
20 described how we would be updating the plan.

21 All of these comments, as well as  
22 the revised plan and a summary of our

1 responses are on both the NCPC, District, NPS  
2 Web pages, and the CapitalSpace Web page.

3 Today we will be providing the  
4 Commission with a brief summary of the plan,  
5 including the six big ideas. And we'll spend  
6 a little more time on the last section, which  
7 is the "Moving the Plan Forward" section,  
8 which has been expanded to provide more detail  
9 on how the partners will continue to work  
10 together to implement the plan.

11 With that, I am going to turn it  
12 over to Tammy Stidham from the National Park  
13 Service.

14 MS. STIDHAM: CapitalSpace is a  
15 partnership that brought together the National  
16 Park Service, numerous District of Columbia  
17 agencies, and NCPC to look at Washington's  
18 parks and open space systems to identify more  
19 comprehensive and creative ways to achieve the  
20 potentials of our parks.

21 The plan focuses more on the parks  
22 in the city's neighborhood, which have not

1 received the same planning attention as the  
2 National Mall and the city's riverfronts.

3 CapitalSpace is emerging in a  
4 moment of great opportunity, when there is  
5 increased attention in urban areas on the role  
6 of parks and open spaces in cities.

7 As the CapitalSpace plan was  
8 developed, we have engaged many people to  
9 explore different ways that parks fit into and  
10 contribute to the vitality of Washington's  
11 neighborhoods; the experience of the capital  
12 city; and the conservation of historic,  
13 cultural, and ecological resources.

14 There are incredible national park  
15 assets located throughout Washington. And  
16 they offer an immediate accessible gateway,  
17 perhaps maybe even a first experience, to the  
18 national park system to city residents and  
19 workers as well as visitors. Our opportunity  
20 is to celebrate and be stewards of their  
21 diversity and richness.

22 As the District continues to grow

1 and develop, achieving a sustainable, healthy,  
2 and inclusive city depends on having great,  
3 high-quality parks and open spaces accessible  
4 to all residents.

5 In a city with a 40 percent  
6 obesity rate for children, parks and open  
7 space can play a critical role in wellness.  
8 There are also critical strategies to ensure  
9 air and water quality and to respond to  
10 climate change. Our parks and open spaces can  
11 offer neighborhoods a strongly defined sense  
12 of place and community.

13 These shared objectives are  
14 reflected in the vision that the partner  
15 agencies developed at the beginning of the  
16 process and were used to shape our work.

17 Our visions for a beautiful,  
18 high-quality, and unified park system, and  
19 that speaks to goals of safety and  
20 accessibility, connections, stewardship,  
21 celebration, and diversity. Our partners see  
22 our parks and open spaces as vital parts of

1 the healthy, sustainable, liveable city. We  
2 hope that our work will become a model for  
3 engaging in partnership.

4 As we worked together, the partner  
5 agencies determined that, rather than a  
6 traditional park plan, the most effective  
7 approach would be to focus on several key  
8 components of the city's parks and open space,  
9 where joint planning would provide the  
10 greatest opportunity for realizing the full  
11 potential of Washington's parks. These  
12 components became the six big ideas that Chris  
13 will describe shortly.

14 The CapitalSpace plan does not  
15 address all issues facing our parks, nor does  
16 it identify recommendations for specific  
17 parks. Instead, the CapitalSpace plan  
18 provides a framework to preserve and improve  
19 Washington's parks and open spaces by  
20 establishing a common vision, providing  
21 recommendations on the six big ideas for  
22 collaboration and through agency commitments

1 to continue to coordinate on park and open  
2 space issues.

3 The first step within CapitalSpace  
4 was to complete a comprehensive analysis of  
5 the park system. This was done to understand  
6 the physical attributes of the parks we have  
7 today, how our parks are being used by people  
8 who live, work, and visit the city and the  
9 challenges and opportunities that face our  
10 park that needed to be considered.

11 Washington, D.C. has a lot of park  
12 space. Between the National Park Service,  
13 shown on this map in dark green areas, and the  
14 District Department of Parks and Recreation,  
15 shown in medium green. We have nearly 7,800  
16 acres within 750 parks. This is nearly 20  
17 percent of Washington's land area.

18 In addition, there are also 1,500  
19 acres of open space, shown in light green,  
20 found in places such as the Arboretum, the  
21 National Zoo, and within the city's cemeteries  
22 and reservoirs. This provides us with one of

1 the highest per capita ratios in the nation.

2 One issue that affects  
3 Washington's park system is that each park  
4 land manager has a unique mission. For  
5 example, the National Park Service serves a  
6 national and international park user and has  
7 a focus on resource management and  
8 preservation while the District Department of  
9 Parks and Recreation serves mainly District  
10 residents and is focused on meeting the  
11 recreational needs of the city. Differences  
12 like these shape out how some park spaces are  
13 used and managed.

14 While we have a lot of park land  
15 in Washington, most of it is concentrated in  
16 a few large parks, such as the Mall, Rock  
17 Creek Park, and Anacostia Park.

18 Then we have a multitude of very  
19 small parks. In fact, we have 550 of the 750  
20 parks are less than one acre in size. Then we  
21 have a few mid-sized parks, which are  
22 typically types of parks where we find

1 multiple play fields and recreation  
2 facilities.

3 The map on the screen depicts the  
4 location of our large parks, which are the  
5 large green circles; our medium-sized parks,  
6 which are the brown circles; and our small  
7 circles, which are the very many red dots.

8 As you can see, most residents or  
9 workers in the cities have immediate access to  
10 some kind of park space. But some areas have  
11 more access to a wider variety of park types  
12 than others. This map also highlights areas  
13 of the city that have less access to park  
14 space, such as the north central part of the  
15 city.

16 Proximity to our parks does not  
17 always translate to great access. Sometimes  
18 physical barriers, such as freeways and  
19 waterways, limit access to our parks. In some  
20 cases access is limited due to poor  
21 connections, a lack of signage, or safety  
22 concerns.

1                   We also know that some areas of  
2                   our cities are more densely populated and that  
3                   many neighborhoods, particularly in the center  
4                   city, are anticipated to grow.

5                   This puts increased pressure on  
6                   the park resources to respond to a growing  
7                   demand for many different kinds of park  
8                   activities, activities that require a  
9                   diversity of park types and amenities that may  
10                  not have previously been envisioned in these  
11                  areas.

12                  Parks are used in many different  
13                  ways, and not all of them are compatible.  
14                  Across the country, people are using parks in  
15                  a variety of ways, responding to changing  
16                  interests and demographics.

17                  In Washington our parks and open  
18                  spaces also have to respond to the unique  
19                  demands of the national capital and the needs  
20                  to be stewards of nationally significant  
21                  resources.

22                  Understanding how the city's parks

1 can meet their full potential means looking at  
2 their capacity, improved access, maintenance,  
3 design, and programming. All offer the  
4 opportunity to increase capacity at our  
5 existing park assets.

6 And, lastly, we have tremendous  
7 historic cultural and environmental resources  
8 within our park spaces that are true assets.  
9 Approximately 70 percent of Washington's  
10 wooded areas and steep slopes are located in  
11 our parks. And 26 percent of all park land is  
12 within historic districts.

13 We must ensure that how we use our  
14 park space is compatible with the sensitive  
15 resources, even while looking for ways to  
16 accommodate new demands for park amenities.

17 Chris Shaheen with D.C. Office of  
18 Planning will now give you an overview of the  
19 six big ideas.

20 MR. SHAHEEN: I'm going to talk  
21 about the six big ideas. And after that I'm  
22 going to go into what our priority actions

1 are.

2 From this understanding that the  
3 information that Tammy just went over, we  
4 understand that Washington's parks and the  
5 existing and future recreational needs of the  
6 people in Washington, the CapitalSpace  
7 partners identified six big ideas to be the  
8 basis of this plan.

9 These big ideas address components  
10 of the park and open space system that the  
11 partner agencies thought would benefit the  
12 most from joint planning and that offered the  
13 greatest opportunities for realizing the full  
14 potential of Washington's parks.

15 The first big idea is to link the  
16 Fort Circle parks. We have this great assets  
17 of parks space that encircles Washington with  
18 remains of the historic forts that protected  
19 the nation's capital during the Civil War, a  
20 great use of the city and important natural  
21 areas.

22 The big idea focuses on completing

1 the concept of the connected greenway for the  
2 Fort Circle parks and getting people out using  
3 the parks. It builds upon implementation of  
4 the National Park Service's general management  
5 plan with recommendation for making the Fort  
6 Circle parks appreciated as local and national  
7 historic, natural, and recreational resources.

8 In particular, the big idea calls  
9 for completing both an interpretation plan  
10 and Fort Circle park trail. It also calls for  
11 the development of other connections between  
12 the fort parks and other parks, schools, and  
13 neighborhood activity centers.

14 The second big idea is to improve  
15 public schoolyards. We found that in our  
16 analysis that nearly 30 percent of the city's  
17 public play fields, ball courts, and  
18 playgrounds are on D.C. public school  
19 properties.

20 This big idea contains  
21 recommendations to improve and maintain our  
22 schoolyards as attractive areas that offer

1 diverse opportunities for learning, healthy  
2 living, and recreation. And because  
3 schoolyards play such a critical role in  
4 providing active recreational facilities to  
5 the city's residents, this big idea also  
6 includes recommendations to make and keep  
7 these sites open to the community, ensuring  
8 that these spaces remain vital parts of  
9 Washington's park and open space system.

10           Enhanced urban natural areas  
11 recognize that nearly 70 percent of the  
12 District's natural resources, including its  
13 wetlands, wildlife corridors, wooded areas,  
14 and steep slopes are within parks and open  
15 spaces.

16           The big idea offers  
17 recommendations to protect and restore the  
18 District's natural resources and expand  
19 educational and interpretive programs. It  
20 also includes recommendations to synchronize  
21 goals and management strategies among agencies  
22 and replace outdated and aging gray

1 infrastructure, such as sewer pipes and  
2 spillways, with green engineering techniques,  
3 such as bioswales and water detention  
4 facilities.

5 The big idea's main objective,  
6 however, is to ensure that our natural areas  
7 are recognized to be equally important as the  
8 city's other recreational and cultural  
9 amenities.

10 The improving play field's big  
11 idea recognizes that the District has limited  
12 soccer, football, and other types of fields to  
13 meet the day's demand, let alone any future  
14 demand, and it recognizes the difficulty in  
15 finding space for new fields.

16 The big idea focuses on how we can  
17 better use the fields that we have through  
18 improvement, maintenance, and the coordination  
19 of permitting among the various managing  
20 agencies.

21 Enhanced center city parks  
22 recognize that within Washington's downtown

1 neighborhoods, there is limited park space or  
2 that existing park space doesn't meet many  
3 desired uses.

4 The big idea recommends creative  
5 approaches to use other land for parks and  
6 recommends finding a new approach to using our  
7 existing parks.

8 The big idea also contains  
9 recommendations for maintaining, enhancing,  
10 and preserving center city parks in a way that  
11 values their national and historic  
12 significance as well as their recreation and  
13 environmental contributions to the health and  
14 well-being of downtown residents.

15 And the sixth big idea,  
16 transforming small parts, recognizes that  
17 small parts can provide a greater contribution  
18 to Washington's park and open space system  
19 than their size suggests, provided that they  
20 are considered as part of a cluster for how  
21 they are used in approved program and  
22 maintained as coordinated among the multiple

1 federal and district agencies that have  
2 jurisdiction over them.

3 To begin to implement the  
4 recommendations of CapitalSpace, the partner  
5 agencies have agreed to a number of specific  
6 actions. These include focusing on specific  
7 priority actions, working together in  
8 measuring progress, coordinating on  
9 over-arching issues, maximizing resources, and  
10 building partnerships. We'll go over these  
11 briefly today, but more detail is included in  
12 a "Moving the Plan Forward" section of the  
13 plan.

14 Regarding the specific priority  
15 actions, a list of priorities have been  
16 developed and agreed upon by the partner  
17 agencies for early action or consideration by  
18 one or more of the partners.

19 They include improving the  
20 interpretation and promotion of the Fort  
21 Circle parks, categorizing small parks,  
22 beginning to coordinate their management and

1 maintenance, coordinating the scheduling and  
2 maintenance of play fields to improve their  
3 availability and use, coordinating research  
4 and the restoration of natural areas through  
5 a multi-agency ecosystem consortium,  
6 identifying a final alignment, designing, and  
7 constructing the remainder of the Fort Circle  
8 parks' hiking trail, exploring opportunities  
9 to make our downtown parks and their  
10 surrounding streets more inviting and active,  
11 and ensuring schoolyards are available to help  
12 meet community recreation needs.

13           Successful implementation of these  
14 actions will only be accomplished through  
15 strong coordination with the community and  
16 stakeholder organizations, many of whom  
17 expressed interest in working together on  
18 these projects.

19           One of the most valuable outcomes  
20 of the CapitalSpace initiative is the  
21 development of shared goals, improved  
22 communication, and strengthen relationships

1 between the partner agencies. These outcomes  
2 will allow the partners to better promote  
3 opportunities and address challenges facing  
4 Washington's parks.

5 To achieve this, the partner  
6 agencies are committed to holding quarterly  
7 meetings and developing an annual CapitalSpace  
8 status report to track progress on key  
9 actions.

10 Several over-arching  
11 recommendations arose in the development of  
12 the six big ideas that the partner agencies  
13 believe should be incorporated into any park  
14 project. These include expanding and  
15 coordinating information sharing with the  
16 public, improving coordination for ongoing  
17 maintenance, expanding green job  
18 opportunities, and using sustainable practices  
19 to construct, maintain, and program parks.

20 Many of the public comments we  
21 have received wanted inclusion of information  
22 about creating new jobs or more publicly

1 accessible open space, with many comments  
2 focused on the north central area of the city.  
3 The partners see this as an important topic  
4 that we will continue to work together on.  
5 And the plan calls this issue out  
6 specifically.

7           The CapitalSpace partners are also  
8 committed to advancing recommendations by  
9 working together, which can help leverage  
10 limited budgets and bring additional resources  
11 from other agencies and external groups to  
12 advance projects, programs, and activities.

13           The partner agencies will look for  
14 opportunities to maximize their resources by  
15 coordinating work plans, capital improvement  
16 budgets, and other programs as they relate to  
17 the city's parks and open spaces and where it  
18 is appropriate.

19           There are tremendous opportunities  
20 to build partnerships to improve Washington's  
21 parks, which combine the assets of the public  
22 and private sectors in creative ways.

1                   The partner agencies are committed  
2                   to strengthening the legacy of park  
3                   partnerships by connecting interested partners  
4                   to the right agency through improved  
5                   information sharing, exploring legislative  
6                   changes that could provide increased  
7                   partnering flexibility, and identifying the  
8                   opportunities for agencies to jointly enter  
9                   into cooperative agreements with a single  
10                  partnership organization.

11                  Now I will turn the presentation  
12                  over to Julia Koster. And she will talk about  
13                  the next steps.

14                  MS. KOSTER: Thanks, Chris.

15                  In summary, to implement the  
16                  recommendations of CapitalSpace, the partner  
17                  agencies have identified seven priority  
18                  actions for immediate focused attention over  
19                  the next few years and are committed to  
20                  working together to measure progress, explore  
21                  over-arching park and open space issues, and  
22                  coordinating to maximize resources and build

1 partnerships.

2           Again, a primary outcome of the  
3 CapitalSpace process was stronger  
4 relationships and ongoing communication  
5 between the partner agencies. And it's really  
6 critical that this continue.

7           The partner agencies will be  
8 meeting next month to set a quarterly meeting  
9 schedule and agendas and go over a work  
10 program. We have already identified a number  
11 of activities related to the priority actions  
12 that our agencies will be working on together.

13           The CapitalSpace plan is being  
14 brought to the Commission for adoption. When  
15 plans are adopted, the Executive Directors'  
16 report to the Commission proposes how  
17 Commission and staff will specifically use the  
18 plan in the future. I'm going to go over  
19 those recommendations.

20           Once adopted, the Commission  
21 should consider the recommendations in the  
22 CapitalSpace plan in evaluating future

1 development proposals. Staff should use the  
2 CapitalSpace plan as a guide, when evaluating  
3 and making recommendations for development  
4 proposals. And staff should advise applicants  
5 to use the plan as a guide as well.

6 Staff will be incorporating the  
7 information and recommendations of the  
8 CapitalSpace plan when we develop or amend  
9 future NCPC plans, studies, and reports,  
10 including the federal elements of the  
11 comprehensive plan.

12 Staff would also use the  
13 CapitalSpace plan as a guide when we provide  
14 comments on federal, local, and private plans  
15 and studies.

16 NCPC played a lead role in  
17 convening and facilitating interagency  
18 coordination throughout the CapitalSpace  
19 project. And it is recommended that NCPC  
20 continue in this role, taking the lead in  
21 convening quarterly meetings and working with  
22 the partner agencies to prepare an annual work

1 program and develop an annual progress report.

2 As Chris noted, the partnership  
3 agencies will be first tackling seven priority  
4 action items. In accordance with NCPC's  
5 strategic plan and our agency's available  
6 resources, we recommend that NCPC staff work  
7 with our partners to advance these priority  
8 actions and other CapitalSpace recommendations  
9 as opportunities arise.

10 The CapitalSpace plan should also  
11 be used to inform future updates to NCPC's  
12 strategic plan. We will be reporting back to  
13 the Commission annually on our progress in  
14 implementing these priority actions.

15 Finally, staff will be preparing  
16 the adopted plan for publication following  
17 Commission action. We will incorporate any  
18 comments and direction that the Commission  
19 provides to us today and may make technical  
20 corrections to the text and graphics as we  
21 prepare the document for final publication.

22 Mr. Chairman, I would again like

1 to thank our partner agencies and the members  
2 of the public who contributed. It was through  
3 this great collaborative effort that we have  
4 continually shaped and improved this plan.

5 That concludes our presentation.  
6 We would be happy to answer any questions.

7 CHAIRMAN BRYANT: Before we go to  
8 public comment, let me see if Commission  
9 members have any quick comments to make. And  
10 then after public comment, we will bring it  
11 back for more formal deliberation. Mr. Ames?

12 MEMBER AMES: First of all, I have  
13 a question about the Francis Marion National  
14 Park. At one time we used to get some updates  
15 on what was happening there. I realize it was  
16 a group from South Carolina that was trying to  
17 raise money to redo it. Is anybody here today  
18 familiar with that?

19 MS. KOSTER: Commissioner Ames?  
20 Commissioner Ames, I believe Lucy Kemp from  
21 our staff has information on that, and the  
22 National Park Service does as well.

1                   MEMBER MAY: Yes. I can tell you  
2                   that the authority was granted a little more  
3                   than a year ago, granted by the Congress. And  
4                   the group that is working on it has something  
5                   of a sort of a stuttering start to it, but  
6                   they seem to be at this point trying to move  
7                   forward.

8                   We recently reviewed their  
9                   website. And they're planning on moving  
10                  forward with the fund-raising necessary. And  
11                  it is for a Francis Marion Memorial. They  
12                  still have to go through the process to get  
13                  the location established. Obviously the  
14                  Marion Park is high on their list of preferred  
15                  choices.

16                  MEMBER AMES: Yes. It was my  
17                  understanding when that park was talked about  
18                  that also there was going to be possibly some  
19                  coordination with the Park Service and the  
20                  city because it's one of those parks that just  
21                  kind of sits there, that the city may be  
22                  interested in putting some playground

1 equipment and that sort of thing, like you do  
2 with school properties and stuff. I would  
3 just encourage that that keep going.

4 MEMBER MAY: There is playground  
5 equipment there now.

6 MEMBER AMES: But I think they  
7 were talking about replacing and whatever and  
8 whatever, upgrading.

9 MEMBER MAY: I don't know. We  
10 haven't had any recent conversations with the  
11 city that I'm aware of, but maybe you know of  
12 something.

13 MS. KOSTER: No. And,  
14 Commissioner Ames, because the site has not  
15 been selected, I think at such time as that  
16 occurs --

17 MEMBER AMES: That's when --

18 MS. KOSTER: -- that is when --

19 MEMBER AMES: One of the things in  
20 the fund-raising effort was to do that also  
21 from my understanding from the memorial, one.  
22 Two, they were hoping to raise enough money

1 that if that park were -- if they were allowed  
2 to put the memorial there, that they would  
3 spend some money on upgrading the park for  
4 more playground facilities and stuff. I was  
5 just interested, obviously, from South  
6 Carolina, but I wanted to ask that question.

7 I have another question about the  
8 presentation itself. I saw that a picture of  
9 the Armed Forces Retirement Home was in the  
10 presentation. It was breezed by. Can  
11 somebody give me an idea of what you are  
12 talking about as far as -- and the reason I  
13 asked that, we have been to battle with this  
14 situation before. So everybody will  
15 understand where I am coming from, the Armed  
16 Forces Retirement Home is a retirement home  
17 for all enforcement personnel, and it is not  
18 funded by the government. It was put in a  
19 trust. And they basically fund themselves.

20 Where the battle started was a  
21 year or so ago, they came to us for a master  
22 plan or a plan approval to lease certain

1 parcels of land to generate income.

2 We got into a lot of talks with  
3 different people. Neighborhood, city, and  
4 some other people wanted to use parts of the  
5 land for a park. It was talked about at that  
6 time that if there was interest in doing that,  
7 that because the Armed Forces Retirement Home  
8 does not receive funding each year, they have  
9 to kind of come up with their own money. Then  
10 if there was interest in doing that, somebody  
11 needed to talk to them about possibly leasing  
12 or whatever.

13 My question is, just because I saw  
14 the property pop up in the presentation, is  
15 that just because it looks good or because you  
16 all have talked to the Armed Forces Retirement  
17 Home about some ideas and because they were  
18 vehemently opposed just to dedicating the land  
19 to be used that way? So that's my question.

20 MS. KOSTER: Commissioner Ames,  
21 that is a great question. And I think one of  
22 the things that really came up in the comments

1 we received from the public is there were a  
2 number of the citizen groups and stakeholder  
3 groups that are in the north central part of  
4 Washington, D.C. that very much would like to  
5 see increased access to either parks, either  
6 new parks, or increased access to open space  
7 and in addition to certainly they're  
8 interested in opportunities that may arise at  
9 the time but also looking at many other sites  
10 in their area.

11 And so in response to their  
12 comments, we -- and we also received comments  
13 from other groups that said, "Are you thinking  
14 about improving access to other sites or new  
15 park space?" We did include information in  
16 the plan document: first, a description of  
17 this on page 27.

18 And we also in the pack, in the  
19 "Moving the Plan Forward" section, recognize  
20 that a number of the partner agencies have  
21 stated their commitment to continue to work on  
22 looking at making open space in the city more

1 publicly accessible, including sites like the  
2 Armed Forces Retirement Home, and will  
3 continue to work together on that.

4 So there is acknowledgment of this  
5 in here. We also discussed this with GSA and  
6 their client, the home. They were satisfied  
7 with the language in this.

8 So we see this as kind of putting  
9 a placeholder in that says we'll continue to  
10 work on this issue with the different partner  
11 agencies here.

12 MEMBER AMES: Have you worked with  
13 the retirement home people at all about this  
14 situation?

15 MS. KOSTER: We have had  
16 continuing conversations. I think it has been  
17 a little bit quieter because of their other  
18 work with the master plan and the --

19 MEMBER AMES: I will fair warn you  
20 that it didn't bother me that I saw it in the  
21 presentation. What I'm telling you is it was  
22 a volatile issue when it came before us.

1                   And if, for some reason, if the  
2                   press were here and the term "retirement home"  
3                   were mentioned in this article and they know  
4                   nothing about it, then the arms go up again;  
5                   whereas, if we sat down with them and said,  
6                   "Look, we realize that you are  
7                   self-sustaining, that you don't have money.  
8                   We would like to include you in some ideas,  
9                   but including you would mean that you would be  
10                  compensated for land that would be taken," you  
11                  know, there is a nine-hole golf course there.  
12                  They were shifting some stuff around.

13                   And, of course, economic times had  
14                   probably slowed the progress down on the  
15                   development of these buildings that were  
16                   there, but I just want to make sure that they  
17                   are included in the initial conversations  
18                   because if not, you are going to run into a  
19                   brick wall before you get started.

20                   And that is all I have, Mr.  
21                   Chairman.

22                   CHAIRMAN BRYANT: Thank you, Mr.

1 Ames.

2 Mr. Newton?

3 MEMBER NEWTON: Mr. Chairman,  
4 thank you.

5 As I recall and to refine your  
6 comments, Commissioner Ames, the management of  
7 the Armed Forces Retirement Home was concerned  
8 about the idea of giving up property to open  
9 park use because the property had been set  
10 aside for the use of the residents that live  
11 there.

12 As I also recall, I think there  
13 was discussion and comment from the Commission  
14 that seeking ways to enable the general public  
15 to have some access, maybe more access, was  
16 sort of the general sentiment, still  
17 respecting the residents' need and desire to  
18 have the space to themselves, still be  
19 resolved.

20 CHAIRMAN BRYANT: Mr. McGill?

21 MEMBER MCGILL: I just want to  
22 verify that NCPC staff have coordinated with

1 both GSA and the home on the language in the  
2 document. And we're in synch on how it is  
3 presented.

4 The home is continuing to try to  
5 pursue the redevelopment of that southeast  
6 corner of their property, which, even in  
7 itself, would include a 25 or a 35-acre park.  
8 And so that we are proceeding.

9 CHAIRMAN BRYANT: Thank you.

10 MEMBER MCGILL: Thank you.

11 CHAIRMAN BRYANT: Ms. Stidham, Mr.  
12 Shaheen, Ms. Koster, thank you very much.

13 We will turn now to a public  
14 comment period for this as this is up before  
15 us for final adoption. We have two persons  
16 who have signed up to speak, each representing  
17 an organization. So you will have six minutes  
18 each.

19 First, there is Mr. Carl Rollins  
20 of Common Good City Farm. And then following  
21 will be Derrick Smith of My Community Union.  
22 Mr. Rollins? Excuse me. It's five minutes,

1 not six minutes. Welcome.

2 MR. ROLLINS: Good afternoon. I  
3 apologize I don't have any copies of my  
4 statement, to try to preserve a few trees  
5 perhaps.

6 My name is Carl Rollins. thank  
7 you for listening to me today. I am on staff,  
8 one of the farm coordinators, at Common Good  
9 City Farm, which is in a district near Howard  
10 University's hospital.

11 I am an advocate for the health  
12 and well-being of the citizens of the District  
13 of Columbia. My focus is teaching all, all  
14 but primarily young people, about nutrition,  
15 healthy lifestyles, and the environment in the  
16 context of school gardens.

17 I hope to change behaviors in  
18 order to make our society and our planet  
19 healthier. I seek to jump-start urban farming  
20 here by growing gardeners. by growing a new  
21 generation of change agents who are willing to  
22 question the status quo, sacrifice material

1 desires to combat climate change, and grow  
2 green jobs, we can change our culture.

3 I am heartened that the  
4 CapitalSpace plan has a strong section in it  
5 on schoolyard greening, particularly edible  
6 schoolyard gardens. and the fact that the  
7 problem of obesity in D.C. is highlighted  
8 along with the potential of these outdoor  
9 school learning features to positively impact  
10 ecological literacy in the future is a plus.

11 I am enthusiastic about the latest  
12 draft's mention of community food security,  
13 green jobs, and the national trend of  
14 increased popularity of community gardens.

15 the head of Washington Parks and  
16 People noted in the testimony he submitted on  
17 the original draft that it wasn't really a  
18 plan.

19 The latest version includes more  
20 information on implementation. And this is an  
21 improvement. However, I would like to see our  
22 decision-makers and planners go even further.

1           In a survey conducted last year by  
2           the neighborhood farm initiative, less than 30  
3           community gardens were counted in D.C.  
4           Philadelphia has 400. Detroit has over 800  
5           community gardens, 2 that are over 2 acres.

6           D.C. is lagging behind in what has  
7           become a burgeoning social movement led by the  
8           First Lady in people returning to their roots  
9           to grow some of their own food.

10           Unfortunately, there are barriers  
11           to this process. Naysayers say that the  
12           parents of immigrant children don't want their  
13           children learning stoop labor, that kids need  
14           to focus just on math and reading, that  
15           growing food is too hard in an urban  
16           environment, and gardens attract rodents.

17           These were dispelled by the  
18           gigantic urban garden in L.A. that was  
19           featured in the Academy Award-nominated  
20           documentary "The Garden" last year. That  
21           garden was ultimately bulldozed through secret  
22           dealings of corrupt politicians and a

1 mean-spirited developer. There are many of us  
2 who want to ensure that this scenario does not  
3 play out here.

4 What needs to happen to prevent  
5 this? First, we need permanent urban  
6 agricultural conservation easements to set  
7 aside land for growing our own food here in  
8 the city, especially in places where there  
9 aren't enough supermarkets.

10 We need the current laws,  
11 including D.C. Code 48-402, implemented. More  
12 public-private partnerships and a more  
13 transparent deliberative process on land use  
14 policy are also needed.

15 Let's look at some of the things  
16 that are going on behind the scenes right now  
17 that need to be changed. DVOE, DPR, DCPS do  
18 not work together as closely as they should in  
19 coordinating their schoolyard greening  
20 efforts. This may be remedied, in part, by  
21 the Healthy Schools Act, which is now before  
22 the D.C. Council.

1                   As far as I know, DPR's master  
2 parks plan, as required by the comprehensive  
3 plan, is only in draft form and has not been  
4 released to the public yet. At least it's not  
5 available publicly on the website.

6                   This was so even before the master  
7 budget cuts and administrative turmoil at that  
8 agency in the last year. There was talk about  
9 a possible farm near the Department of Youth  
10 and Rehabilitative Services New Beginnings  
11 facility in suburban Maryland that DPR is  
12 assisting on the panning with, but if they  
13 can't run their own gardens properly or  
14 complete the park's plan, how can they plan  
15 for a scaled-up farm?

16                   I know of no outside experts who  
17 have been brought in on this. And they need  
18 to do so. DDOE has a River Smarts Schools  
19 program. However, it does not emphasize  
20 edible schoolyard gardens.

21                   Spending 300,000 on a  
22 bio-retention swale at a school, as they did

1 in one case, \$50,000 on plants alone, does not  
2 pass muster. Right now they are planning a  
3 \$100,000 garden at another school.

4 I know these are demonstration  
5 gardens, but as the draft plan mentions,  
6 gardens can be low-cost solutions to the  
7 problem of maximizing green space.

8 If I might sum up just quickly?  
9 Why pay farms to design these gardens when  
10 volunteers from the community and nonprofits  
11 can install edible gardens cheaply?

12 Relevant government agencies,  
13 including this Commission, Deputy Mayor for  
14 Planning and Economic Development, Office of  
15 Planning, DCPS, UDC, DPR I believe need to  
16 establish a sustainable urban agricultural  
17 working group and bring in nonprofits, members  
18 of academia, sustainability professionals to  
19 create a coordinated plan.

20 Not just small vacant lots in  
21 triangle parks but large tracts, like Walter  
22 Reed, the Armed Forces Retirement Home, Poplar

1 Point, Reservation 13, McMillan Reservoir,  
2 need to be considered, at least a small  
3 percentage of that land, for urban farms, not  
4 just gardens.

5 I thank you very much for your  
6 time today.

7 CHAIRMAN BRYANT: Thank you, Mr.  
8 Rollins, very much.

9 Derrick Smith? Mr. Smith,  
10 welcome.

11 MS. SMITH: Hi. How are you  
12 doing? Thank you very much for this  
13 opportunity. My name is Derrick Smith. I am  
14 a registered nurse, 15 years experience, 6  
15 years experience bedside aid in the community,  
16 working on my 9th year.

17 The reason why I came to the  
18 community and created My Community Union was  
19 under the auspice that I agree with Mr.  
20 Rollins that we need to combat obesity,  
21 diabetes, and cardiovascular incidence,  
22 especially east of the river.

1                   A lot of your park plans are  
2 talking about converting green land into  
3 useable park space.

4                   Thank you very much for passing  
5 that out.

6                   The concept of combining resources  
7 to meet the greater need of the community is  
8 a novel and worthwhile venture. It is my  
9 understanding as a representative of ward 7 in  
10 the capacity of an activist, naturalist, and  
11 resident that the intentions of the  
12 CapitalSpace program are to do just that.

13                   It is also my understanding that  
14 this collaboration has been a serious and  
15 dutiful undertaking by the District of  
16 Columbia Parks and Recreation Department,  
17 National Park Service, and the National  
18 Capital Planning Commission for the past three  
19 years.

20                   I just want to add also this is  
21 within the first six months I have heard of  
22 it. You guys have been planning it for three

1 years.

2 I had not even heard of such a  
3 plan until October of 2009, when I was invited  
4 to participate in the final public meeting at  
5 the Martin Luther King Library.

6 After listening to the presenters  
7 state the efforts to include the communities  
8 involved, I was outraged. The public at large  
9 isn't even aware of your intentions, not aware  
10 of your plans or this project.

11 How much outreach did you really  
12 do? I've been gardening, working green  
13 programs in ward 7 for 3 years and didn't hear  
14 of this until October 2009.

15 And with whom did you do the  
16 outreach in this three-year period to have the  
17 community buy-in about this project? I have  
18 personally spoken with my single member  
19 district ANC commissioner, Ms. Yvonne Moore,  
20 who has been elected. And she does not know  
21 anything about this project.

22 I have also spoken with my city

1 councilwoman, Ms. Alexander.

2 She is not aware of this project.

3 And I have spoken with Councilman Kwame Brown,  
4 who sits on the Board for Economic  
5 Development. And he neither has heard of this  
6 project. So how much outreach did you guys  
7 really do? And who did you reach?

8 I have gardened at the Fort Dupont  
9 community garden for three years. I have had  
10 my ear to the ground about opportunities,  
11 grants, and projects in ward 7 specifically.  
12 And in October was the first time I heard  
13 about the project.

14 It is my understanding that you do  
15 have Anacostia Groundworks and the support of  
16 Sylvia Brown, who is an ANC commissioner, of  
17 the Deanwood community, but that is not all of  
18 ward 7.

19 She nor Mr. Chestnut can possibly  
20 represent the diverse communities of  
21 Hillcrest, Fairlawn, Anacostia, and Fort  
22 Davis, to name a few communities that are in

1 your plans.

2 I have spoken with presidents of  
3 each of the civic associations that border on  
4 the projects. They have not heard of this  
5 project or was it supposed to be a secret and  
6 I was not supposed to be informed? Which one  
7 is correct, the outreach was very limited or  
8 it is a secret?

9 The lack of transparency at this  
10 level is to me an indication of lack of  
11 consideration for the communities you are  
12 proposing to change.

13 When the emcee of the meeting, Mr.  
14 Edwards, asked in October 2009 if anyone had  
15 previously attended any of the meetings, only  
16 3 out of about 75 to 100 people raised their  
17 heads. And this was a room full of community  
18 activists, community programs, grass roots  
19 programs, green programs. No one had even  
20 heard of this project before that October.

21 I do also recognize that  
22 Washington Parks and People are one of your

1 partners that you refuse to list. I have been  
2 informed about this project. And, again, that  
3 isn't a community representative of all of  
4 ward 7. Ward 7 is a very diverse community,  
5 which is going to be directly affected by the  
6 Circle Parks project.

7 The lack of consideration for a  
8 public hearing and comments was another alarm.  
9 If this is truly for the community that  
10 currently exists, why haven't we had  
11 presentations to the ANC commissioners, the  
12 ANCs, the civic associations in the immediate  
13 areas affected by these plans for change? Why  
14 is there not another public round of meetings  
15 since you know that the majority of the  
16 community isn't aware of your plans?

17 Why haven't you allowed any more  
18 time for input? There was about a two-week  
19 time for input regarding October to the time  
20 that you closed off the official hearing  
21 notice. Why was the public comment time cut  
22 so short?

1                   The next observation for the  
2                   program that I consider important was the lack  
3                   of planning to include the community  
4                   population in the building of this project.

5                   This is one of the most  
6                   significant projects in the community. We  
7                   currently are looking to employ young men in  
8                   our community. We often see other  
9                   opportunities given to other jurisdictions  
10                  within our ward, which is quite upsetting.

11                  I'm not going to read this page by  
12                  page and sentence by sentence anymore. My  
13                  time is running out. But it is a grave  
14                  concern for me.

15                  I currently have been at the Fort  
16                  Dupont garden for three years. I have tried  
17                  to speak with the supervisor about  
18                  implementing a program to teach young men --  
19                  if I may just finish this up? -- agriculture,  
20                  gardening, rain gardening programs.

21                  I spoke with her in April of last  
22                  year. She did not get back to me. A young

1 lady walked up in September of 2009, asked her  
2 to participate. In November, she had a letter  
3 of support.

4 I have yet to have a conclusion of  
5 why this criteria wasn't given to me, why  
6 wasn't I informed of this criteria. These  
7 young men have sat this whole winter without  
8 an opportunity to take advantage of some other  
9 contracts that I was aware of were coming up  
10 within the District of Columbia.

11 How can we trust this size of  
12 organization to manage our public properties,  
13 our public land, when I, who know the  
14 supervisor directly, cannot get access to a  
15 garden that I have been in for three years?  
16 How can we trust this organization when you  
17 have not done the outreach to the communities,  
18 to the ANC commissioners, to the ground roots  
19 organization within ward 7?

20 And have you really done a study  
21 on what you are proposing to do? You are  
22 proposing to bring the whole nation, like

1 today, a great day to visit, into our private  
2 communities and disrupt our way of life.

3 I understand that the District is  
4 a national city, but you have to also  
5 understand the District is people's private  
6 homes.

7 Thank you very much for your time.

8 CHAIRMAN BRYANT: Thank you very  
9 much.

10 This ends our public comment  
11 period. And we'll return the matter before  
12 the Commission for further deliberation and  
13 perhaps a motion.

14 Is there further comment or  
15 discussion among the Commission? Ms.  
16 Tregoning? Let me go to Ms. Tregoning and  
17 then Mr. Miles.

18 MEMBER TREGONING: Thank you, Mr.  
19 Chairman.

20 I just wanted to thank the  
21 gentlemen, Mr. Rollins and Mr. Smith, who took  
22 the time to come here today and the time to

1 have reviewed this plan and to have  
2 participated in at least one of the meetings  
3 that was held on this.

4 I just wanted to kind of emphasize  
5 something about this CapitalSpace project from  
6 my perspective, from the city Planning  
7 Office's perspective, that I don't mean to  
8 underplay the study.

9 I think it is transformative. But  
10 it's largely taking resources that already  
11 exist in places where they already exist and  
12 saying we could do a better job of using those  
13 resources, as opposed to something that is  
14 making great shifts or changes in demographics  
15 or development or anything else in the city.

16 And I do think that, in  
17 particular, Mr. Rollins' point about  
18 agriculture was a very interesting point in  
19 that one of the advantages of our city is that  
20 we do have so much that's park and green  
21 space. However, very little of it really is  
22 what I would call an edible landscape, you

1 know.

2 So that actually might be an  
3 opportunity in our city. You know, an apple  
4 tree is really no less ornamental than a  
5 crabapple tree and, yet, provides a sustenance  
6 as well. I thought that was a good point.

7 We aren't like Detroit in that  
8 we're not a shrinking city that has a lot of  
9 blocks that need to be repurposed from  
10 residential to other uses, but certainly we  
11 could do more to make not just small-scale  
12 community garden use of our spaces but perhaps  
13 find opportunities, temporary or permanent,  
14 for a larger-scale community, agriculture, in  
15 our city.

16 And I thought those were good  
17 points. Thank you.

18 CHAIRMAN BRYANT: Mr. Miles?

19 MEMBER MILES: I would just like  
20 to follow up on the two gentlemen who provided  
21 testimony. And being a ward 7 resident, I  
22 think I certainly know some of their concerns.

1 I noticed a portion of the study  
2 does look at the issue of coordination. When  
3 you first approach this study, you think to  
4 yourself, "What a massive undertaking in  
5 general," even amongst the government entities  
6 or some of the more well-known partners. But  
7 even in the placement of the partnership  
8 piece, it sort of falls to the back end.

9 So, going forward, if we could  
10 place a priority just on the outreach, like  
11 the gentleman suggested, not only to some of  
12 the local community partners, but I think  
13 another thing that is missing is that the  
14 District has one of the most robust charter  
15 school systems.

16 I know there was a lot of  
17 coordination with the District of Columbia  
18 public school system, but I think summarily 30  
19 percent of our children are now attending  
20 charter schools.

21 So I would definitely advocate  
22 that they would also be a partner in examining

1 some of these open spaces in schoolyards as  
2 well.

3 CHAIRMAN BRYANT: Thank you, Mr.  
4 Miles.

5 Other comments or questions? Mr.  
6 May?

7 MEMBER MAY: No. I just wanted to  
8 take a moment to thank the staff of NCPC and  
9 the Office of Planning and the Department of  
10 Parks and Recreation and, of course, my  
11 colleagues at the National Park Service for  
12 their efforts that they have made in bringing  
13 this plan to this point.

14 I think that, on the one hand, it  
15 may seem like we have established a very  
16 direct goal or have a very specific plan for  
17 exactly what is going to happen, but,  
18 actually, it is really just a plan for how we  
19 are going to get started on these things.

20 And I think that some of the  
21 comments that we have received today as well  
22 as the other public comments we received will

1 help form the actual direction much of our  
2 future work will take.

3 There's a lot of coordination and  
4 partnership that does need to be done. And I  
5 think that part of this is intended to  
6 understand what can be done.

7 We have a community gardening  
8 program in some of the parks. And I think it  
9 probably works better in some than in others.  
10 And it certainly is one of those areas that we  
11 should be looking at more carefully.

12 I think that the whole idea that  
13 we would work together within these different  
14 government agencies to try to do the best job  
15 possible I think is very, very important.

16 Again, I would thank the folks who  
17 have been involved in it in bringing it up to  
18 this point. It has been a huge amount of work  
19 up to this point.

20 CHAIRMAN BRYANT: Agreed. Thank  
21 you, Mr. May.

22 I will say again when I spoke to

1 the Committee of 100, one thing was very clear  
2 in that they are very interested in, like many  
3 other organizations, our open spaces and our  
4 parks, both the District-operated and the  
5 National Park Service parks, and the  
6 interaction, the way in which they coordinate  
7 and work together and reach out to other  
8 organizations.

9 So, upon final adoption, as we  
10 said earlier, the National Capital Planning  
11 Commission will take the lead and continue  
12 coordinating with our District and NPS  
13 partners and certainly other organizations.  
14 And so we look forward to doing a very good  
15 job of outreach and being very inclusive as we  
16 go from recommendation to implementation in  
17 partnership with others.

18 With that, is there a motion on  
19 the EDR before us?

20 MEMBER NEWTON: I move the EDR.

21 PARTICIPANT: Second.

22 CHAIRMAN BRYANT: It's been moved

1 and seconded that the Commission approve the  
2 EDR on the CapitalSpace plan. All in favor  
3 say aye?

4 (Chorus of ayes.)

5 CHAIRMAN BRYANT: Opposed, no?

6 (No response.)

7 CHAIRMAN BRYANT: It's adopted.

8 Ms. Koster and team, congratulations. Thank  
9 you for your work.

10 4B. LINCOLN MEMORIAL REFLECTING POOL AND  
11 GROUNDS, CONSTITUTION AVENUE AND BACON  
12 DRIVE, NW, WASHINGTON, D.C. -  
13 REHABILITATION AND PERIMETER SECURITY

14 CHAIRMAN BRYANT: The next item on  
15 the agenda, action item, also will have a  
16 public comment period. It is item 4B, the  
17 rehab and perimeter security for the Lincoln  
18 Memorial reflecting pool and grounds. And we  
19 have a presentation from Ms. Witherell.

20 MS. WITHERELL: Good afternoon,  
21 Mr. Chairman and Commissioners. Park Service  
22 is coming before you today for a preliminary

1 and final site and building plan approval for  
2 rehabilitation of the Lincoln Memorial  
3 reflecting pool and the grounds and also the  
4 introduction of perimeter security.

5 The perimeter security portion of  
6 this project has come before or some aspects  
7 of perimeter security have come before the  
8 Commission for many years, almost a decade  
9 now.

10 And this is final plans, as  
11 promised by the Park Service in a letter to  
12 the Commission in 2007, in which they promised  
13 to withdraw earlier schemes that had trouble  
14 being passed and asked if they could put in  
15 temporary security in time for both the  
16 inaugural and the bicentennial for Lincoln's  
17 birth and in the meantime regroup and put  
18 together a comprehensive proposal for this end  
19 of West Potomac Park. And this is the project  
20 that is before you today. You saw the  
21 concept, which you commented on very favorably  
22 at the September meeting.

1           This is the project location. We  
2           are looking at all of the reflecting pool,  
3           which will be replaced. So it will become a  
4           construction site for 18 to 21 months. The  
5           reflecting pool is leaking and is settling  
6           differentially from the coping.

7           The coping is on piles. When the  
8           concrete basin for the reflecting pool was  
9           built in the early 1920s, it was not put on  
10          piles. And so the differential settlement is  
11          what is making the coping stone very unstable  
12          right now and separating from the pool.

13          So all of this area will be a  
14          construction site during the reconstruction of  
15          the pool. And, in addition, some of the  
16          conditions for the paths along either side of  
17          the reflecting pool will be addressed,  
18          condition of the elm walks.

19          And, as you know, also the  
20          introduction of security at the east end or  
21          the east side of Lincoln Memorial, the other  
22          sides of Lincoln Memorial, are already

1 protective with barriers. We have the  
2 retaining wall around the circle. And then we  
3 have the system of bollards that continue  
4 around toward the front.

5 Some of those will be removed and  
6 relocated, just a happy outcome of this  
7 project. And, in addition, the temporary  
8 concrete barriers that were put in place a  
9 little over a year ago will be removed as  
10 well.

11 The last component of this project  
12 is one that was referred to when you saw the  
13 project in September. We didn't have much  
14 information at that time. So this is really  
15 the new component for you, which is a new  
16 source and system for water for the reflecting  
17 pool.

18 So, again, the current conditions,  
19 I'll draw your attention to the pavers around  
20 the east end of the reflecting pool. These  
21 are historic. In the meantime, we have very  
22 wide dirt or mud paths that have developed.

1                   There always was a bit of a turf  
2                   loss there in that location because people do  
3                   like to walk as close to the center line as  
4                   possible. But this has been exacerbated very  
5                   noticeably in recent years with the completion  
6                   of the World War II Memorial in 2004. And the  
7                   Park Service now estimates about 4.5 million  
8                   visitors a year are walking between the two  
9                   memorials.

10                   These are the elm walks. And then  
11                   the area for the water treatment facility is  
12                   in the U.S. Park Police maintenance facility.  
13                   And the water will come from a current intake  
14                   that is in the wall of the Tidal Basin. there  
15                   will be no change to the appearance of the  
16                   Tidal Basin about the water level.

17                   Again, a photo, a recent photo,  
18                   taken from the steps of the Lincoln Memorial  
19                   showing the condition, the current condition,  
20                   of the turf and also the line of temporary  
21                   bollards, which will be removed as a result of  
22                   this project.

1           This is a rendering -- you saw a  
2           similar version of this last September -- of  
3           the new appearance. There will be several  
4           bollards that will be placed longitudinally to  
5           be less visible across these paths on either  
6           side of the reflecting pool. And, as you  
7           recall, we will have new curving paths that  
8           will rise or descend from the reflecting pool  
9           level to Lincoln Memorial Circle.

10           And, as you recall, this is the  
11           provision of accessibility for the first time  
12           in this very important site. And it's allied  
13           to the design for the security barrier.

14           So in September, you saw a  
15           proposal that showed the bollards, the black  
16           42-inch bollards, coming forward, coming to  
17           this point, where they stopped and then, as  
18           you recall, the concrete barrier, which is the  
19           temporary barrier line.

20           And the rest of the barrier was  
21           created, as you will recall, by lowering the  
22           level, deepening the water at the western end

1 of the reflecting pool so that that barrier  
2 was created with the wall of the pool itself.

3 There will be several bollards  
4 that will cross in the east-west direction  
5 through the new paths. As you will recall, we  
6 will have low-seating walls, but the ground in  
7 front of it will be depressed. And that will  
8 create the vertical barrier, mostly below  
9 grade.

10 There will be several bollards  
11 that will cross the elm walks this side and  
12 then to the north and then mostly retaining  
13 wall but with some bollards to open up the  
14 views that will ascend to the upper level. In  
15 this scheme, the permanent black bollards, the  
16 42-inch bollards, for example, here, would be  
17 pulled back.

18 Since then, in meetings to  
19 minimize adverse effects, we have been able to  
20 improve upon that bollard line and open it up  
21 even more. So the new proposal is to pull  
22 them back farther so that they are not

1 adjacent at all to the elm walks in this  
2 location. And I will show you a comparison of  
3 that. This was the idea last fall, and this  
4 is the current proposal to pull them back even  
5 farther.

6 It's almost a wash between the new  
7 and old bollards. I think 74 bollards will be  
8 removed, but 82 will be put in, so 8. We'll  
9 have a net gain of eight. But they will be  
10 moved farther away. And, in addition, of all  
11 of the concrete blocks, 43 of them will be  
12 removed.

13 To continue with our review of  
14 current conditions and proposals, we are  
15 looking now at the west end of the pool. And  
16 these are the areas where the ground will be  
17 depressed.

18 Right now we have a concrete  
19 plaza, which is not an original material. But  
20 it has been in this condition since before the  
21 bicentennial with expectations of many crowds  
22 who did and who continue to use this area.

1                   This is an earlier sketch of the  
2                   concept for how to have seating walls that are  
3                   fairly low with the depth on the inside to  
4                   serve as a barrier as the ground slopes down.

5                   And one of the major concerns that  
6                   the Commission expressed, the staff and  
7                   Commission, last September, was to try to  
8                   reduce the structural requirement for the  
9                   barrier as much as possible. And we had asked  
10                  to have it be less than 36 inches.

11                  Park Service has concluded its  
12                  security assessment and has determined that a  
13                  30-inch structural height is sufficient as a  
14                  barrier. So when you add the granite cap on  
15                  the top, you get a total height of 34 inches  
16                  for these walls, rather than what would have  
17                  been I think, in a worst case scenario, 36  
18                  inches plus the granite cap on top. So we  
19                  have a total height that is below 36 inches.

20                  And here is a computer rendering  
21                  showing this. I trust this is familiar to you  
22                  from last fall as well. The concept is very

1 similar, the granite cap. And, actually, new  
2 stairs in this location in this part of the  
3 barrier is achieved here.

4 The plaza, which is now concrete,  
5 as I showed you in the earlier photograph,  
6 will be repaved with an improved material.  
7 And we're going to use, the Park Service will  
8 use, the Milford pink pavers. That is the  
9 historic material used on the approach ways to  
10 Lincoln Memorial.

11 And this is the -- actually, I'll  
12 put this up. So this is the Milford pink.  
13 This is the Mount Airy granite, which is the  
14 material that is used for the copings. We see  
15 the comparison. Mount Airy, of course, is  
16 whiter and lighter.

17 A sort of a pattern will be  
18 achieved in the middle. And the surface of it  
19 will be somewhat textured perhaps by a bush  
20 hammer finish, though, just to make sure that  
21 it's not slick when it's raining.

22 One of the aspects of the project

1 that has received the most attention is what  
2 to do with the worn turf on either side of the  
3 reflecting pool.

4 And, Commissioners, you will  
5 recall, those of you who went out to the site  
6 visit last September, had quite a bit of  
7 discussion on this, what material could be  
8 used here and what the width should be.

9 The Park Service proposed a paved  
10 surface at that time, which you commented on  
11 favorably. There was some discussion about  
12 the width. And the Park Service has returned  
13 now with a 13-foot, 4-inch width for the new  
14 paved path. The coping itself is three feet.  
15 So that would be a total of 16 feet, 4 inches.

16 There has been some discussion  
17 about alternative materials to be used here.  
18 And what the Park Service is proposing is an  
19 exposed aggregate that is very fine and that  
20 is fairly dark.

21 The idea would be to match the  
22 value; that is, with the intensity of darkness

1 of the grass, as much as possible, especially  
2 when seen from distant views, either at the  
3 Lincoln or actually from the top of the  
4 Washington Monument. And it would be in  
5 modular paving, as shown here.

6 You will notice above the asterisk  
7 or in the proposed Commission action that  
8 this, the final element of looking at this  
9 material and the quality of the texture and  
10 the color, be delegated to the Executive  
11 Director.

12 Park Service has agreed to create  
13 an array of mockups of material samples that  
14 will be reviewed during construction. And the  
15 Commission of Fine Arts has also made this  
16 request. And we do as well.

17 These kind of mockups are normally  
18 done during construction. So we'll be  
19 reviewing at that time. And it will be to  
20 look at the color and the texture to make sure  
21 that we get an appropriate contrast but not  
22 too strong a contrast with the coping and that

1       it's a color that's appropriate with the  
2       grass.

3               The Park Service at this time is  
4       envisioning to use a color and texture of  
5       aggregate that is very similar to what is in  
6       place now at the Korean War Memorial.

7               The width of the path was  
8       discussed quite a bit last fall and has  
9       continued to be discussed at some length  
10      during these intervening months as we have  
11      been seeking to reduce the adverse effects to  
12      the reflecting pool, which this path  
13      constitutes.

14              And I'll show an historic photo in  
15      a minute, but at the east end of the  
16      reflecting pool, there is sort of an offset in  
17      the design. And the idea was to not make  
18      these paths so wide that they would obliterate  
19      the idea of the offset of the design.

20              The design team for this project  
21      is Sasaki and Associates, which has quite a  
22      bit of experience in designing paths and

1       landscapes. This is their image showing how  
2       people could comfortably use a path of this  
3       width. So we see the three feet for the  
4       coping here, which allows people, perhaps  
5       especially children, to get close to look at  
6       the birds and to see the water.

7                 Five feet is normally the standard  
8       that is required for two people to walk very  
9       comfortably or for two wheelchairs to pass,  
10      for example. And then the additional total  
11      width would allow for various groups.

12                So Sasaki has recommended this for  
13      both design reasons and to be adequate for  
14      people to use a path of this width. And some  
15      of the concerns that some of you raised last  
16      September, particularly Commissioner Ames,  
17      were if it was too narrow, then people would  
18      continue to walk on the grass.

19                The idea is that we believe we  
20      have struck a proper balance, that it's wide  
21      enough that people will use the path because  
22      it will be comfortable to use it but it's not

1 so wide that we're adding more paving than is  
2 necessary or that we're affecting the offset  
3 design at the east end of the reflecting pool.

4 I will make the point that, as we  
5 discussed last fall, the existing worn area  
6 now is 15 to 16 feet. So that is larger than  
7 we have now, but, of course, there is no sort  
8 of natural line there that might allow someone  
9 to stay on the path.

10 Here is an historic photo showing  
11 the paving that has always existed at the east  
12 end of the reflecting pool. And you can see  
13 the offset there. There's a little path there  
14 that goes to the north and a path here that  
15 comes to the south. And you can see  
16 originally the coping. That is the original  
17 three-foot coping.

18 And, again, the increase in  
19 traffic is particularly due to the  
20 construction of the World War II Memorial.

21 So here is the composite material  
22 pallet that is proposed. Some of the

1 discussion over this past year has concerned  
2 what the new materials in this area should be.  
3 As you know, in the Secretary's standards, we  
4 talk about differentiating from the old but  
5 being compatible.

6 One of the decisions that was made  
7 and that was accepted by all of the section  
8 106 parties, especially the D.C. Preservation  
9 Office, was that, even though this was a newly  
10 added material -- again, this is now concrete  
11 -- that it was appropriate on the formal  
12 east-west access to the Mall to have  
13 consistency of material. So we'll be using  
14 new Milford pink granite to match the historic  
15 pink Milford, which you see on the two  
16 approach ways.

17 The paths on either side of the  
18 reflecting pool will be a fine, fairly dark  
19 exposed aggregate concrete, which, again, we  
20 recommended that you delegate the final  
21 approach of this material to the Executive  
22 Director as mockups begin.

1                   The elm walks, which I will  
2 describe in more detail in a minute, are  
3 asphalt now. And the proposal is to pave with  
4 new asphalt, which is the material that is  
5 favored by runners.

6                   So, again, here is the security  
7 barrier. And I would now like to focus on the  
8 vertical elements, the retaining wall that  
9 will run up the sides of the slopes on both  
10 sides. So we are going to be looking on the  
11 south side here in the enlarged area.

12                   I am going to show you three  
13 renderings that indicate what the new barrier  
14 will look like as we go up the slopes. So  
15 here is a view from the top, near the corner  
16 of the circle. The Korean War Memorial is in  
17 this area.

18                   We thought it was important to  
19 have bollards in this location, again,  
20 although the line is widened from what we have  
21 now, so that we could have views of the  
22 reflecting pool from the top.

1           This is the retaining wall, again,  
2           34 inches, which includes the 30-inch  
3           structural core and the cap.

4           Now, here is another image from  
5           the top of the elm walks. We are looking east  
6           towards the Washington Monument. And you will  
7           see that, again, the line is pulled back so  
8           that we don't have the barrier right along the  
9           outside edge of the elm walk as we move up  
10          toward the memorial.

11          The wall has a return. And the  
12          bollards are in this location. And now I am  
13          going to show you an image looking from the  
14          lower part of the slope.

15          And, of course, we had a range of  
16          choices. We have been trying to minimize the  
17          effects and lighten this as much as possible.  
18          The collective decision could have been to  
19          pull the retaining wall closer to the edge,  
20          but it was felt that this would be too strong  
21          against the elm walk and that it would be  
22          better, actually, to add a few bollards here

1 to open it up. Also this allows views up to  
2 the ground and through the trees.

3 The Park Service is proposing  
4 sloping the -- sort of berming up against this  
5 wall and to try to minimize that as much as  
6 possible.

7 The discussion at the Commission  
8 of Fine Arts was that this was a bit too  
9 extreme, that it was clear that this is a  
10 wall, and that half of the wall didn't need to  
11 be bermed as much. I think the Park Service  
12 will be accepting that advice.

13 Now turning to the elm walks, this  
14 is a current condition, which includes --  
15 already it's asphalt, which, again, is not the  
16 original material. The original material  
17 underneath is concrete.

18 We have temporary light standards  
19 that were put in place several years ago in  
20 response to congressional concern for personal  
21 safety.

22 So as the elm walks are

1 refurbished, benches will be refurbished and  
2 will be placed on the outside of the elm walk  
3 so they will have a chance to look in toward  
4 the water.

5                   And light standards will be  
6 installed for the first time. Again, this is  
7 considered an adverse effect under section 106  
8 because there are historically no light  
9 standards in this area.

10                   It has been very important for all  
11 of the parties to think about having a very  
12 low and even illumination, not hot spots but  
13 just very low light, that would not compete in  
14 any way with a more prominent lighting for the  
15 Lincoln Memorial itself.

16                   This is what the light standard  
17 will look like. It is a Phillips structure  
18 and will have I think a max of 50 watts. If  
19 you would like more information on this, the  
20 design team is here to answer more specific  
21 questions about that. It is a contemporary  
22 design, very low-key. It's meant to be just

1 under the, below the canopy of the streets.

2 And the benches will be grouped in  
3 this way. So the light is as far away from  
4 the center line of the Mall as possible. And  
5 the benches are grouped. So they also have  
6 views in toward the water.

7 Now I would like to turn to the  
8 new source and system for water in the  
9 reflecting pool. Currently the reflecting  
10 pool, which is filled with six and a half  
11 million gallons of water -- it's all potable  
12 water. It's coming from a water main up under  
13 Constitution Avenue.

14 So there is due to evaporation and  
15 also to the reflecting pool, which I mentioned  
16 is not structurally stable and is leaking,  
17 right now 15 million gallons of potable water  
18 are used a year in the pool. And in this  
19 proposal, that situation will change.

20 The idea is to use Potomac River  
21 water, to take it from the Tidal Basin through  
22 an existing intake. Right now there is

1 groundwater, both from the fountain and from  
2 seepage at World War II that exists into the  
3 Tidal Basin. So some of that same piping will  
4 be able to be used.

5 In future this will be an intake  
6 point. And World War II, the extra water from  
7 World War II, will be used to top up the  
8 reflecting pool for evaporation. So, instead  
9 of having that water go back into the Tidal  
10 Basin, it will go to the reflecting pool and  
11 will be used for top up.

12 As a backup to that, the line from  
13 potable water will still be in place, but the  
14 idea is not to use that. And we can continue  
15 to take in new water through the Tidal Basin.

16 The piping will go below grade to  
17 this area, which is a utility area. It's the  
18 maintenance yard for the U.S. Park Police.  
19 It's where the stables are and their offices  
20 are. This is an area that is not known to  
21 most visitors.

22 It is mostly screened. But it is

1       there, and it is an important function for the  
2       U.S. Park Police and their horses, the mounted  
3       patrol that patrols the Mall.

4                So the two new structures that  
5       will be constructed, in addition to the  
6       piping, is a pump in this area that will pull  
7       water in from the Tidal Basin and then  
8       below-grade pipes that will go to a new  
9       structure in this location, which will be the  
10      water treatment building. I will show you  
11      this a little further.

12               The water will come in from the  
13      Tidal Basin. Again, this is river water. It  
14      will be filtered through sand and will be  
15      treated with ozone and then will go north and  
16      will be dispersed into the reflecting pool.  
17      So this will be the source. And it will be  
18      recirculated, which is the important point,  
19      which does not happen now. Right now the  
20      water is static or stagnant in the water.

21               And, as you know, there is a large  
22      problem with algae bloom with other problems

1 that affect the water quality in certainly its  
2 appearance.

3 So in future we will have this  
4 ozone-treated water that will be gently  
5 recirculated, not so much that you will see  
6 visible movement on the water, which would  
7 reflect the reflectivity. And it can be  
8 recirculated again, filtered, and with new  
9 ozone treatment and will again then be  
10 recirculated. So this is the proposal to  
11 improve the clarity and the appearance of the  
12 water in the reflecting pool.

13 And, again, we'll have top-up  
14 water from World War II and, if necessary,  
15 from the main, but the idea would be to  
16 continue to use river water as possible  
17 through the Tidal Basin.

18 The water filtration system is  
19 designed so that in the future, it can also  
20 serve the needs of Constitution Gardens Lake,  
21 which is very important.

22 You may recall that I mentioned

1 when discussing the draft national Mall plan  
2 last month that one of the Park Service's  
3 goals through its plan is to institute best  
4 practices for water management on the Mall,  
5 including the elimination of the need for  
6 potable water.

7 So in future, if the  
8 infrastructure can be funded in a future  
9 project, the lake will also become dependent  
10 upon river water, rather than potable water.

11 Now I would like to focus a little  
12 bit on what this will look like. Here is an  
13 aerial view showing this area, this  
14 maintenance yard.

15 Here is an aerial view showing the  
16 current conditions. We are looking south  
17 toward the Tidal Basin. This is the JFK  
18 hockey field. We are looking at a nice spring  
19 photo with the elm trees along the elm walk  
20 coming into leaf. So this is the current  
21 condition, and this would be the proposed  
22 condition.

1                   So I am going to show you again  
2                   current. You can look right here, the  
3                   proposed. So this is the scale of this  
4                   building, which is 40 by 60, 2,400 square  
5                   feet. It's 15 feet in height in relation to  
6                   the stables.

7                   Now, you do know, especially in  
8                   the spring view, you will see that there is a  
9                   bit of a break here. One of the minimization  
10                  measures that the Park Service will undertake  
11                  is to plant some more evergreen screening in  
12                  this area just to ensure that this building is  
13                  not visible from Independence Avenue.

14                  So, again, I won't say this is an  
15                  existing condition. It's a recent existing  
16                  condition, view from Independence. You see  
17                  the facility now behind the stockade fence.

18                  And here is a view looking from  
19                  the north; that is, from the JFK hockey field  
20                  and from Ash Woods from the road. Again, this  
21                  is one of the trailer structures, which serves  
22                  as an office for the U.S. Park Police. The

1 new structure will go in this position. We  
2 are looking south. And that's the view of it.

3 It is a metal building standing  
4 seam roof, hip roof, up to 15 feet in height.  
5 We noticed that this trailer is 14 feet in  
6 height. We have our narrow dimension  
7 north-south 40 feet. And then the 60-foot  
8 dimension is the length.

9 In the national Mall plan, the  
10 Park Service intends to reinterpret and to  
11 refurbish and to improve this area, to  
12 redevelop it and to make it a venue, actually,  
13 for families to come and to look at the horses  
14 and to learn more about the stables; again, an  
15 existing condition from the JFK field and  
16 proposed with the structure, which can be  
17 reclad or realtered as the site is  
18 redeveloped.

19 The Commission of Fine Arts in its  
20 letter, which you have before you, responded  
21 to testimony by the Coalition to Save Our Mall  
22 that this area needs a plan and should be sort

1 of one of the first items, rather than one of  
2 the last items, to be undertaken and then a  
3 small plan to rethink how to improve this  
4 area.

5 In the staff's analysis, we looked  
6 at design and materials, most of which I have  
7 described to you the nature of the materials,  
8 the nature of the retaining walls, trying to  
9 reduce the height as much as possible, making  
10 sure that they are of a fine material that is  
11 appropriate for the existing historic material  
12 at the site.

13 The design, you actually saw most  
14 of the security and accessible design in  
15 September, but that has been furthered with  
16 further study and refinement.

17 The Park Service since you last  
18 saw this project in September has completed a  
19 security assessment and again found that a  
20 30-inch barrier was satisfactory for the  
21 requirement. So total height is 34.

22 And then the last part of the last

1 component of the project, which you only just  
2 heard about briefly last fall, was the water  
3 system for the reflecting pool.

4 The project is consistent with the  
5 preservation and historic features element of  
6 the federal elements of the comprehensive  
7 plan. And the proposed project is assumed in  
8 the draft national Mall plan and will be  
9 updated in the final plan.

10 The Mall plans started before this  
11 project was underway and although it was hoped  
12 for. And the Park Service was successful in  
13 gaining funds from the American Recovery and  
14 Reinvestment Act. So this project is entirely  
15 funded by the Stimulus Act.

16 Park Service mad a finding of no  
17 significant impact, or FONSI, on March 22nd.  
18 And the Executive Director also made a finding  
19 of no significant impact on March 25th.

20 The project will have long-term  
21 beneficial effects. There are some adverse  
22 effects to cultural resources, but in terms of

1 visitorship, water quality, enjoyment,  
2 maintenance, operations, many of the aspects  
3 that are studied underneath of the project  
4 were found to have beneficial effects,  
5 including the appearance and quality of the  
6 water in the reflecting pool and the ability  
7 to remove it from the municipal water supply.

8 A programmatic agreement was  
9 executed several weeks ago among the Park  
10 Service, the District of Columbia State  
11 Historic Preservation Office, the Advisory  
12 Council on Historic Preservation, and the  
13 National Capital Planning Commission.

14 That programmatic agreement has  
15 various continuing stipulations because when  
16 it was signed, the CFA final approval was  
17 still ahead, obviously your deliberations as  
18 well.

19 After the CFA meeting, the  
20 signatories all concurred that the Commission  
21 of Fine Arts action, which did not modify the  
22 proposal, did not constitute new or

1 intensified adverse effects. And the same  
2 process will occur after your action today,  
3 including any modifications that you may make  
4 to the plan.

5 And, therefore, the Executive  
6 Director's recommendation that the Commission  
7 approve the preliminary and final site and  
8 building plans for the rehabilitation of the  
9 Lincoln Memorial reflecting pool and grounds,  
10 including the installation of perimeter  
11 security; that you delegate to the Executive  
12 Director the final approval of the color and  
13 texture of the exposed aggregate paths  
14 following review of mockups on site; commend  
15 the Park Service proposing a comprehensive  
16 approach to addressing needed improvements in  
17 West Potomac Park, including accessibility and  
18 safety for visitors and the rehabilitation of  
19 the grounds; designing perimeter security for  
20 Lincoln Memorial grounds that place most of  
21 the visible barriers outside the national  
22 Mall's monumental east-west access; removes

1 bollards already installed in Lincoln Memorial  
2 Circle; and removes the temporary barriers,  
3 creating a more sustainable system for  
4 managing the source and quality of water in  
5 the reflecting pool; and, finally, noting that  
6 the National Park Service developed a security  
7 analysis and environmental assessment and  
8 finding of no significant impact to assist the  
9 Park Service and the Commission in assessing  
10 the proposed perimeter security walls, which  
11 will have a structural height of 30 inches and  
12 a total finished height of 34 inches.

13 Mr. Chairman, that concludes the  
14 presentation. And the Park Service and their  
15 extensive design team, including Sasaki and  
16 Associates, is here. And I believe we have  
17 four citizens who signed up to speak as well.

1 [INSERT - LINCOLN MEMORIAL REFLECTING POOL AND

2 GROUNDS]

1 [INSERT - LIST OF REGISTERED SPEAKERS AND

2 PREPARED STATEMENTS

1                   CHAIRMAN BRYANT: Thank you, Ms.  
2                   Witherell, for a very comprehensive  
3                   presentation.

4                   Before we go to public comment,  
5                   let me turn to the Commission to see if there  
6                   are any immediate clarifying questions you may  
7                   have. Of course, we will return to a more  
8                   formal discussion after public comment. Any  
9                   quick clarifying questions?

10                  MEMBER DIXON: I just was  
11                  wondering about the barrier around the pool.  
12                  Is it going to be textured different for the  
13                  blind? I don't know whether it is necessary,  
14                  but I am assuming that will be done.

15                  MS. WITHERELL: You know, I can  
16                  ask the Park Service to respond to that. The  
17                  historic coping will go back in place. And it  
18                  has a little bit of a lip on it. It's the  
19                  Mount Airy granite. So they're planning to  
20                  reuse the situation that you have there now.

21                  MEMBER DIXON: Yes.

22                  MS. WITHERELL: You're asking

1 about the wider path?

2 MEMBER DIXON: Well, no. I mean  
3 the border. So if a person is blind, is  
4 walking will know that they are going towards  
5 the pool, rather than on the path. It's just  
6 a texture difference. Often they can tell  
7 with their feet.

8 MS. WITHERELL: Yes and right --

9 MEMBER DIXON: I'm not sure you  
10 can --

11 MS. WITHERELL: Yes. And right  
12 now you're saying they can test it because  
13 they're moving from mud to coping. And in the  
14 future, it may be --

15 MEMBER DIXON: I think it is  
16 obvious now. The other thing I wanted, I am  
17 also very happy to see that you did. There  
18 was some mention a long time ago about  
19 lowering the water level so you could use it  
20 as the barrier. I'm glad that took on because  
21 that makes a lot of sense.

22 MS. WITHERELL: This is what

1 eliminates the --

2 MEMBER DIXON: Exactly. That was  
3 raised about two years ago, before we went to  
4 all of this bollard discussion. Mount Airy  
5 Granite

6 Now, is there going to be any  
7 bollarding along the pathway between the  
8 monument and the World War II and the Lincoln?  
9 Is there going to be nothing on the sides of  
10 it? That's fine. That's fine.

11 MS. WITHERELL: No. We'll have --  
12 I can go back and show you.

13 MEMBER DIXON: No, no. I said I  
14 think that "Yes" or "No." It's just no. I  
15 thought you had mentioned it. I was going to  
16 make my pitch for some benches or something,  
17 but I don't think there's any need for that at  
18 this time. I mean barrier benches.

19 MS. WITHERELL: Well, the plan  
20 adds for a wonderful granite seating wall.

21 MEMBER DIXON: I understand that.  
22 I saw that part, yes. That's wonderful.

1 Thank you. I would like to offer something to  
2 the taxpayers from the security issue. Thank  
3 you.

4 CHAIRMAN BRYANT: Mr. McGill?

5 MEMBER MCGILL: The gray  
6 aggregate, is there any risk that it is so  
7 dark in that very exposed area next to the  
8 pool that it's going to become quite hot in  
9 the summertime?

10 MS. WITHERELL: I think that is  
11 something that the designer can comment on.  
12 And I think it is something that we'll all be  
13 looking at and thinking about as we look at  
14 the samples.

15 I don't know, Mr. Ward, if you  
16 want to just add a comment about the value of  
17 that color. This is Alan Ward from Sasaki and  
18 Associates.

19 MR. WARD: Alan Ward with Sasaki  
20 and Associates. We're the landscape  
21 architects on the design team.

22 The color and material we have

1 chosen is similar to what is in place around  
2 the existing Lincoln Memorial. So it's a kind  
3 of a middle gray value.

4 So it's not so black that it will  
5 be hot to the feet, but we're trying to find  
6 that appropriate value that starts to match  
7 the color and value of the adjacent turf area  
8 so that it doesn't kind of become prominent  
9 when you look at it from above. So it's not  
10 so dark that, in fact, it should be hot.

11 CHAIRMAN BRYANT: Okay. Let's  
12 move to the public comment period. We have  
13 four who have signed up to speak. And they  
14 will be in this order: Judy Scott Feldman  
15 followed by Molly Wade. Each is representing  
16 an organization. So you will have five  
17 minutes.

18 And then third will be Mr. Richard  
19 Westbrook, followed by Jill Barr. You are  
20 individuals. And so you will have three  
21 minutes.

22 Ms. Feldman, welcome.

1 DR. FELDMAN: Good afternoon,  
2 Chairman Bryant and Commissioners. I am Judy  
3 Scott Feldman, Chairman of the National  
4 Coalition to Save Our Mall, a ten-year-old  
5 independent citizens' group seeking long-term  
6 visionary planning for the Mall.

7 The coalition has participated in  
8 the Historic Preservation Act section 106 and  
9 NEPA public consultation process for this  
10 project and submitted concerns as well as  
11 constructive alternatives.

12 We have strongly supported the  
13 goals of the project, but we have stated in  
14 writing and during consultation meetings our  
15 concerns about the effects of large amounts of  
16 hard paving and the location of the filtration  
17 building in Ash Woods on the integrity of the  
18 national Mall.

19 We understand that by signing the  
20 programmatic agreement by the federal and  
21 District review agencies, the agencies  
22 disagree with us. They believe that any

1 adverse impacts can be ironed out during  
2 subsequent consultations. We disagree.

3 Our comments today are not about  
4 that process, which is only one step in a  
5 larger planning and plan review process. The  
6 consultations so far only tell what the  
7 project sponsor wants, in the case today Park  
8 Service goals to repair the reflecting pool,  
9 improve water quality, add new accessible  
10 walkways, and security.

11 Instead, I would like to focus on  
12 two topics that have not been discussed or  
13 reviewed, to our knowledge, so far. We have  
14 written about both in our comments to the Park  
15 Service and Chairman Bryant.

16 The Park Service, NCPC, and  
17 Commission of Fine Arts to date have seemingly  
18 been unconcerned with the issues we have  
19 raised. This has caused us to wonder why.

20 It was only when we mentioned in  
21 our recent letter to the Commission of Fine  
22 Arts that locating the filtration building

1 next to the temporary stables complex "will  
2 frustrate congressional intent" that we began  
3 to realize what the underlying problem is.

4 First, the Commemorative Works  
5 Act. In 2003, the Commemorative Works Act, as  
6 amended, Congress not only created the  
7 moratorium on the reserve portion of the Mall.  
8 Congress also directed the Park Service  
9 working with NCPC and the Commission to  
10 relocate the stables and clean up, remove, and  
11 redesign existing Park Service structures and  
12 "to make other appropriate changes, if any, to  
13 protect the character of the reserve."

14 But today the stables are still  
15 there and unimproved, a dilapidated collection  
16 of mismatched structures and parking. Adding  
17 a reflecting pool filtration building here not  
18 only will ensure that the stables become  
19 permanent but will worsen adverse impacts on  
20 the character of the reserve.

21 How does this decision by Park  
22 Service and NCPC conform to Congress'

1 direction? To put it simply, the  
2 Commemorative Works Act is not being followed  
3 or enforced.

4 As we look further, we see that  
5 the Park Service does not believe in the  
6 direction that Congress put into the act to  
7 guide Mall planning. Congress established the  
8 act in 1986 "to preserve the integrity of the  
9 L'Enfant and McMillan plans for the nation's  
10 capital, but in the national Mall plan, Park  
11 Service dismisses the McMillan plan as "a plan  
12 geared to the needs and sensibilities of the  
13 early 1900s."

14 Congress defines the Mall in the  
15 act following the McMillan plan as "the great  
16 cross-axis, which generally extends from the  
17 United States Capitol to the Lincoln Memorial  
18 and from the White House to the Jefferson."

19 But the Park Service Mall plan states that  
20 "The National Park Service has defined the  
21 national Mall to include three specific areas  
22 over which this agency has legal jurisdiction:

1 the Mall, the Washington Monument, and West  
2 Potomac Park."

3 The Park Service has created its  
4 own definition of the national Mall and, in  
5 the process, puts practical interests and  
6 needs above the historic plans and character.

7 We believe this Park Service  
8 approach and this regard for the Commemorative  
9 Works Act is the reason that the paving of the  
10 walkways in this project is treated separately  
11 from what might be at the rest of the unified  
12 Mall.

13 We also believe this may be why  
14 the Park Service rejected our sustainable  
15 alternative for aerating the fountains, as the  
16 McMillan intended, aerating the water with  
17 fountains as well as numerous other  
18 alternatives that would have put preservation  
19 of the character of the Mall above security  
20 and maintenance needs.

21 My second point is executive order  
22 135-14, by which the Obama administration

1 requires agencies to develop sustainability  
2 plans focused on cost-effective projects and  
3 programs. We are not aware the Park Service  
4 has developed any sustainability plan for the  
5 Mall or this project that could assist NCPC in  
6 evaluating today the proposed design, which  
7 must have a considerable price tag.

8 In conclusion, this project will  
9 redesign and change the character of this part  
10 of the reserve. The problem as we see it is  
11 that the federal and District review agencies  
12 by signing off on the Park Service design  
13 decisions and the programmatic agreement,  
14 which do not conform to the Commemorative  
15 Works Act or executive order, are, however  
16 inadvertently, supporting decision-making that  
17 fundamentally is at odds with congressional  
18 and executive decisions.

19 The integrity of the national Mall  
20 as a unified whole and legacy of the  
21 L'Enfant-McMillan plan is too important for  
22 this not to be carefully resolved.

1                   One last sentence. In our  
2                   comments to the Park Service and NCPC, we have  
3                   proposed convening an independent task force  
4                   of experts in McMillan, Olmstead, and  
5                   sustainability to objectively evaluate the  
6                   design's effects on the character of the  
7                   reserve, including the hard paving and the  
8                   location of the filtration building.

9                   Thank you.

10                   CHAIRMAN BRYANT: Thank you, Dr.  
11                   Feldman.

12                   Ms. Wade, welcome.

13                   MS. WADE: Good afternoon. Thank  
14                   you for having me. My name is Molly Wade. I  
15                   am the Marketing and Communications Associate  
16                   at the Trust for the National Mall.

17                   We are the official nonprofit  
18                   partner of the National Park Service dedicated  
19                   to restoring and improving the national Mall.  
20                   I am here today to speak on behalf of Trust  
21                   President Caroline Cunningham.

22                   The Trust for the National Mall is

1 grateful for the opportunity to share with the  
2 National Capital Planning Commission our  
3 thoughts on the National Park Service's  
4 proposed redesign of the Lincoln Memorial  
5 reflecting pool and its surrounding landscape.

6 This extraordinary piece of the  
7 national Mall has significant damage,  
8 outstanding security issues, and a water  
9 feature that no longer functions adequately.

10 With the infusion of significant  
11 funding through the American Recovery and  
12 Reinvestment Act, the Park Service has  
13 presented a beautiful and functional  
14 recommendation for the restoration and  
15 improvement of this landscape. The trust is  
16 in full support of the proposed plan.

17 The plan adequately acknowledges  
18 and addresses the realities of how Mall  
19 visitors interact with the space. That is,  
20 people want to be near water.

21 The turf flanking the reflecting  
22 pool has been worn bare by use. And the

1 proposal addresses this reality with beautiful  
2 pavers. This solution also creates a clear  
3 edge with the grass, which will facilitate  
4 better long-term maintenance of the grounds  
5 within the operating budget of the park.

6 One of the more beautiful and less  
7 conspicuous security features that is used in  
8 the Washington Monument grounds is  
9 incorporated into the landscape at the  
10 Lincoln.

11 Grass berms on the north and south  
12 sides of the Lincoln across from the main  
13 pavilion will disappear, leaving a graceful  
14 site line while protecting the space. While  
15 the additions of the pylons are not ideal,  
16 they are in keeping with the existing security  
17 design in the area and throughout the national  
18 capital region. In addition, the limited  
19 inclusion of lighting will help improve safety  
20 for nighttime visitors.

21 The most exciting component of the  
22 redesign proposal is that of the reflecting

1 pool. Keeping with their mission of  
2 sustainable design, the Park Service has  
3 developed a solution that relies on water from  
4 the Potomac, rather than on potable water from  
5 the District.

6 The Potomac is an ample feeder  
7 that once filtered will provide recirculating  
8 water in the pool, making it cleaner and safer  
9 for visitors and wildlife.

10 The importance of creating a more  
11 inviting water feature cannot be understated,  
12 given the current state of the stagnant and  
13 filthy water.

14 The trust believes that the  
15 proposed solution is in keeping with the  
16 historic significance of this space while  
17 respecting the natural resources and beauty of  
18 the landscape. We hope that the National  
19 Capital Planning Commission agrees and that  
20 the proposed plan quickly moves forward.

21 Thank you.

22 CHAIRMAN BRYANT: Thank you.

1 Mr. Westbrook?

2 MR. WESTBROOK: Good afternoon,  
3 Mr. Chairman, Commission members. I am here  
4 representing myself on the statements I am  
5 going to make, but Committee of 100 has been  
6 involved with all of this review of all these  
7 projects, not just the reflecting pool for the  
8 memorial.

9 Both John Fondersmith and myself  
10 have participated in all of these reviews and  
11 comments. We have both made the comments. He  
12 did the writing. I did the photography.

13 Other than the question of the  
14 width and materials for those adjacent  
15 walkways to the three-foot coping, the rest of  
16 the report and recommendations and discussion  
17 that Nancy Witherell has done a great job  
18 representing, I think that my opinion is it is  
19 very well-done.

20 I would like to submit a copy of  
21 the report that we sent to Ms. Wheelock back  
22 in January of 2009, after we had done a

1 preliminary review of the section 106  
2 requirements. Nancy, can you get that?

3 And on the last few pages, I have  
4 attached copies of photos, which will  
5 emphasize an ongoing and a serious health  
6 problem and a walking problem, especially for  
7 that three-foot-wide coping, is from Canadian  
8 geese.

9 I know you can't tell by that, but  
10 I have a series of photos that illustrate how  
11 long ago that has been a problem and what it  
12 does for people walking along the coping and  
13 why, all of a sudden, that social walkway or  
14 trail has become eight, ten feet wide, as  
15 opposed to at one time shortly after the World  
16 War II Memorial opened, you had another little  
17 social path, which was maybe not more than a  
18 foot wide adjacent to the three-foot coping.

19 So what I am saying is the reason  
20 that you have got that big wide social path is  
21 not because of joggers and pedestrians walking  
22 but because they couldn't walk on the

1 three-foot-wide coping because of the Canadian  
2 geese droppings. It's not just a health  
3 hazard, obviously. You can't walk on that  
4 stuff. So I have submitted copies with that  
5 one report.

6 And this came up before, and I  
7 have mentioned it a couple of times. Well,  
8 let's just put the grass back. And if it  
9 starts getting worn, just fence it off,  
10 replant, redo the grass, and do the other side  
11 when that becomes a problem.

12 And, as you can see on one of  
13 these photos, before the World War II Memorial  
14 was built, you had this big wide swath of new  
15 turf that was obviously laid, not groomed.

16 And you can see the Canadian geese  
17 feeding on it. Well, they're not just  
18 dropping stuff. They're probably pulling the  
19 roots of the grass out as well. And we had  
20 that before in the Chesapeake Bay with the  
21 white swan ripping up the sea grass.

22 So that's why I'm saying let's try

1 just putting the grass back.

2 CHAIRMAN BRYANT: Thank you, Mr.  
3 Westbrook.

4 MR. WESTBROOK: And if not, maybe  
5 a 3-foot wide parallel but not 13.

6 CHAIRMAN BRYANT: Thank you very  
7 much.

8 MR. WESTBROOK: Thank you. Mr.  
9 Chair, we appreciated your attendance at the  
10 Committee of 100. I'm speaking for myself,  
11 but I think I am speaking for the full  
12 committee. You were very well-received.

13 We had a very good discussion.  
14 You may have heard things that you didn't  
15 really want to hear, especially about the  
16 Washington Monument grounds and the location  
17 of the African American Museum, which I am  
18 adamantly opposed to.

19 CHAIRMAN BRYANT: I enjoyed it  
20 very much, and I learned a lot.

21 MR. WESTBROOK: Thank you.

22 CHAIRMAN BRYANT: Jill Barr,

1 welcome.

2 MS. BARR: Thank you.

3 Hello. My name is Jill Barr. I'm  
4 just a citizen in this group. And I am a  
5 native, actually, grew up in Arlington. And  
6 I have lived in the area with the exception of  
7 a few years. I am back, and I live in  
8 Bethesda.

9 I wanted to address the question  
10 of permeable paving, which I gather you may  
11 have looked at some in the past. But since  
12 there is a great deal of paving going to be  
13 done, I wanted to make a plea that you would  
14 think strongly again about whether we can do  
15 something other than hard pave and asphalt so  
16 much territory.

17 I wanted to offer an example of a  
18 place where I know that it works. I do live  
19 in Bethesda. The Bethesda United Methodist  
20 Church recently pretty much doubled the size  
21 of their parking lot after a lot of thought  
22 about whether that was a good idea. And to

1 mitigate the impact, we used permeable paving.

2           And if any of your staff or any of  
3 you would like to see an absolute perfect  
4 example of impermeable and permeable which  
5 meet, where the two parts of the parking lot  
6 met, you can see that if you put water on that  
7 space, the permeable part penetrates, and the  
8 other part runs off.

9           This has had consequences. It's  
10 less slippery. And when it's wet, it had less  
11 icing in the wintertime. It seems to me --  
12 this could be researched further but that  
13 there would be actual advantages to having  
14 that kind of paving. I don't think it would  
15 cost you anything in terms of it might gain  
16 you something for the treatment in the winter  
17 and so on.

18           It's smooth enough so that it's  
19 not a gravel surface. It's not a problem for  
20 runners or for baby buggies or whatever. It  
21 has a little more texture, which I think is  
22 quite attractive, actually, compared to the

1 smoother hard paving.

2 So that was my wish, to at least  
3 raise that question, because I think we are  
4 talking about an awful lot of surface area  
5 that will be covered with hard paving  
6 otherwise. And I think there might be an  
7 alternative.

8 This is a great example. You can  
9 see it side by side. Okay? Thank you.

10 CHAIRMAN BRYANT: Thank you very  
11 much.

12 That concludes the public comment  
13 period. We'll return the deliberations to  
14 Commission members. Mr. May?

15 MEMBER MAY: Yes. If I could, I  
16 would like to respond to some of the issues  
17 that were raised by the speakers. And I'll  
18 start with Dr. Feldman and the National  
19 Coalition to Save Our Mall.

20 I have to express a certain amount  
21 of frustration myself. The letter that we  
22 have received now characterized the Park

1 Service's actions as being unconcerned with  
2 the coalition, dismissive of the McMillan  
3 plan, and attempting to frustrate the will of  
4 the Congress. This could not be further from  
5 the truth.

6 We live by the McMillan plan and  
7 by the Commemorative Works Act every day. I  
8 mean, this is what we do to protect the lands  
9 that we are charged to protect. And when it  
10 comes to the concerns of the coalition, we  
11 listen very carefully to everything that the  
12 coalition has to say. And we often find very  
13 useful criticism in what is said by the  
14 coalition.

15 But it seems that whenever we  
16 disagree, we are being characterized as  
17 unconcerned with their issues. I will go  
18 through these in a little bit more detail.

19 When it comes to the will of the  
20 Congress and the Commemorative Works Act, the  
21 Park Service or, rather, the Secretary of the  
22 Interior reported to the Congress in 2006 in

1 compliance with the Commemorative Works Act  
2 addressing the issue of the location of the  
3 stables and made a very clear case as to why  
4 the stables should remain where they are,  
5 largely having to do with the issue of being  
6 able to respond and perform the duties that  
7 the police performed from that location.

8 That was the culmination of  
9 actually several years of discussions and  
10 consultation. And, in fact, in a hearing in  
11 April of 2005, Chairman Thomas, Senator  
12 Thomas, indicated support for the position  
13 that the Park Service had taken. That is  
14 especially important since Chairman Thomas was  
15 instrumental in the drafting of the  
16 Commemorative Works Act or at least the 2003  
17 revisions to the Commemorative Works Act.

18 Dr. Feldman also describes the  
19 Park Service as being dismissive of the  
20 McMillan plan and cites as an example the fact  
21 that, rather than refer to the McMillan plan's  
22 definition of the Mall as being "the great

1 cross-axis" between the Capitol and Lincoln  
2 and the White House and the Jefferson, we  
3 define it in terms of the Park Service units:  
4 the national Mall, the Washington Monument  
5 grounds, and West Potomac Park.

6 Those three units are the units  
7 that encompass the entirety of that great  
8 cross-axis. And it actually includes a little  
9 bit more land than that. It includes all of  
10 West Potomac Park.

11 And if we go back and look at some  
12 further comments that we received from the  
13 coalition in the past, there is a continual  
14 push to define the Mall more broadly.

15 So I would think that the  
16 coalition would welcome a definition that  
17 actually encapsulates more land than just that  
18 great cross-axis.

19 We also did not agree with the  
20 suggestion that we should go ahead and install  
21 the fountains that has originally been planned  
22 as part of the Lincoln Memorial reflecting

1 pool.

2 Well, there are many technical  
3 reasons why that doesn't make sense as well as  
4 historic reasons why it doesn't make sense.

5 I won't go into that in great detail, but I  
6 think the simplest way to put it is that it  
7 was not going to be a sustainable alternative.

8 It wasn't going to have that effect because  
9 areas where fountains and other forms of  
10 aeration that work really well are deeper  
11 bodies of water than this.

12 This is a very shallow body of  
13 water, and it will go stagnant very fast. And  
14 fountains will not aerate it sufficiently to  
15 do the job. Disagreeing on this point is not  
16 being unconcerned or dismissive of the  
17 comment. We just disagree.

18 Also, when it comes to permeable  
19 paving -- and this is a recurrent theme, I  
20 think, among the speakers -- the paved areas  
21 where we considered whether to have some sort  
22 of permeable surface and, in the end, we have

1 decided that the most practical thing is to  
2 pave it, we're not talking about parking lots  
3 that are shedding water that are going into  
4 the sewer system or causing combined sewer  
5 overflows or anything like that. We're  
6 talking about pathways that will shed water  
7 primarily into the adjacent lawns, which need  
8 the water. So we're not really gaining that  
9 much by having the water percolate through the  
10 surface.

11 We are big supporters of permeable  
12 paving. We like to do it whenever we can.  
13 But this is one circumstance where it doesn't  
14 make sense operationally and it doesn't give  
15 you that benefit that you are seeking.

16 I think that is it in terms of the  
17 overall comments. I want to thank Nancy  
18 Witherell, who has worked very closely with  
19 our staff over the course of this.

20 And I would like to thank the  
21 many, many people -- and this includes Dr.  
22 Feldman and others -- who have participated in

1 the section 106 process and have brought this  
2 project to a very I think fine conclusion.

3 It's an excellent project, and it  
4 has happened very swiftly, which is very  
5 important. We took a big gamble in the Park  
6 Service by throwing this into the ring for  
7 Recovery Act funding, but we were confident  
8 that, based on recent experience in working  
9 with this Commission and the Commission of  
10 Fine Arts and others, that we could get to a  
11 good conclusion and that we could do it in a  
12 timely fashion based largely on things like  
13 the levee project, which got to the design  
14 process very smoothly because we were joined  
15 at the hip all the way through.

16 And that has been the case here.  
17 And we have come, I think, to an excellent  
18 conclusion. And, therefore, I would move the  
19 EDR.

20 MEMBER AMES: Second.

21 CHAIRMAN BRYANT: The Executive  
22 Director's report has been moved and seconded.

1 It's probably before us. Before we take a  
2 vote, are there any other final final  
3 discussions? Mr. Hart?

4 MEMBER HART: As I did in the  
5 fall, because my firm is a member of the  
6 design team and to avoid any appearance of  
7 conflict of interest, I will recuse myself  
8 from this matter.

9 CHAIRMAN BRYANT: Indeed. Hearing  
10 no further comment, all in favor of the EDR  
11 say aye?

12 (Chorus of ayes.)

13 CHAIRMAN BRYANT: Opposed?

14 (No response.)

15 CHAIRMAN BRYANT: And one  
16 abstention, Mr. Hart, the record will reflect.

17 Thank you, Nancy, for a very, very  
18 good, comprehensive presentation. And thank  
19 you to the design team as well.

20 4C. HIRSHHORN MUSEUM AND SCULPTURE GARDEN,  
21 7TH STREET AND INDEPENDENCE AVENUE, SW,  
22 WASHINGTON, D.C. -

## 1 SEASONAL INFLATABLE PAVILION

2 CHAIRMAN BRYANT: Item 4C on the  
3 agenda is the inflatable pavilion at the  
4 Hirshhorn Museum. And before us again is the  
5 inestimable Mr. Shane Dettman.

6 MR. DETTMAN: Good afternoon.  
7 Good afternoon, Mr. Chairman and members of  
8 the Commission. The Smithsonian Institution  
9 has submitted a concept proposal for the  
10 installation of a seasonable inflatable  
11 pavilion at the Hirshhorn Museum and Sculpture  
12 Garden located at 7th Street and Independence  
13 Avenue, Southwest.

14 This is an aerial photo of the  
15 project site shown outlined in red. The  
16 project site encompasses approximately four  
17 acres, which is divided between the 1.3-acre  
18 sculpture garden, which is located to the  
19 north of Jefferson Drive, and then the  
20 remaining 2.7 acres to the south of Jefferson  
21 Drive, which contains the action museum  
22 building and which is actually the location of

1 the proposed pavilion.

2 The museum building is surrounded  
3 by Jefferson Drive on the north, Independence  
4 Avenue on the south, 7th Street on the east.  
5 And then what would be the 9th Street  
6 right-of-way is actually the Mary Livingston  
7 Ripley Garden, which connects the national  
8 Mall to Independence Avenue.

9 You can also see here some of the  
10 cultural and commercial institutions that  
11 exist in the near proximity: the Smithsonian  
12 Castle and Arts and Industries building to the  
13 west; the Air and Space Museum to the east; of  
14 course, the Mall immediately to the north, and  
15 then the headquarters to the FAA to the south.

16 This is just a slightly closer  
17 look at the project site, showing the circular  
18 museum building with its central courtyard in  
19 the middle here and the surrounding landscape  
20 plaza.

21 You can see I'll get a better look  
22 at the Ripley Garden along the west. You can

1 also see in this aerial image the entrance to  
2 the museum's underground loading dock parallel  
3 to 7th Street. And, finally, I will note that  
4 there is an accessibility ramp, an accessible  
5 ramp, located in this location here to allow  
6 access to those requiring ADA access from the  
7 Mall. The ramp is in this location and leads  
8 up to a slightly elevated plaza to the north  
9 of the museum building.

10 Construction of the museum  
11 building was completed in 1974. And it's the  
12 design of the renowned architect Gordon  
13 Bunshaft.

14 The building takes the shape, as  
15 you can see here, of a hollowed-out cylinder  
16 that appears to float above the landscape  
17 grounds and the surrounding sculpture garden.

18 The building is 82 feet in height.  
19 The building in and of itself is 231 feet in  
20 diameter and has an interior courtyard, which  
21 you are seeing here in this video on the  
22 right. The diameter of that courtyard is 115

1 feet. And, finally, it has a 60-foot in  
2 diameter geyser fountain, which is shown in  
3 this photo down here on the right.

4 This diagram shows the relative  
5 square footages of the components that make up  
6 the site, including the interior courtyard,  
7 which comprises approximately 10,000 square  
8 feet; the footprint of the museum building,  
9 approximately 23,000 square feet; and then,  
10 finally, the surrounding landscape plaza, at  
11 60,000 square feet.

12 On this diagram, it is worth  
13 noting since it did factor into the staff's  
14 analysis that there are a total of four  
15 entrances into the museum located along the  
16 south double doors, located in these two  
17 locations, fronting the interior courtyard,  
18 and then two revolving doors facing  
19 Independence Avenue. However, at this present  
20 time, only two of these entrances are active,  
21 which are located on the left-hand side here  
22 outline.

1                   And you can see with this photo  
2                   taken across the courtyard that is the  
3                   location of the double doors. And then here  
4                   this location is the active revolving door.

5                   To achieve its intended purpose,  
6                   the Smithsonian has submitted two concept  
7                   alternatives for the proposed seasonal  
8                   pavilion with the site plan for the first  
9                   concept shown here. And, in fact, this is the  
10                  alternative that was submitted by the  
11                  Smithsonian, which is the preferred  
12                  alternative.

13                  Given the name "Souffle," which  
14                  you will grow to understand in the next slide,  
15                  actually, this concept entails transforming  
16                  the open air central courtyard into a 14,000  
17                  square foot interior environment, including a  
18                  cafe or lounge space, which is located to the  
19                  northwest side of the interior courtyard.

20                  In this image, you can see how the  
21                  outline of the pavilion actually encloses the  
22                  majority of the open air courtyard and then

1 the pavilion slips underneath the building and  
2 then projects out slightly to the northwest  
3 into the surrounding landscape plaza, which is  
4 the location of the cafe or lounge space.

5 The event space in the cafe will  
6 be a pressurized environment and, therefore,  
7 will require visitors to enter and exit  
8 through a set of revolving doors or air-locked  
9 vestibules, which are proposed to be located  
10 -- the main entry to the pavilion in this  
11 concept is located on the east-hand side here.  
12 Two additional entryways are located in kind  
13 of this connecting portion between the main  
14 event space and the cafe.

15 This is just showing the site plan  
16 of the Souffle concept over an aerial so you  
17 can get a general sense of how this concept  
18 relates to the surroundings. And this is a  
19 cross-section of the Souffle concept actually  
20 taken across the entirety of the museum  
21 building looking north towards the Mall.

22 You can see how the pavilion will

1       occupy the entirety of the museum courtyard  
2       and then the asymmetrical dome or egg-shaped  
3       dome at the top. And you can also see how the  
4       pavilion then slips underneath the building  
5       out into the surrounding plaza, where the cafe  
6       is proposed to be located.

7                 In this particular concept, the  
8       membrane is actually constricted through a  
9       series of steel cables, which will help to  
10      form the space as well as pull it away from  
11      the interior courtyard walls of the museum  
12      building.

13                There are some characteristics  
14      that I will describe that are similar to both  
15      concepts, including the pavilion will be  
16      installed only for two months out of the year,  
17      May and October, and then it will be stored  
18      off site for the remaining ten months of the  
19      year.

20                The material that will make up the  
21      pavilion is a fiber Teflon material that will  
22      be translucent for the upper portion as well

1 as in this concept the portion that is inside  
2 the courtyard. And it will be transparent for  
3 the cafe space, which will provide some  
4 measurable communication into and out of the  
5 cafe space.

6 This material actually -- it has  
7 been designed and has a life span of  
8 approximately 25 years and can be recycled.  
9 It can be recycled at the end of its life  
10 span.

11 The pavilion will be supported  
12 with a series of semipermanent structures,  
13 including a steel tube anchor ring, which will  
14 be located inside the interior parapet wall of  
15 the museum building. That will remain in  
16 place when the pavilion is not in use.

17 I have already mentioned the steel  
18 cable rings as well as some steel columns.  
19 That will help hold the thing in place as well  
20 as there will be a water-filled tube at the  
21 base of the pavilion, which will help to hold  
22 the pavilion down.

1                   Neither concept will exceed 40  
2 feet above the existing roof line of the  
3 building and so together with the height of  
4 the building will not exceed a height of 122  
5 feet above grade.

6                   The pavilion will be lit  
7 completely from the interior. There will be  
8 no exterior lighting. And, finally, for  
9 ventilation and inflation purposes as well as  
10 handling any additional storm water drainage,  
11 there will be some mechanical equipment that  
12 will need to be located discreetly on the roof  
13 of the museum building.

14                  This is a rendering taken from the  
15 north. We're standing just to the north of  
16 the sunken sculpture garden here looking south  
17 towards Independence Avenue. You can see the  
18 proposed concept. The top portion as well as  
19 the cafe portion will be visible from the  
20 Mall.

21                  And according to the Smithsonian,  
22 the asymmetrical nature of the design is

1 intended to contrast with not only the  
2 symmetry of the museum building but also with  
3 the symmetry that you can find along the H  
4 Street axis.

5 This is a photo showing the  
6 existing conditions from a point above  
7 Independence Avenue looking north along the H  
8 Street axis. You can see the National  
9 Archives in the distance there, kind of the  
10 circular fountain of the National Gallery of  
11 Art sculpture garden and then, of course, the  
12 existing museum building. And here is the  
13 proposed concept.

14 And so, rather than reading as an  
15 extension of the existing building, the  
16 pavilion's asymmetry is intended to further  
17 highlight its seasonal nature and its  
18 sculptural nature.

19 So very quickly, these are some  
20 renderings showing what the view would be like  
21 with a Souffle concept from inside the gallery  
22 looking down into the courtyard.

1                   And according to the project  
2 architect, although this portion of the  
3 pavilion will be translucent, there does  
4 present some opportunity to sew in some  
5 sections of that transparent material to  
6 provide some views into the courtyard and into  
7 the activities that are going to happen there.  
8 And this is a rendering showing a closeup of  
9 the cafe space.

10                   The space inside the pavilion will  
11 be a flexible space that can be used in  
12 different ways. It can figure in different  
13 ways, showing here an amphitheater for concert  
14 events, perhaps a cinema event, or even an art  
15 installation.

16                   And so, moving on to the second  
17 concept, which is called Cork, this concept  
18 leaves the main space of the courtyard exposed  
19 to the open air at the ground level. And so,  
20 instead of completely enclosing this space, it  
21 remains open to the elements and for  
22 pedestrian circulation from the north, from

1 the Mall, as well as from the east and the  
2 south.

3 The cafe space would continue to  
4 be an enclosed air-supported space that slips  
5 below the building and then out into the  
6 surrounding landscape plaza to the west.

7 And, again, here is just showing  
8 the site plan of the Cork in relation to its  
9 surroundings.

10 Here you can see a section of the  
11 Cork concept. And you can really get a sense  
12 here of how the two concepts differ. You have  
13 the cafe space on the west. And after the  
14 cafe space slips under the building, the  
15 membrane actually will narrow and grow in size  
16 as it reaches the top of the building.

17 And at the roof line, it actually  
18 meets the building and creates a seal in order  
19 to provide the protection from the elements  
20 from above. And then it takes on a similar  
21 asymmetrical dome shape as the Souffle  
22 concept.

1                   Here is showing a couple of  
2 renderings showing how the space can be  
3 configured with the Cork, showing immediate  
4 installation on the left and then an  
5 amphitheater or concert-type event on the  
6 right-hand side.

7                   This is just a diagram showing how  
8 the two concepts relate to one another.

9                   So staff has conducted an analysis  
10 of the proposed concept. And overall it is  
11 supportive of both alternatives, recognizing  
12 the advantages and the disadvantages of each  
13 one.

14                   In addition to analyzing the  
15 project for conformance with relevant plans  
16 and policies, staff focused on four areas that  
17 are listed before you on this slide.

18                   The Smithsonian has provided staff  
19 with some information that addresses the  
20 pavilion's visibility from the Mall. And  
21 according to this information, the top as well  
22 as the cafe portions of the pavilion will be

1 visible from the Mall, but the system of  
2 semipermanent supports will not be visible,  
3 including the steel tube anchor ring at the  
4 top of the structure and along in the  
5 structural components along the interior walls  
6 of the courtyard.

7 The pavilion appears to respect  
8 the general height scale pattern and the  
9 established building lines along the Mall and  
10 Independence Avenue and will not extend beyond  
11 the outer roof line of the existing building.  
12 Staff very much appreciates the contrast that  
13 the pavilion will offer in relation to the  
14 existing building and its surroundings.

15 The use of this modern, pretty  
16 interesting and innovative construction  
17 technology in order to seasonally repurpose  
18 the central courtyard will be a positive  
19 contribution to the diverse collection of  
20 architectural styles that are on the Mall.

21 At the same time, while it is  
22 important that the staff believes that while

1 it is important for the pavilion to express  
2 its own identity, it is also important that it  
3 doesn't have to track from the other unique  
4 architectural identities that exist on the  
5 Mall and from the symbolic role of the Mall to  
6 actually pull these unique identities together  
7 into a unified whole.

8 So, therefore, as noted in staff's  
9 report to the Commission, as the project  
10 advances, staff requests additional  
11 information regarding the pavilion's potential  
12 impacts on views and vistas, the mechanical  
13 equipment to be installed on the museum's roof  
14 and at the ground level, and any structure  
15 necessary in order to secure the pavilion.

16 Similar to the discussion on views  
17 and vistas, staff dings that additional  
18 information would be helpful in assessing the  
19 project's potential impacts on the national  
20 Mall and its surroundings with respect to  
21 light and noise.

22 As I mentioned, currently the

1 museum is light from externally as well as  
2 from underneath the coffers that you see as  
3 you move underneath the building. Those are  
4 lit. And according to the information that  
5 has been presented to staff, the pavilion will  
6 not require any additional exterior lighting.

7 It is going to be lit as shown in  
8 this diagram completely from the interior as  
9 well as perhaps a little bit of lighting  
10 mounted in between the pavilion as well as the  
11 courtyard walls.

12 So the effect will be that the  
13 pavilion being lit from inside will exude a  
14 gentle glow from within and will not compete  
15 with the monuments of the national Mall.

16 While staff believes the pavilion  
17 will make a positive contribution to the  
18 nighttime image of the nation's capital, it is  
19 important that it do so while respecting the  
20 hierarchy of nighttime illumination that  
21 exists for the national Mall and its  
22 surroundings.

1                   In order to ensure that this  
2                   hierarchy is maintained, staff requests  
3                   additional analysis prior to the Commission  
4                   taking a preliminary and final action on the  
5                   project.

6                   Regarding the placement of  
7                   semi-permanent inflation or ventilation and  
8                   drainage equipment on the roof of the  
9                   building, staff finds that additional  
10                  information is also necessary in order to  
11                  fully understand the potential impacts this  
12                  equipment may have.

13                  This information would be very  
14                  helpful and should include the frequency with  
15                  which this equipment will run and what impacts  
16                  it may have on the Mall with respect to views  
17                  as well as noise.

18                  Staff's analysis of the proposed  
19                  concept identified a few areas where  
20                  impediments to pedestrian circulation and ADA  
21                  access may result and, in particular, with  
22                  respect to the Souffle concept, currently --

1 and this was observed in about three site  
2 visits. Currently most of the pedestrian  
3 traffic if entering the site from the national  
4 Mall, pedestrians will choose to move through  
5 the interior courtyard space as they make  
6 their way either to Independence Avenue or  
7 over to the two entrances, the two active  
8 entrances, to the museum.

9 Another popular circulation route  
10 is for pedestrians to enter either from  
11 Independence in the Mall and move around just  
12 outside the museum building.

13 There is a third pedestrian  
14 circulation route, which is along the outer  
15 edge of the sculptural or the landscape  
16 sculpture plaza. And while it is a perfectly  
17 accessible pedestrian circulation, pedestrians  
18 just typically don't choose to go that way.

19 With the proposed pavilion,  
20 especially the Souffle concept, it will  
21 largely cut off the interior courtyard as the  
22 pasture space through the courtyard, which is

1 a lovely place to walk through and which may  
2 disrupt the convenience of ADA accessibility.

3 And so as the project progresses  
4 toward the preliminary and final design, staff  
5 is simply requesting the Smithsonian to take  
6 these observations into consideration for both  
7 concepts and to specifically address the issue  
8 of pedestrian circulation in its next  
9 submission of this project.

10 Lastly, because the building is  
11 less than 50 years old, the Hirshhorn Museum  
12 and Sculpture Garden is not yet eligible for  
13 listing in the national register. However,  
14 given that its design and body are distinctive  
15 characteristics of the modernist movement and  
16 that it represents the work of someone  
17 considered to be a master in the design arena,  
18 these are two characteristics that are taken  
19 into consideration when preparing a national  
20 register nomination, it is important that the  
21 project proceed as if the building already  
22 merits historical significance.

1                   Therefore, while the Smithsonian  
2                   has indicated that the proposed concept has  
3                   been deigned to have a light touch on the  
4                   building, the courtyard as well as the  
5                   fountain, as the project proceeds, staff  
6                   requests that the Smithsonian submit detailed  
7                   information pertaining to the full life cycle  
8                   of the pavilion, including its installation,  
9                   its anchoring, its maintenance, as well as its  
10                  disassembly.

11                  This information will assist staff  
12                  in determining whether or not the project will  
13                  have any kind of permanent impact or will have  
14                  any impact on the architectural integrity of  
15                  the building.

16                  Staff reviewed the project for  
17                  consistency with the comprehensive plan and  
18                  finds that it is not inconsistent with the  
19                  comprehensive plan and successfully carries  
20                  out several of the policies of the visitors as  
21                  well as the historic preservation elements.

22                  Specifically the visitors' element

1 includes several policies that support  
2 exhibits and other activities that serve to  
3 inspire and educate visitors. And the  
4 preservation element contains a policy that  
5 encourages agencies to ensure that properties  
6 not yet listed in the national register are,  
7 nonetheless, noted for their potential future  
8 significance and are treated accordingly.  
9 Thus far, the Smithsonian has indicated that  
10 it has every intention to comply with this  
11 policy.

12 NCPC does have an independent NEPA  
13 responsibility. And based on the information  
14 that has been presented, the staff is  
15 currently considering this project to be a  
16 categorical exclusion.

17 And, finally, with respect to the  
18 National Historic Preservation Act, section  
19 106 consultation was initiated in February of  
20 this year and is currently ongoing as well as  
21 staff's request for additional information.  
22 With respect to views, impact on views, a

1 similar request has been submitted by the  
2 National Park Service as well as the D.C.  
3 SHPO.

4           So, finally, it is the staff's  
5 recommendation, the Executive Director's  
6 recommendation, to the Commission that it  
7 comment favorably on the Smithsonian  
8 Institution's proposed concepts for the  
9 installation of a seasonal inflatable pavilion  
10 for the months of May and October at the  
11 Hirshhorn Museum and Sculpture Garden and find  
12 that the semiannual transformation of the  
13 museum's central courtyard will create an  
14 exciting and unanticipated attraction along  
15 the national Mall as well as along the H  
16 Street axis; to note that although the Souffle  
17 concept is the preferred alternative, to  
18 encourage the Smithsonian to study further the  
19 programming, accessibility, experience, and  
20 the relationship of the pavilion to the  
21 existing buildings, exterior spaces as well as  
22 the interior spaces as well as its

1 architecture for both concepts prior to making  
2 a final determination on which design to  
3 pursue; and, finally, to request the  
4 information listed before you here on this  
5 slide at the next stage of review.

6 And, with that, Mr. Chairman, that  
7 concludes my presentation. I will make a  
8 final note that we do have representatives  
9 from the Smithsonian and its design team to  
10 answer any questions if necessary.

11 [INSERT - HIRSHORN MUSEUM AND SCULPTURE  
12 GARDEN]

1 [INSERT - LETTER FROM U.S. COMMISSION OF FINE

2 ARTS]

1                   CHAIRMAN BRYANT: Perfect. Thank  
2 you, Shane.

3                   Mr. Ames?

4                   MEMBER AMES: I have a couple of  
5 questions of the design team. One, first of  
6 all, thank you for bringing us this before it  
7 was done. I thought we had a little problem  
8 at one time. And we have a great relationship  
9 with you all now.

10                  My question is this, why would you  
11 go to the expense of doing what you're doing  
12 when partially it's not only historic  
13 register? I would have no problems looking at  
14 a retractable roof to put over that for more  
15 of a permanent structure that as long as it  
16 was done like we worked with you on the Donald  
17 Reynolds Portrait Gallery, that it wouldn't  
18 look bad.

19                  I think you are going to a lot of  
20 trouble that could be easily remedied by a  
21 more permanent structure, whether it be one  
22 that's retractable or one that's solid.

1 I am a little bit miffed at what  
2 we are trying to accomplish here.

3 MR. ROMBACH: My name is Harry  
4 Rombach. I am representing the Smithsonian  
5 today. And we do have the design team here.  
6 We have David Allin from Diller, Scofidio and  
7 Renfro. And we also have the Museum Director,  
8 the Hirshhorn Director, Richard Koshalek, here  
9 today to answer the programming.

10 But I am going to just say and  
11 Richard Koshalek can say more about the vision  
12 of this thing. It is an event. It is not.  
13 We have never thought of it as an addition to  
14 the building. It is an event structure.

15 And part of that is when -- I  
16 think one of the commissioners at the  
17 Commission of Fine Arts gave an analogy that  
18 it's like the circus coming to town. The  
19 structure is inflated. There are programs  
20 that are going on. And it's an event.

21 And then it deflates. The event  
22 is over. The original building and an

1       excellent piece of architecture returns to  
2       what it was. And that's the way we envisioned  
3       this thing, is an event structure, not so much  
4       as an addition to the building.

5                   MEMBER AMES: My question goes  
6       back to I wish you had taken that outlook at  
7       the Donald K. Reynolds building or Donald W.  
8       Reynolds building, whatever it is, but it's  
9       too late for that.

10                   I think these are totally separate  
11       deals. I like to think that as long as  
12       something is not as old as I am, it doesn't  
13       need to be on the national register. So it  
14       makes me feel a little younger, but I still  
15       don't really understand.

16                   I mean, you know, I like the idea.  
17       Let me say that first. But you are going to  
18       catch a lot of grief from people about every  
19       two months out of the year when that thing  
20       goes up because there probably will be a lot  
21       of people that don't like it when, in fact, if  
22       you did something more on a permanent basis,

1 you would add uses to the building for in the  
2 colder months. And they would be there, and  
3 that's it.

4 But if that's what you want to do,  
5 I will not say I am opposed to it. I just  
6 don't understand it. But we'll go from there.  
7 Thank you.

8 CHAIRMAN BRYANT: Mr. McGill?

9 MEMBER MCGILL: A couple of  
10 questions. Why two of the nicest months in  
11 Washington of the year are you choosing to do  
12 this, instead of, let's say, July and August  
13 or January and February?

14 MR. ROMBACH: Yes. And that gets  
15 into a little bit of the -- well, they are the  
16 nicest months, and there are months that you  
17 don't have to have the HVAC and the heating in  
18 the Smithsonian. And that's one of the things  
19 that keeps those little ventilation devices  
20 down to the size of a refrigerator laying on  
21 its side. If you went into the middle of  
22 winter or the middle of summer, suddenly those

1 boxes become huge because you have got to  
2 produce tons of air conditioning and lots of  
3 BTUs.

4 So we're keeping it small. It is  
5 a nice time of year. But you won't need all  
6 of that sort of stuff. And the visitors are  
7 there. And, again, it's an event.

8 MEMBER MCGILL: Well, so, drawing  
9 on that, then, what kind of activities do you  
10 foresee happening? Is this art exhibit space?

11 MR. ROMBACH: Well, I don't want  
12 to speak for the director here.

13 MR. KOSHALEK: Thank you very  
14 much, first of all. I want to thank Shane for  
15 a very comprehensive, thoughtful, and a very  
16 good presentation.

17 Really, what we want to do is  
18 expand the educational programs of the  
19 institution. And we have limited space in an  
20 auditorium at the Hirshhorn. It seats 350  
21 people. And we have a very strong feeling  
22 that we have to move beyond the walls of the

1 building and we have to engage the audience to  
2 a much greater extent in more informal  
3 situations.

4 We feel there is a pluralistic  
5 audience for this institution. And we believe  
6 that we can create a program that is very  
7 diverse and that reaches this pluralistic  
8 audience. And that can be performing arts.  
9 That can be lectures. That can be  
10 conferences. That can be film programs, for  
11 example. And it will deal with very different  
12 audiences.

13 We find that, for example, if we  
14 do a program on film at the Hirshhorn, we  
15 attract a very different audience than if we  
16 do a program on performing arts, like, say,  
17 Bill T. Jones or like Liz Lerman. If we do a  
18 film program, it's a much larger audience.  
19 And we need a larger space to do this in.

20 So the idea is that we want to  
21 take the symbolic center of the Hirshhorn  
22 Museum. And we want to turn it into an

1 activity center.

2 We believe very much in curating  
3 public space at the Hirshhorn. And what do  
4 you do in that space, the symbolic center for  
5 the institution, that would generate audience  
6 but also enhance the educational program and  
7 initiatives of this institution and have a  
8 very diverse series of programs that reach  
9 this much larger audience?

10 MEMBER MCGILL: So you view it as  
11 programmatically related, directly related to  
12 the activities of the museum, not some  
13 commercial event space?

14 MR. KOSHALEK: We are not going to  
15 be a venue for booking performing arts events  
16 or anything. They are going to be connected  
17 to the mission of the institution. They are  
18 going to be dealing with the arts. They are  
19 going to be dealing with culture. They are  
20 going to be connected to the exhibitions.

21 They are going to do a major  
22 history of animation from the beginning to the

1 current time. And we will be doing film  
2 programs dealing with animation from around  
3 the world in that space.

4 MEMBER MCGILL: Okay.

5 MR. KOSHALEK: I think it is going  
6 to be a major, major attraction. I think it  
7 is extremely important if this institution is  
8 going to grow without building new buildings,  
9 doing temporary structures, and looking for  
10 this new audience and expanding the program.

11 MEMBER MCGILL: Thank you.

12 One last question, which I doubt  
13 you can answer, but what is the material?

14 MR. KOSHALEK: We know what it is.  
15 What is it?

16 MR. ALLIN: My name is David Allin  
17 with Diller, Scofidio and Renfro. We have  
18 sort of complete concept design. So we are  
19 still exploring different materials.

20 The current thinking is that it's  
21 a Teflon fiber fabric with a Teflon coating.  
22 So it can fold and be reinflated without

1 permanent increases. And it's extremely  
2 strong material. It is probably the kind of  
3 cutting-edge fabric structure that is  
4 available today.

5 MEMBER MCGILL: I was thinking  
6 perhaps it was ETFE.

7 MR. ALLIN: Yes. ETFE was  
8 something we looked at, but it doesn't have  
9 the same durability for repeat --

10 MEMBER MCGILL: Right.

11 MR. ALLIN: -- installation and  
12 deinstallation.

13 MEMBER MCGILL: Okay. Good.  
14 Thank you.

15 CHAIRMAN BRYANT: Mr. Newton?

16 MEMBER NEWTON: Yes. Thank you,  
17 Mr. Chairman.

18 I have a couple of more practical  
19 questions, I guess, more in line with Mr.  
20 McGill's question about the fabric. I am  
21 extremely curious about this as I have looked  
22 at it. I am not sure that I have reached a

1 personal opinion of it at this point.

2 So how long does it take to  
3 inflate this structure and, in reverse, take  
4 it down? And will that impact access to the  
5 museum itself for people who want to come to  
6 the museum during that period of time?

7 And then one last question is, how  
8 is this structure potentially affected by high  
9 winds?

10 MR. ROMBACH: It should take seven  
11 to ten days to inflate the structure, put the  
12 structure in. Now, that is seven to ten days  
13 for the first time you do it, but there is  
14 sort of a learning curve with that. And it  
15 may take less time as you install it more.

16 One of the things we are doing I  
17 think in our continued study is we are going  
18 to be doing wind studies on this. One of the  
19 things about that structure is that there is  
20 a central structure over the dome, but there  
21 is a membrane in there. So it's two cells in  
22 there. But we will be doing wind loads.

1                   And one of the things you're  
2           seeing, these renderings that look quite done.  
3           But we're going to be doing a lot of study.  
4           And we're certainly going to be doing all of  
5           the analysis that the staff here has asked us  
6           to do. That would be a regular part of our  
7           design study.

8                   COMMISSIONER NEWTON: Thank you.

9                   CHAIRMAN BRYANT: Ms. Tregoning?

10                  MEMBER TREGONING: Well, I just  
11           wanted to say I am interested in a lot of the  
12           questions that are raised in the Commission  
13           report, but I will just say we have a project  
14           in the District of Columbia in the city called  
15           Temporary Urbanism. And we think that it's  
16           the condition of cities to have things pop up  
17           and unexpected things, temporary things.

18                  We think it enlivens the city and  
19           adds to the quality of urban life. And we  
20           very much applaud this effort on the part of  
21           the museum and of the Smithsonian.

22                  And we think that we would love to

1 get the chance to see a lot more interesting  
2 and daring architecture in the city. This  
3 Commission, in particular, I know is very  
4 protective of the historic landscape of  
5 Washington, but it's I think very invigorating  
6 to have, at least temporarily, something very  
7 new and unexpected and, dare I say it, avant  
8 garde in Washington.

9 So thank you.

10 MR. ROMBACH: Thank you.

11 CHAIRMAN BRYANT: Mr. Miller and  
12 then Mr. May.

13 VICE CHAIRMAN MILLER: Yes. I  
14 just wanted to ask if you could elaborate why  
15 you prefer the Souffle concept over the Cork  
16 concept, especially since, as Mr. McGill  
17 pointed out, it is the nicest time of year and  
18 because of the concerns about pedestrian  
19 circulation access to the courtyard -- is it  
20 that you want to control access to it because  
21 there will be events going on?

22 MR. ROMBACH: Well, there are a

1 couple of reasons, yes. You can control  
2 access to your event a little easier if it's  
3 enclosed other than putting up the velvet  
4 chain and all of that sort of stuff.

5 But also if you -- I have eaten  
6 lunch. There are tables under there, under  
7 the exposed surface, the courtyard there. And  
8 you will find that at times it can get quite  
9 windy under.

10 Even if there's just a breeze on  
11 the rest of the Mall, it can get quite windy  
12 underneath the drum there. And it's a little  
13 hard to control that.

14 So with the Cork, you would start  
15 to see what you start to have. You would  
16 start dropping barriers around. Then you've  
17 got the flapping sort of thing, where the  
18 Souffle is it's nice and contained to have  
19 crowd control. We will have to work out  
20 accessibility and all of the life safety and  
21 all of that sort of stuff, make sure we have  
22 enough access.

1                   So this is one of the reasons for  
2                   the Souffle structure is the preferred, as  
3                   opposed to just sort of the Cork, just a  
4                   covering over the --

5                   VICE CHAIRMAN MILLER: Okay.

6                   CHAIRMAN BRYANT: Mr. May?

7                   MEMBER MAY: Yes. I have a couple  
8                   of more technical questions, too. I guess I  
9                   am wondering about the mechanics of actually  
10                  getting it set up.

11                  I mean, this is a very large  
12                  inflatable structure. Is it going to come in  
13                  on one truck? Is it going to be -- I mean,  
14                  how big is this thing? Because I'm just  
15                  thinking about the machinery that might be  
16                  needed to get it into place.

17                  The only thing I can picture are  
18                  circus tents. And I know how those things go  
19                  up. And it's a much simpler operation.  
20                  What's the --

21                  MR. ROMBACH: Yes. Well, it will  
22                  come -- do you have a -- he has, David has,

1 more experience in some of the other  
2 structures.

3 MR. ALLIN: We've been looking  
4 into that issue. The goal, of course, is to  
5 make everything as compact and quick to  
6 install as possible.

7 That's part of the reason why we  
8 were looking at installing this steel ring on  
9 the top as a semi-permanent piece. So that  
10 wouldn't need to be erected each time.

11 The fabric structure, at the  
12 moment the design intent is that it would fit  
13 within one truck, right? And it kind of has  
14 to because it's one surface. So that's a kind  
15 of limiting factor to the design.

16 So the installation procedure, the  
17 single truck would bring the membrane. It  
18 would be unfurled and hoisted up partway in  
19 the space from the ring that is already  
20 installed.

21 And then the mechanical equipment,  
22 which would already be installed on the roof,

1 would be inserted into it and it would inflate  
2 from there. So that we can avoid the use of  
3 any heavy cranes or the kind of scaffolding  
4 and other more intensive materials that you  
5 would typically use for a structure of this  
6 size.

7 MEMBER MAY: Okay. So cranes or  
8 any of that sort of stuff?

9 MR. ALLIN: Right, exactly.

10 MEMBER MAY: And I guess this  
11 isn't really a question, but it's just sort of  
12 a concern. A lot of times when creating  
13 something like this, whether it's just a  
14 temporary structure or one that's a very  
15 specific form like this, there is a tendency  
16 not to I guess think about in advance all of  
17 the extra stuff that goes with it.

18 It sounds like you're doing a lot  
19 of that, but I think that in order for us to  
20 see this in the future or approve it in  
21 whatever way we do in the future, it would be  
22 good to know that it isn't going to be

1 cluttered up by a lot of extra stuff sort of  
2 ringing around it.

3 MR. ALLIN: Exactly, yes.

4 MEMBER MAY: I mean, it should be  
5 as pure as your vision is.

6 MR. ALLIN: That is a big concern  
7 of ours as well. And we are working with a  
8 great consultant team and feeder consultants  
9 to ensure that the space is as uncluttered as  
10 possible and that it can be erected as quickly  
11 as possible.

12 MEMBER MAY: Okay. I agree with  
13 many of Commissioner Tregoning's comments with  
14 regard to having sort of interesting and  
15 surprising objects or art popping up within  
16 the city.

17 This one is literally popping up  
18 in a very big scale. And it undoubtedly will  
19 be very interesting. In the long run, we'll  
20 see how well it goes for you.

21 But I guess I am a little bit  
22 concerned that there is definitely a sort of

1 "Look at me" aspect to this. It's not just  
2 about doing, performing this particular  
3 function. It is very much about drawing  
4 attention to the building because otherwise  
5 it's a little bit less lively from the  
6 exterior than you might like.

7 I can understand that. But I  
8 assume that we're not looking at a sort of  
9 step one in a whole series of further attempts  
10 to really celebrate loudly in bigger, even  
11 bigger pop-ups in other areas around the city.

12 MR. KOSHALEK: This is it, I said.

13 MEMBER MAY: Okay.

14 MR. KOSHALEK: We think this is  
15 it.

16 MEMBER MAY: All right. The last  
17 thing, I am just very interested in seeing any  
18 sort of view simulations at the next stage of  
19 this. So thanks.

20 MEMBER DIXON: Mr. Chairman?

21 CHAIRMAN BRYANT: Mr. Dixon?

22 MEMBER DIXON: I am not big on

1 corks, but souffles are another matter.

2 (Laughter.)

3 MEMBER DIXON: I also I guess  
4 question that, but the street won't be blocked  
5 for a lot -- I guess you've got enough space  
6 in front in your layout there in order to  
7 handle the trucks.

8 This is coming. I hope I don't  
9 have a conflict of interest here, but I serve  
10 on the Advisory Board for the Anacostia  
11 Museum. And we could stand some pop-ups in  
12 our museum.

13 Question, how much is this going  
14 to cost to get? I guess is this an  
15 appropriate question? I'm not sure. How much  
16 is it going to cost to go up? How much is it  
17 going to cost to go down? Because we're just  
18 dealing with rounding numbers in Anacostia.  
19 I'm just trying to figure out what this is  
20 going to cost.

21 And I'll tell you I want to be  
22 there. This can be an event, both going up

1 and coming down. You can sell tickets. Let  
2 me know. I'll come back from wherever I am  
3 probably to see this.

4 This is amazing. You know, this  
5 is like amazing.

6 MR. KOSHALEK: Yes.

7 MEMBER DIXON: Thank you, I hope.

8 MR. ALLIN: Yes. Right now we are  
9 in very preliminary phases of pricing.

10 MEMBER DIXON: Just give me  
11 ballpark figures. You know, within a million  
12 dollars will do.

13 MR. ALLIN: The bubble, the  
14 membrane structure itself, we're looking at  
15 around \$5 million.

16 MEMBER DIXON: Five.

17 MR. ALLIN: And then there would  
18 be all of the additional support for the  
19 interior, the seating, stage, lighting, maybe  
20 --

21 MEMBER DIXON: Give me the big  
22 number.

1 MR. ALLIN: -- \$3 million more  
2 than that. The installation and  
3 deinstallation --

4 MEMBER DIXON: So that's 3 plus 5  
5 is 8. That's plus tax is about 10 --

6 (Laughter.)

7 MR. ALLIN: Yes.

8 MEMBER DIXON: -- and inflation.  
9 Okay? We've got to build another museum down  
10 on -- a little further down you've got another  
11 structure coming up, too. There are people  
12 looking for money everyplace.

13 Now, so you said going up and  
14 down. How much do you think it would cost to  
15 go up and how much to come down again? I am  
16 trying to also get some people in Anacostia.  
17 Maybe they can help do this. We can make some  
18 money and be hiring them seasonally.

19 MR. ALLIN: Yes. We haven't  
20 priced that as accurately as the structure  
21 itself yet, but I think we're aiming for under  
22 \$100,000.

1                   MEMBER DIXON: To go up and to  
2                   come down?

3                   MR. ALLIN: For installation, yes.

4                   MEMBER DIXON: To go up and come  
5                   down?

6                   MR. ALLIN: Probably in that  
7                   range.

8                   MEMBER DIXON: Because we figure  
9                   we can rent a hall for \$100 in Anacostia to  
10                  have a big party and raise money, you know, to  
11                  put up -- how much did you say, 100,000 to go  
12                  up?

13                  MR. ALLIN: A hundred thousand for  
14                  up and down.

15                  MEMBER DIXON: Up and down. Okay.

16                  MR. KOSHALEK: But we're going to  
17                  actually raise 15 million to do the project.  
18                  So it's going to be \$8 million.

19                  MEMBER DIXON: Just remember your  
20                  poor family member over in Anacostia. We're  
21                  just trying to build. Just remember your poor  
22                  member of the family in Anacostia. We are

1       trying to raise a few dollars to put an  
2       addition onto our building.

3                   MR. KOSHALEK: We would love to  
4       talk to you about pop-up buildings on  
5       Anacostia.

6                   MEMBER DIXON: Okay. Thank you  
7       very much. I won't hold your time.

8                   MR. KOSHALEK: We know how much  
9       you believe in pop-up sidewalks, pop-up  
10      plazas.

11                  MEMBER DIXON: This is a very  
12      serious discussion.

13                  MR. KOSHALEK: There is a very  
14      creative --

15                  MEMBER DIXON: There are a lot of  
16      big dollars being spent. And I think it  
17      sounds like a great idea.

18                  MR. KOSHALEK: Yes. Thank you.

19                  MEMBER DIXON: I like it, but I'm  
20      just -- we've got some needs, too.

21                  CHAIRMAN BRYANT: Okay. Thank you  
22      very much for a very good presentation. The

1 matter before us is the EDR. It is their  
2 motion.

3 MEMBER AMES: So moved.

4 MEMBER DIXON: Second.

5 CHAIRMAN BRYANT: It's been moved

6 and seconded that the EDR before us be  
7 approved for the Hirshhorn Museum. All in  
8 favor say aye?

9 (Chorus of ayes.)

10 CHAIRMAN BRYANT: Opposed, no?

11 (No response.)

12 CHAIRMAN BRYANT: The motion  
13 carries.

14 4D. DEPARTMENT OF HOMELAND SECURITY

15 HEADQUARTERS CONSOLIDATION, ST. ELIZABETH'S WEST CAMPUS, 2700  
16 MARTIN LUTHER KING, JR.

17 AVENUE, SE, WASHINGTON, D.C. - PERIMETER SECURITY FENCE AND  
18 RELATED IMPROVEMENTS, AND

19 ADAPTIVE REUSE OF BUILDINGS 21, 77, AND 78

20 CHAIRMAN BRYANT: We have two more

21 items. Item number 4D is the perimeter

22 security fence and the related improvements

1 and adaptive reuse of buildings 21, 77, and 78  
2 for DHS headquarters consolidation at St.  
3 Elizabeth's West Campus. Ms. Saum is before  
4 us.

5 MS. SAUM: Good afternoon, Mr.  
6 Chairman and members of the Commission. The  
7 General Services Administration has submitted  
8 for your approval preliminary and final site  
9 and building plans for perimeter security  
10 improvements at the Department of Homeland  
11 Security headquarters consolidation at the St.  
12 Elizabeth's West Campus. These improvements  
13 include the adaptive reuse of buildings 21,  
14 77, and 78.

15 As you are all aware, the West  
16 Campus site is on the brow of the Anacostia  
17 Hills in ward 8. And this is an illustration  
18 of the perimeter security boundary and gates  
19 from the master plan that was approved by the  
20 Commission on January 8th, 2009.

21 According to the approved master  
22 plan, the DHS campus will be level 5 security,

1       which is the highest level of security under  
2       the ISC standards.  And this is the level of  
3       security currently provided to DHS at its  
4       current headquarters, at the Nebraska Avenue  
5       complex.

6                   And what you will see is similar  
7       to some of the improvements you might expect  
8       to see at a military base.  And it's  
9       consistent also with the sorts of improvements  
10      that are at other high-level security  
11      facilities, such as the CIA or something like  
12      that.

13                   The guidelines approved by the  
14      Commission as part of its approval of the  
15      master plan require a double fence all around  
16      the perimeter with a 20-foot clear zone.

17                   In areas where unsecured vehicles  
18      can approach, such as along Martin Luther King  
19      Avenue and along the access road, a minimum  
20      100-foot setback from the outer fence is  
21      required for occupied buildings.  And where  
22      vehicles cannot approach, a 50-foot setback is

1 required.

2 On January 7th, 2010, when it  
3 approved the Coast Guard headquarters, the  
4 Commission approved a modification of the  
5 master plan that relocated the perimeter fence  
6 in the area of the historic cemetery here so  
7 that the cemetery would be within the secured  
8 area.

9 So this is an illustration of that  
10 area where the secured perimeter will be now.  
11 There will only be one line of security  
12 visible here because the second line of  
13 security is actually within the artificial  
14 wetlands at the base of the Coast Guard  
15 headquarters.

16 This illustration shows the limits  
17 of construction for this project in yellow.  
18 The building here is a warehouse that will be  
19 submitted as part of a later submission.

20 For the time being, with the need  
21 to secure the perimeter while the Coast Guard  
22 and other buildings are under construction,

1 this part of the perimeter security will be  
2 constructed. After the warehouse is built,  
3 this area in pink will be built.

4 I would just like to note that all  
5 of the perimeter security elements are on the  
6 campus within the boundaries of the campus.  
7 There will be no elements in public space.

8 There will be six access points  
9 for entering and leaving the campus. Three  
10 provide access onto Martin Luther King, Jr.  
11 Avenue while the other three will open onto  
12 the access road that will parallel I-295. The  
13 access road itself is not part of this  
14 submission and is anticipated later.

15 Gate 1 is the historic entrance to  
16 the campus and will be used by approximately  
17 one-third of the employees and VIPs.

18 Gate 2 will be the visitor entry  
19 gate.

20 Gate 3 will involve a new hole in  
21 the existing historic wall and will be only  
22 for emergency vehicle entrance and egress.

1                   Gate 4 will provide access from  
2                   the access road to the western parking garage,  
3                   where about two-thirds of the vehicles that  
4                   enter the campus every day will be parked.

5                   Gate 5 is for pickup and drop-off  
6                   at the day care center, which is located in  
7                   this area of the U.S. Coast Guard  
8                   headquarters.

9                   And gate 6 is for service and  
10                  delivery.

11                  This illustration shows the types  
12                  of barriers that will be used in various  
13                  locations. As noted previously, there will be  
14                  an inner and outer fence separated by a  
15                  20-foot clear zone. The clear zone will be  
16                  monitored electronically and by closed circuit  
17                  cameras.

18                  Along Martin Luther King, there is  
19                  an historic masonry wall. Part of it is  
20                  brick, and part of it is stone. The GSA will  
21                  rehabilitate the existing wall, but it's not  
22                  designed to protect against vehicles,

1 unauthorized vehicles.

2 So immediately behind the wall on  
3 the campus side will be a post and cable  
4 system. I'll show you a picture of it in a  
5 minute.

6 And 20 feet inside of that, where  
7 these purple dots are, will be an 8-foot-tall  
8 wrought iron picket fence that will be  
9 designed as a no-climb fence.

10 Along the north and south sides,  
11 which are wooded, there will be essentially  
12 two chain link fences. The one on the inside  
13 of the campus will be a no-climb fence. And  
14 the one on the outside will be basically a  
15 standard chain link fence.

16 Along the access road, there will  
17 be a wrought iron picket fence on the outside  
18 and a no-climb chain link fence on the inside.

19 In some areas, shown in these  
20 circles and where the blue lines are, the  
21 grade is particularly steep. And they need to  
22 have a retaining wall so that there will be

1 stone retaining walls that will be the same  
2 sort of native stone that you saw in the Coast  
3 Guard headquarters. It is already used on the  
4 campus, and it's available locally. So the  
5 retaining walls would be built on that. And  
6 the wrought iron picket fence will actually  
7 sit on top of that.

8 Here is an illustration of the  
9 barrier system along Martin Luther King with  
10 a masonry wall; the post and cable barrier  
11 system, which I believe is about four feet  
12 tall; and the picket fence, the wrought iron  
13 pickets. And you can see an example of the  
14 sort of equipment that will be required for  
15 the electronic monitoring.

16 This is an example of the barrier  
17 system along the wooded areas with the two  
18 types of chain link fence. And this is an  
19 example of the barrier system along the access  
20 road in the location where the retaining wall  
21 will be required. So that the outer picket,  
22 wrought iron pickets, will sit on top of the

1 retaining wall. And there will be chain link  
2 on the inside.

3 The area between the inner and  
4 outer barriers will also be screened visually  
5 by security personnel located in guard booths  
6 located along the inner section of the fence.

7 The exact locations have not been  
8 determined, but they are generally illustrated  
9 by these circles. The red circles are going  
10 to be -- the difference between the red and  
11 the blue circles is the material that is used  
12 on the foundation of the guard booth. The red  
13 circles are of a material that is consistent  
14 with the historic architecture on the top of  
15 the fence. And the low and the blue circles  
16 are consistent with the other architecture in  
17 the lower part of the campus.

18 So here is an illustration. The  
19 brick facade is similar to what has been used  
20 in the existing buildings in the upper  
21 plateau. And the native stone will be similar  
22 to the retaining walls in the Coast Guard.

1           The security personnel will access  
2 these guard booths through use of new paths  
3 that can also be used by staff for  
4 recreational purposes.

5           And the material that is used on  
6 the paths will vary according to their  
7 location on the campus. So between gates and  
8 1 and 2, where there are some existing  
9 sidewalks, the security, the paths for the  
10 security, personnel will be brick.

11           On the other areas of the upper  
12 campus, such as here and here, there will be  
13 concrete. And through the wooded areas, there  
14 will be asphalt.

15           Once the construction is complete,  
16 the landscape will be restored to its original  
17 conditions in accordance with the cultural  
18 landscape report, the landscape preservation  
19 plan, and the landscape integration plan.

20           In the upper part of the campus,  
21 there was an arboretum-style landscape, which  
22 featured a lot of specimen trees. And over

1 the years, a number of those have been lost.

2 All efforts will be made to save  
3 as many as possible in the areas where they  
4 might be affected by construction. But after  
5 the construction is complete, those specimen  
6 trees will be replaced, no matter what they  
7 were -- the ones that were there even in 1937  
8 that have been lost will be replaced, as will  
9 any that are lost during construction.

10 And in the lower areas, there are  
11 a lot of invasive species and not very healthy  
12 woodlands. So those woodlands will be  
13 restored.

14 I'll give you a little bit of  
15 detailed information about each of the gates.  
16 Again, gate 1 is for employees and VIPs. This  
17 is the existing condition. You see Martin  
18 Luther King. The existing stone wall comes  
19 along here and turns back to the gatehouse.  
20 And there are some existing greenhouses that  
21 will be removed.

22 Employees will come in through

1 this gate and turn right through a new opening  
2 in the existing historic wall. The wall will  
3 be taken apart. And the materials will be  
4 used to create some wing walls that will turn  
5 back. So no historic materials will be lost.  
6 They will all be reused in this project.

7 So the employees coming by vehicle  
8 will come through this gate and come down past  
9 these guard booths, where they will be badged,  
10 and down into an underground parking garage,  
11 which is part of a future submission.

12 VIPs will come in this way and  
13 turn into a porte cochere here, where they  
14 will get out, be screened, and then continue  
15 on onto the campus.

16 Pedestrians will come in this way  
17 and go into the screening building and out.  
18 And employees coming from the parking garage  
19 will also come up through this screening  
20 building and out into the rest of the campus.

21 Here is an aerial view of the  
22 campus as it exists. You can see the existing

1       greenhouses. The new screening facility here  
2       will be designed to sort of replicate the  
3       character of the existing greenhouses.

4                   And so one of the nice things that  
5       will happen there is that once you come  
6       through the historic gate -- and, by the way,  
7       only the Secretary and the President will  
8       actually ever be able to come through this  
9       historic gate itself. Everyone else will come  
10      through the screening area.

11                   But once you come through the gate  
12      and pass the screening area, the landscape  
13      itself, the historic landscape, will appear as  
14      it did in 1937.

15                   So here is a view from looking  
16      into the gate from Martin Luther King. And  
17      you can see the new entrance with the little  
18      wing walls that were created.

19                   And here is a view from inside the  
20      campus looking back at the historic guard  
21      house and the new screening facility.

22                   Gate 2 again is for visitors.

1 Visitors will come in and turn right and go  
2 down into an underground parking garage. They  
3 will stop at a gatehouse right here that will  
4 be located in an historic building that is  
5 being rehabilitated for this purpose and to  
6 make sure that they have a reason to be on the  
7 campus.

8 And then again they will come up  
9 into the visitor screening facility where they  
10 will be badged and be able to leave then and  
11 go to the rest of the campus.

12 For people coming in groups, like  
13 in a shuttle bus or something, there will be  
14 parking for shuttle buses. So they will come  
15 in and go past here and into the visitors'  
16 center and on.

17 So here is an example of the --  
18 you come in through this gate. This gate, by  
19 the way, will be widened a little bit because  
20 it's not currently wide enough for two  
21 vehicles to pass. And they will pass and go  
22 past these guard houses and down into the

1 underground parking garage or pedestrians will  
2 come in this way and go into the visitor  
3 screening facility.

4 This is the existing building that  
5 will be redone to be the guard house at this  
6 gate. And here is an illustration of the new  
7 visitor facility.

8 Gate 3, as I mentioned, will be  
9 for entrance and egress only, for emergency  
10 vehicle entrance and egress only. There is  
11 currently a tunnel where the roadway inside  
12 the campus goes down and goes under Martin  
13 Luther King to connect to the East Campus.  
14 That tunnel will be filled and the roadway  
15 brought up to grade so that a new gate can be  
16 created here and allow vehicles to go in and  
17 out.

18 Again, the existing masonry in  
19 this part of the wall will be used to create  
20 wing walls. And then the fence will be pulled  
21 back so that, for instance, if a fire truck  
22 were going to come in, they would have area

1 for it to pull off the street.

2 And here is an aerial view of what  
3 that will look like. There is a guard house  
4 here.

5 Gate 4. You saw a lot of the  
6 paving area when the Coast Guard headquarters  
7 came in in January. So most of what is new in  
8 this plan is this building right here.

9 Vehicles, people coming in their  
10 cars, will come in the access road and drive  
11 up here and be badged in these guard houses  
12 right here and continue into the parking  
13 garage. Once they get out of their cars, they  
14 can continue on where they need to go on the  
15 campus without further screening.

16 But people who come in taxis or  
17 buses will come in and turn around here.  
18 There's also a place where they can come in  
19 and if they need to park, park here and be  
20 screened without actually going into the  
21 secured campus. They will then walk up to  
22 this screening facility and be badged before

1 they go onto the rest of the campus.

2 Here is an aerial view that shows  
3 the screening building in relation to the  
4 Coast Guard headquarters. And here is an  
5 illustration of what the building itself will  
6 look like.

7 It will use the same materials  
8 that were used in the Coast Guard  
9 headquarters, including a zinc facia on the  
10 edge of the roof, which was used on the Coast  
11 Guard, native stone, and glass curtain wall.

12 There is quite a significant grade  
13 change between the drive up here that comes up  
14 to the parking garage and the wetland at the  
15 base of the Coast Guard headquarters. And so  
16 that will be finished in a native stone wall.

17 Gate 5 is for pickup and drop-off  
18 for the day care center, again. People who  
19 are dropping off children at the day care  
20 center will have short-term parking here, and  
21 they will come and go through the screening  
22 facility and then continue on into the Coast

1 Guard headquarters, where the day care center  
2 is located.

3 There is also a mountable curb  
4 here, where emergency vehicles can come in to  
5 service the lower part of the campus. Here is  
6 an aerial view of that.

7 And this building and the building  
8 at gate 4, the new screening facilities in  
9 this lower part of the campus that have flat  
10 roofs will have green roofs as well.

11 Here is an illustration of this  
12 facility, of the screening building at the day  
13 care center. I would just like to mention  
14 right here that, although the Commission of  
15 Fine Arts approved this project about two  
16 weeks ago, this was the one item that they  
17 noted, that was that they thought this  
18 building was a little scary for children. So  
19 there may be some modifications to this  
20 building in response to the Commission of Fine  
21 Arts.

22 And gate 6 will be for service

1 vehicles. The idea is that most service  
2 vehicles will come in through the access road  
3 and turn and go to the warehouse without  
4 actually having to pass through security, they  
5 will then unload the materials that they are  
6 delivering.

7 The materials will then be  
8 screened and transported onto shuttle vehicles  
9 located inside the secure campus and then  
10 taken to wherever they are going.

11 With certain types of materials,  
12 such as food service, where it doesn't really  
13 make sense to unload and then load back onto  
14 another vehicle, trucks will come in and turn  
15 right here. And the vehicles themselves will  
16 actually be screened and then come up this  
17 road and go onto the campus. This is an  
18 existing historic roadway on the campus.

19 And you will get another  
20 submission on some modifications to this  
21 roadway at a later date. That is currently  
22 being vetted through the consulting party

1 process.

2 Here is a closer view that shows  
3 you how the trucks going to the warehouse will  
4 enter through here without actually going  
5 through the secure perimeter and how trucks  
6 here will go through the screening facility  
7 and then continue on onto the campus.

8 Here is an orthogonal view of the  
9 truck screening facility. And here is an  
10 illustration of the building materials, which,  
11 again, as I said, are similar to the materials  
12 that you saw for the Coast Guard headquarters.

13 The Commission approved the master  
14 plan for this facility on January 8th, 2009  
15 with conditions. When the Commission approved  
16 the U.S. Coast Guard headquarters in January  
17 of 2010, it determined at that time that the  
18 conditions that had to be met before  
19 construction started had been met.

20 The staff examined the project for  
21 consistency with the comprehensive plan and  
22 determined that the project was both

1 consistent with various elements of the  
2 comprehensive plan and also carried out  
3 specific aspects and policies that were  
4 included in those elements. And the details  
5 of that are in your report.

6 Staff also finds that the  
7 submission is in conformance with the master  
8 plan for the DHS headquarters consolidation  
9 that was approved in January 2009 and amended  
10 in January 2010.

11 And our decisions have been  
12 informed by the EIS the GSA did for this  
13 project that was issued in November of 2008  
14 and the record of decision that GSA issued in  
15 December 2008.

16 A programmatic agreement for the  
17 master plan was finalized on December 9th,  
18 2008, and a memorandum of agreement for  
19 perimeter security improvements was finalized  
20 in March that was pursuant to the programmatic  
21 agreement. And details of that, again, are  
22 included in your report.

1           Just notably, as a result, it  
2           noted in the MOA that, as a result of the  
3           discussions under consultation, adverse  
4           effects were minimized. And the design,  
5           particularly in the area around gate 1, were  
6           notably approved.

7           So at this point, the primary  
8           issue that staff has concerning this project  
9           has to do with potential inputs of the access  
10          road. When the Commission approved the Coast  
11          Guard headquarters in January, there was quite  
12          a lot of discussion about the design of the  
13          access road and potential impacts to Shepherd  
14          Parkway, National Park Service land.

15          And at that time, GSA agreed that  
16          all alternatives were still on the table. And  
17          there was some consultation on this regarding  
18          in the 106 process, but GSA and DDOT have been  
19          working on a comprehensive transportation  
20          study of ward 8. And the consultation has  
21          been on hold waiting for the results of that  
22          study.

1                   And we just found out this week  
2                   that some preliminary information from that  
3                   study we shared with the Park Service on  
4                   Friday. And although staff has seen the  
5                   PowerPoint that was given in that meeting on  
6                   Friday, we haven't been officially briefed on  
7                   it.

8                   It seems like it is very likely  
9                   that there may be changes to the design of the  
10                  access road that may result in changes to the  
11                  design of the perimeter security elements,  
12                  just in this area and possibly elsewhere, but  
13                  this is what we had particularly noted.

14                  This is a section through the  
15                  access road that had been shared with the  
16                  consulting parties. You can see here a  
17                  three-lane access road, a combination  
18                  bike-pedestrian trail, a retaining wall, the  
19                  two-fence line, and a guard booth before you  
20                  go back into the native landscape.

21                  So one of the things that may  
22                  happen as a result of the ward 8

1 transportation study is this may go from three  
2 lanes to four, in which case all of this might  
3 have to be moved back. Perhaps the heights of  
4 the retaining walls might be adjusted. There  
5 are any number of changes that might have to  
6 be taken as a result of that.

7 And so staff recommends that the  
8 Commission require that any changes that are  
9 made to the perimeter security here or  
10 anywhere else on the campus be resubmitted to  
11 the Commission for approval before they're  
12 constructed.

13 Therefore, the Executive  
14 Director's recommendation is that the  
15 Commission approves the preliminary and final  
16 site and building plans for perimeter security  
17 barrier and adaptive reuse of buildings 21,  
18 77, and 78; notes that the 106 consultation  
19 regarding the design of the access road and  
20 related interchange improvements has not yet  
21 been completed; and, therefore, requires that  
22 if there is any change to the approved design

1 for perimeter security resulting from further  
2 106 consultation on the access road and  
3 interchange improvements, that the change  
4 shall be submitted for approval by the  
5 Commission.

6 And that concludes my  
7 presentation. And there are representatives  
8 of GSA and the design team present if you have  
9 any additional questions.

10 [INSERT - DEPARTMENT OF HOMELAND SECURITY HQ  
11 CONSOLIDATION]

1 CHAIRMAN BRYANT: Thank you, Ms.  
2 Saum.

3 Ms. Tregoning?

4 MEMBER TREGONING: Can you tell  
5 me, Christine, if I am off topic here? You  
6 talked a lot about the different movements of  
7 different people through security gates. Did  
8 I hear you correctly saying that at gate 2,  
9 most of the visitors -- that there is going to  
10 be underground parking for visitors through  
11 gate 2 and that that is where all of the  
12 visitors were going to be channeled to go?

13 MS. SAUM: Yes.

14 MEMBER TREGONING: So if you are a  
15 person coming to this campus, I recall 2,000  
16 visitors a day is what is anticipated?

17 MS. SAUM: Yes.

18 MEMBER TREGONING: And you are  
19 coming by Metro or how are you getting here if  
20 you are coming by Metro? I mean, what  
21 happens? I guess if you're coming at the  
22 Anacostia Metro station, you can take a bus or

1 you can walk here to this gate. And it's kind  
2 of in the middle of the campus. It's gate 2.  
3 It's not terrible.

4 If you're coming to Congress  
5 Heights, where there are going to be shuttles,  
6 are you able to get on a shuttle?

7 MS. SAUM: My understanding is  
8 that there will be shuttles from Congress  
9 Heights, but that has not been confirmed. Can  
10 anyone?

11 I mean, that's sort of -- there  
12 have been discussions about that, but the  
13 exact details of the transportation have not  
14 been and the mode split for that have not been  
15 worked out.

16 Can someone from GSA respond to  
17 that or DHS?

18 MR. ENNEN: Tom Ennen from GSA,  
19 one of the project managers.

20 There is a transportation  
21 management plan that is being developed in  
22 concert with the DDOT plan. And we have the

1 preliminary results but have not come to a  
2 final plan.

3 MEMBER TREGONING: So you would  
4 rather I hold my comments to then on that?

5 MS. SAUM: That's exactly the sort  
6 of thing I think that we want a chance to be  
7 able to vet once we see the transportation  
8 plan so that if the accommodations for  
9 visitors, for example, are not properly met,  
10 that we can request that changes be made to  
11 the adopted plan.

12 MEMBER TREGONING: I don't have  
13 any objections to what I have seen in terms of  
14 how you have handled the perimeter security  
15 elements. I think those are fine. I am just  
16 concerned that all the visitors are channeled  
17 to one spot and this is not a terribly  
18 accessible campus.

19 So, depending on where you are  
20 coming from, you might be doing a lot of  
21 traveling to get around to that visitors'  
22 center. And for an agency the size of DHS,

1 2,000 visitors may not seem like a lot. I  
2 think to a lot of us, 2,000 daily visitors is  
3 a lot of visitors.

4 And they seem to be  
5 well-accommodated if they're coming by car,  
6 but we would like them to have a similar mode  
7 split as you're going to be having. So more  
8 than half the visitors, we would love for them  
9 to come by some other mode and make it easy  
10 for them to get here.

11 I guess, even if you're a visitor  
12 to FEMA, you are actually entering at the West  
13 Campus, right?

14 MR. ENNEN: Yes.

15 MEMBER TREGONING: And so, I mean,  
16 I think these questions are maybe in  
17 discussion right now, but that was a concern  
18 that you are going to have an intense shuttle  
19 system, like K Street at rush hour, one a  
20 minute shuttles coming, but I don't know that  
21 visitors are going to be able to be on those  
22 shuttles, even though you get on the shuttle

1 before you are screened for any kind of  
2 security. You know what I mean?

3 So I am suggesting that it would  
4 be great if we could figure out how to  
5 accommodate visitors as much as possible  
6 through the alternate transportation that you  
7 are already providing. That is my comment.

8 MR. ENNEN: We would like to come  
9 back fully prepared to brief you on mode  
10 splits and specific routes to this gate and  
11 proximity, walking proximities, that sort of  
12 thing.

13 MEMBER TREGONING: I'm just asking  
14 that you balance because operationally I get  
15 the efficiency of having a single visitor  
16 center. I totally get that, but I don't want  
17 it to be entirely at the expense of the  
18 visitor, who then is -- you know, driving will  
19 be the most convenient way if they are  
20 expected to hoof it --

21 MR. ENNEN: Right.

22 MEMBER TREGONING: -- from

1 Congress Heights perhaps and not maybe even  
2 being sure what gate they're supposed to get  
3 to, you know, five, six gates.

4 MR. ENNEN: You raise a very good  
5 point.

6 MEMBER TREGONING: Thank you.

7 MR. ENNEN: We will be back.

8 CHAIRMAN BRYANT: Mr. Newton?

9 MEMBER NEWTON: Yes. I have a  
10 question about the VIP access at gate 1, where  
11 you talk about it would pull into a lane off  
12 of the main drag and they would get out of  
13 their cars and go in and be checked.

14 What if they are a VIP that  
15 doesn't have credentials to get on? How are  
16 they turned back out? Are they expected to  
17 back out in traffic and turn?

18 I didn't see it in plan. Well,  
19 there are plans, but I can't read them.  
20 They're a little small.

21 MS. SAUM: Max, can you go to  
22 slide 18?

1                   MEMBER NEWTON: I mean, I am  
2 hoping there's a pull-through and a way for  
3 them to get back out of the --

4                   MS. SAUM: Actually, good  
5 question. I don't see a way to pull other  
6 than backing up. Can somebody respond to  
7 that?

8                   MEMBER NEWTON: Oh, well, it looks  
9 like if you get in there and you don't have  
10 the credentials to go on through, how do you  
11 get back out?

12                  MR. THOMPSON: Right. My name is  
13 Gil Thompson with DHS Security.

14                  Just to explain that VIPs who  
15 would be entering the campus if they are a VIP  
16 that is to actually drive onto the campus,  
17 they will be expected. Okay? So when they  
18 present themselves at the turn-in off of the  
19 --

20                  MS. SAUM: Right here.

21                  MR. THOMPSON: Right in there, in  
22 that area. Then once they are charted to go

1 onto the campus, they will, of course, be  
2 directed to the VIP screening.

3 For those who might be lost or not  
4 authorized to proceed on to there, they will  
5 be loop back and be directed back out of the  
6 campus. But all of the visitors, all of the  
7 VIP visitors, will certainly be expected  
8 before they even reach that point right there.

9 MS. SAUM: There is a guard --

10 MR. THOMPSON: Yes, there is.

11 MS. SAUM: There is a guard house  
12 right there where I would assume that if they  
13 were going to be turned back, they would be  
14 expected to turn --

15 MEMBER NEWTON: Okay. Right.

16 MS. SAUM: They would be either  
17 directed --

18 MEMBER NEWTON: Somehow that --

19 MS. SAUM: -- here or they would  
20 be directed to turn around.

21 MEMBER NEWTON: And in the middle  
22 of rush hour, that is going to be a lot of

1 fun.

2 I am sure you are sincere about  
3 all VIPs are expected. Stuff happens. We  
4 just turned away the Sec Def of Pakistan at  
5 the Pentagon because he was not expected. So  
6 it does happen.

7 MR. THOMPSON: Absolutely.

8 CHAIRMAN BRYANT: Okay? Mr. May?

9 MEMBER MAY: Yes. With regard to  
10 the recommendation, the requirement that any  
11 change to the approved design resulting from  
12 106 consultation on the access road, the  
13 change should be submitted to the Commission,  
14 it seems to me that it's not just section 106  
15 that might be generating changes to the access  
16 road that would require consultation.

17 So I think any change to the  
18 access road, for whatever reason, regardless  
19 of section 106, I mean, there may need to be  
20 a whole new section 4(f) evaluation, which  
21 could in itself pump the changes.

22 MS. SAUM: Do you want an

1 amendment?

2 MEMBER MAY: Yes, I would.

3 MEMBER MCGILL: Well, we haven't  
4 even made the motion yet, have they?

5 MEMBER MAY: I guess I would like  
6 to hear maybe what Commissioner McGill would  
7 like to say about that.

8 MEMBER MCGILL: Well, you know,  
9 we're bringing the design of the roadway in  
10 for approval. It's not being approved at this  
11 point in the process. So it seems to me that  
12 the reason for any design change is  
13 irrelevant.

14 We have to bring the road in for  
15 approval. And if there is any change in the  
16 road as proposed from this scheme to the one  
17 we bring in for approval, it has to show a  
18 change as well in the perimeter security.

19 MEMBER MAY: So I take that as the  
20 fact that we could take the words "section  
21 106" --

22 MEMBER MCGILL: Sure.

1                   MEMBER MAY:  -- "presentation" out  
2                   of there?

3                   MEMBER MCGILL:  Yes, sure.

4                   MEMBER MAY:  Okay.  Well, I'm not  
5                   proposing to make the motion, but I would  
6                   amend it if it were made.

7                   CHAIRMAN BRYANT:  Mr. Dixon?

8                   MEMBER DIXON:  I would just like  
9                   to know a little bit more about the visitors'  
10                  entrance and what consultations there are  
11                  going to be at that location.  It may not be  
12                  before us, but it's coming.  The train is on  
13                  the track.

14                  Know more about the visitors'  
15                  location and how it is going to not just  
16                  entrance but what is going to be available  
17                  there?  Just people, more contractors who are  
18                  visiting for a few days, or is it really  
19                  people coming in to know more about what the  
20                  agency is doing?

21                  MS. SAUM:  It's my understanding  
22                  that this will be for anyone who isn't

1 actually authorized to work on the campus. So  
2 I think that would include -- I would think  
3 that contractors who were actually working on  
4 --

5 MEMBER DIXON: My question is  
6 really this, suppose --

7 MS. SAUM: But if you --

8 MEMBER DIXON: -- 50 people had  
9 come from Iowa and they want to go over to  
10 Homeland and have a briefing on what homeland  
11 security is all about and they want to do it  
12 there because of all the new stuff they've  
13 heard about. Is there a way for you to handle  
14 that kind of an audience and more than just  
15 how to get in but -- maybe I'm getting ahead  
16 of myself -- what they can actually -- where  
17 they are going to be housed and presented and  
18 spoken to and dealt with, that type of  
19 discussion? That's programmatic. Maybe  
20 that's later?

21 MS. SAUM: Well, the details of  
22 that my understanding is are going to be

1 worked out later, but it was specifically  
2 noted when the Commission approved the Coast  
3 Guard headquarters that in the memorandum of  
4 agreement that was signed, that DHS agreed  
5 that they were going to provide regular access  
6 to the campus for visitors. So yes.

7 For instance, you can now make  
8 arrangements, for instance, to go to the CIA  
9 and visit that headquarters.

10 MEMBER DIXON: Right.

11 MS. SAUM: I don't know exactly  
12 what the process is that you would need to  
13 make. You need to make some sort of prior  
14 arrangements.

15 MEMBER DIXON: I was really just  
16 wondering about --

17 MS. SAUM: You won't be able to --

18 MEMBER DIXON: I am really  
19 considering like the backing up that we just  
20 talked about for VIPs. Is there going to be  
21 the parking connection will be there and there  
22 will be housing places for them to come and

1 they do need to come by car to a meeting of  
2 some kind or presentation? Is that part of it  
3 or is that more than just getting in and  
4 getting where the -- I don't know.

5 What are the numbers on these  
6 slides? Do you say go to slide 5 or 3 or  
7 what?

8 MS. SAUM: Slide 24. It's 24. I  
9 think it can go forward a couple. Yes.

10 MR. MILLS: Mr. Chairman, members  
11 of the Commission, Commissioners --

12 MEMBER DIXON: Okay. Who is --

13 MR. MILLS: -- my name is Chris  
14 Mills. I am the program manager for the  
15 Department of Homeland Security for the St.  
16 Elizabeth's campus.

17 The visitors' program that we did  
18 agree to in the MOA for the Coast Guard  
19 building has acknowledged that we will provide  
20 access to the campus on a regular basis --  
21 "based on demand" I think is what the wording  
22 was -- for tours and other functions, both

1 scheduled functions, per se, access to the  
2 auditorium for community meetings in the  
3 evening on a not to interfere basis with DHS  
4 operations, also for access to the cemetery,  
5 access to the Point.

6 Now, the details are we haven't  
7 worked out the exact details, but all visitors  
8 will be processed through there, whether they  
9 come by -- you know, we need to work on the  
10 Metro and the other public transportation  
11 access, but there is a certain amount of  
12 parking that will be there for visitors who  
13 come either by bus, a large bus group.  
14 There's parking on the surface by car. There  
15 are parking spaces below grade for car  
16 parking.

17 And so the nature of how that is  
18 going to work, obviously most of the time we  
19 would expect that they would be scheduled in  
20 advance. And so whether it's a campus tour,  
21 we would need to provide an escort to take  
22 those folks around the campus.

1                   If it's a briefing for whatever  
2                   group there may be wanting a briefing on a  
3                   certain aspect of homeland security that would  
4                   be conducted in the auditorium, one of the  
5                   benefits of having the visitors' center right  
6                   there is that it is in close proximity to the  
7                   historical auditorium that would be used for  
8                   a lot of those public-type briefings.

9                   MEMBER DIXON: I guess, really,  
10                  what I am just asking is what is in the  
11                  picture. I appreciate what you told me, but  
12                  that building, that visitors' center building,  
13                  is the auditorium or the auditorium is --

14                  MR. MILLS: It's in close  
15                  proximity. It was within a minute's walk.

16                  MEMBER DIXON: Okay.

17                  PARTICIPANT: One of the historic  
18                  buildings.

19                  MEMBER DIXON: So that would be  
20                  used for those kind of things. And the  
21                  business center would be a processing facility  
22                  only?

1 MR. MILLS: Yes, sir.

2 MEMBER DIXON: Not a meeting place  
3 but a processing facility?

4 MR. MILLS: Processing. Yes, sir.

5 MEMBER DIXON: But all of these  
6 are behind secured walls, right?

7 MR. MILLS: Yes, sir.

8 MEMBER DIXON: So you have got to  
9 be cleared and secured before you even get to  
10 that point?

11 MR. MILLS: Well, the visitors'  
12 center is actually outside the --

13 MEMBER DIXON: It is outside of  
14 the security area?

15 MR. MILLS: So you get to the  
16 visitors' center. You're processed through.  
17 Whether you have a schedule meeting, if you're  
18 there as a contractor, or a business person  
19 who has a meeting --

20 MEMBER DIXON: There is not going  
21 to be any structured auditorium or place where  
22 you could have a meeting and you wouldn't have

1 to go into the secure environment. You would  
2 be there, and you would be able to leave and  
3 not be as securely checked as you might be if  
4 you didn't go in.

5 MR. MILLS: Well, inside the  
6 visitors' center, I believe there is a small  
7 conference area. No, there is not, not  
8 significant.

9 MEMBER DIXON: Okay. Thank you.

10 MEMBER TREGONING: Can I just  
11 follow up on that? Just out of curiosity, I  
12 mean, it is a beautiful historic campus.  
13 You're the newest federal agency, you know, on  
14 the planet. You do a lot of cutting-edge,  
15 exciting things.

16 I mean, just from a public  
17 information perspective, if people wanted to  
18 know about you or wanted to know about what is  
19 happening with DHS, there is no place for  
20 unscheduled visitors to come and learn  
21 something about the Department of Homeland  
22 Security?

1 MS. SAUM: I don't think it's  
2 clear that -- I don't think it's been decided  
3 yet whether or not unscheduled visitors -- I  
4 mean, I don't know, Chris. So you may --

5 MEMBER TREGONING: It's sort of  
6 un-American for a government agency to say,  
7 "You can't see us without an appointment. You  
8 can't even be anywhere near us without an  
9 appointment." Sorry. I didn't mean to say  
10 "un-American." You know what I mean.

11 (Laughter.)

12 MEMBER TREGONING: It's like, you  
13 know, we're public servants.

14 MR. MILLS: As we said, the  
15 details of how we're going to arrange the  
16 tours and access -- this is an operational  
17 campus. So we need to work those out. We  
18 don't have those as yet.

19 MEMBER TREGONING: I was talking  
20 about your program. I mean, we want access.  
21 The community wants access to stuff that  
22 doesn't have a lot to do with you, which is

1 the Point and the cemetery and that sort of  
2 thing.

3 I'm saying for you, for your own  
4 agency, and all the exciting, interesting  
5 things that you are doing, your occupancy of  
6 this historic campus.

7 Is there nothing that interprets  
8 or talks about your exciting stuff that people  
9 can access without an appointment?

10 MEMBER DIXON: Mr. Chairman, let  
11 me say I used to contract with NASA. And you  
12 go to NASA. They've got all kinds of things.  
13 You can just walk in and see what's going on.  
14 That's a pretty secure one.

15 I'm sorry, Mr. Chairman.

16 CHAIRMAN BRYANT: This is all  
17 interesting, but let me suggest it's probably  
18 not properly before us, their programmatic  
19 issues, except for how they may impact the  
20 physical planning. So if we can confine the  
21 discussion to that, it might move this along.

22 MEMBER DIXON: Chairman, point of

1 order. And I agree with you, but this train  
2 is on a track.

3 CHAIRMAN BRYANT: Right.

4 MEMBER DIXON: The train keeps  
5 going and builds up 180 miles an hour. And  
6 this is kind of how you design the entrance  
7 gates at 2. And what you have there is very  
8 important if we are going to try to  
9 accommodate people who might want to come in  
10 and learn about the agency or be there to meet  
11 and be presented. And they don't have to be  
12 escorted around and taken into sensitive  
13 areas.

14 So I think that it is kind of  
15 either now or never maybe or maybe now or  
16 maybe now.

17 CHAIRMAN BRYANT: Okay.

18 MEMBER MCGILL: Mr. Chairman?

19 CHAIRMAN BRYANT: Mr. McGill?

20 MEMBER MCGILL: To move things  
21 along, I would like to make a motion. In  
22 light of my dialogue with Mr. May, I have got

1 some modifications to the staff  
2 recommendation.

3 So I move the motion, keeping the  
4 approves paragraph as is, changing the notes  
5 paragraph to reads as follows, "Notes that the  
6 design of the access road and related  
7 interchange improvements had not been  
8 completed and, therefore," then modifies the  
9 requires paragraph to read as follows,  
10 "Requires that if there is any change to the  
11 approved design for perimeter security  
12 resulting from a proposed design of the access  
13 road and interchange improvements, the change  
14 shall be submitted for approval by the  
15 Commission."

16 MEMBER AMES: Second, Mr.  
17 Chairman.

18 CHAIRMAN BRYANT: The amendment  
19 has been moved and seconded. Any discussion?

20 (No response.)

21 CHAIRMAN BRYANT: All in favor say  
22 aye?

1 (Chorus of ayes.)

2 CHAIRMAN BRYANT: Opposed, no?

3 (No response.)

4 CHAIRMAN BRYANT: The amendment is  
5 adopted.

6 The Chair would entertain a motion  
7 on the EDR as amended.

8 MEMBER AMES: So moved, Mr.  
9 Chairman.

10 CHAIRMAN BRYANT: It's been moved  
11 and --

12 VICE CHAIRMAN MILLER: Second.

13 CHAIRMAN BRYANT: -- seconded that  
14 the EDR as amended be approved. All in favor  
15 say aye?

16 (Chorus of ayes.)

17 CHAIRMAN BRYANT: Opposed, no?

18 (No response.)

19 CHAIRMAN BRYANT: Thank you. It  
20 has been adopted.

21 Thank you very much, Ms. Saum.

22 4E. NAVAL SUPPORT FACILITY ANACOSTIA,

1           SOUTHWEST, WASHINGTON, D.C. - NAVAL SYSTEMS

2                   MANAGEMENT ACTIVITY OFFICE BUILDING

3                           AND WAREHOUSE

4                   CHAIRMAN BRYANT: For our last  
5 agenda item, item number 4E is the Naval  
6 Systems Management Activity Office building  
7 and warehouse at the Naval Support Facility,  
8 Anacostia.

9                   You have a revised EDR before you.  
10 And Mr. Hart is here. Welcome.

11                  MR. C. HART: Good afternoon, Mr.  
12 Chairman and members of the Commission. The  
13 Department of the Navy has submitted the Naval  
14 Systems Management Activity project on the  
15 Naval Support Facility, Anacostia, for  
16 preliminary and final review. This is a Base  
17 Closure and Realignment Commission, or BRAC,  
18 project. And it's located in Southwest  
19 Washington.

20                  The Naval Systems Management  
21 Activity project, also known as NSMA, is an  
22 administrative facility with a warehouse

1 attached.

2 This BRAC project is located on  
3 the eastern portion of the 300-acre Naval  
4 Support Facility, Anacostia, which is the  
5 northernmost portion of the Bolling-Anacostia  
6 tract, which is shown here on this slide.

7 In the early Twentieth Century,  
8 the Bolling-Anacostia tract was used by the  
9 Navy and the Air Force as an airstrip and for  
10 support activities.

11 By the mid Twentieth Century, the  
12 airstrip operation stopped for safety reasons,  
13 prompted by the increase in air traffic at  
14 Washington's National Airport, now known as  
15 Reagan National Airport.

16 In the early 1970s, Congress  
17 approved public law 93-166, which, in effect,  
18 designated NCPC's role as advisory for all  
19 projects on the Bolling-Anacostia tract.

20 As identified in the law, the main  
21 plan to guide development on the installation  
22 was the 1973 Bolling-Anacostia Base

1 development concept plan. An installation  
2 master plan that was developed in 1990  
3 supersedes this early concept plan.

4 Currently the Navy is developing a  
5 new master plan for the joint base  
6 installation and has met with staff several  
7 times to discuss it. The staff anticipates  
8 that the master plan update will be submitted  
9 within the next 6 to 12 months.

10 Now I will turn to the project  
11 itself. The NSMA project consists of two  
12 parcels, which are shown outlined in red on  
13 this central portion of the slide.

14 The main administration building  
15 and a warehouse are located along the eastern  
16 portion of the Anacostia installation. And a  
17 100-car parking lot is located in the central  
18 part of the base.

19 St. Elizabeth's West Campus is  
20 also shown on this slide directly east of the  
21 proposed NSMA project. St. Elizabeth is here.

22 On this slide is the west

1 elevation in the main site plan. This  
2 proposal is for a 5-story, 160,000 square foot  
3 administration building, which is 93 feet in  
4 height to the top of the penthouse.

5 Since this building is also a  
6 sensitive compartmentalized information  
7 facility, also known as a SCIF, there are only  
8 windows at the main entrance. The main  
9 entrance is here, here.

10 The footprint of this  
11 administration building is 32,000 square feet.  
12 And there will be 816 employees relocating  
13 here from Arlington, Virginia.

14 An attached one-story, 23,000  
15 square foot warehouse 23 feet in height is  
16 also part of the design and is shown north of  
17 the building.

18 Fifty-three visitor parking spaces  
19 are also shown on this site as part of the  
20 design. As you will recall in the last slide,  
21 an additional 100 parking spaces are being  
22 developed at a remote location east of this

1 parcel.

2 As you will see in upcoming  
3 slides, views of this project are important  
4 because of the close proximity of the NSMA  
5 building to the St. Elizabeth's campus.

6 Given the importance of these  
7 views, staff has requested that the Navy  
8 submit additional information showing the  
9 building from different vantage points.

10 Within the last week, the Navy has  
11 responded and submitted additional views of  
12 this building from the various vantage points.  
13 And I will show several of these in upcoming  
14 slides.

15 Here is an image of the building  
16 massing looking towards the front entrance.  
17 The front entrance is toward the middle of the  
18 image here.

19 The building material is generally  
20 brick with some glass, of course, and metal at  
21 the front entrance. There is a green roof  
22 proposed for the building and a roof deck to

1 allow employees an opportunity for going  
2 outside.

3 I will discuss several staff  
4 issues in more detail in the next few slides.  
5 These issues are the size, orientation, and  
6 location of the NSMA building with regard to  
7 the U.S. Coast Guard headquarters as well as  
8 the inclusion of the remote parking in the  
9 project.

10 First I will discuss the location  
11 and size of the NSMA building in its context.  
12 On this slide is a section through the site.  
13 And of note is the U.S. Coast Guard building,  
14 off to the left of the slide, and the NSMA  
15 building, which is outlined in yellow.

16 The 93 feet is here, which you'll  
17 see where it is at the same level of the U.S.  
18 Coast Guard building. Also on this slide is  
19 the DIA building, which is on the  
20 Anacostia-Bolling tract. And that building is  
21 98 feet in height. And that's just on the  
22 size-for-size comparison.

1           The DIA building was actually  
2 approved by the Commission or I shouldn't say  
3 "approved." It was reviewed by the Commission  
4 in 2001.

5           This image is to orient you for  
6 the next few slides and also describe the  
7 views from the U.S. Coast Guard building.  
8 Please note that the main view from the U.S.  
9 Coast Guard headquarters is in a southwesterly  
10 direction. Note that north is to the top of  
11 the slide.

12           The NSMA building, which is shaped  
13 and in gray, is northwest of the headquarters.  
14 Headquarters is here, the NSMA building in in  
15 the middle to the top of the slide.

16           The only portion of the  
17 headquarters that has views of the NSMA  
18 building will be from the northeastern portion  
19 of the headquarters here. And the reason for  
20 this is, although this side faces the NSMA  
21 building, there is a lot of wooded area that  
22 is here that actually makes viewing a little

1 bit difficult.

2 Here is the main view from the  
3 U.S. Coast Guard headquarters looking west.  
4 And, as you can see, the headquarters project  
5 is already under construction.

6 In the middle ground is I-295 with  
7 the Bolling-Anacostia Base to the mid ground.  
8 And to the left is the DIA building that you  
9 saw in an earlier slide.

10 The NSMA site can't be seen on  
11 this slide because it is north of the image,  
12 which would be actually over to the right side  
13 of the slide.

14 This image -- I should go back  
15 one. The image that you will see in a minute  
16 is an image from this point looking towards  
17 the NSMA building, which is this image here.

18 The proposed building site is  
19 indicated with a red dotted line here. You  
20 can't see the building, of course, because  
21 it's proposed and it hasn't been built. But  
22 the Navy did submit a digitally enhanced

1 photograph to show where the actual building  
2 would be. Again, it is here. This is before.  
3 And this is what they are looking at after  
4 that.

5 The Navy has also provided staff  
6 with a representation showing this building  
7 from various vantage points looking east from  
8 Haines Point in the middle of the Anacostia  
9 River.

10 Here is one of these images  
11 showing what the NSMA building looks like in  
12 its context. Again, this arrow, this is this  
13 building here.

14 As you can see, the NSMA building  
15 blends into the background because of the size  
16 of the buildings on the foreground, which  
17 currently exist along the Anacostia River at  
18 the Naval Support Facility, Anacostia. So  
19 these buildings are on the base right now.

20 After reviewing all of the images  
21 provided, staff does not believe this project  
22 will affect the main views, either to or from

1 the U.S. Coast Guard's headquarters.

2 The other issue that staff  
3 identified is parking. A 100-space remote  
4 employee parking lot is included in the  
5 project and is shown west of the NSMA  
6 building. It's the parking lot.

7 As I noted earlier, there are 816  
8 employees being relocated as part of the NSMA  
9 project. After conducting a parking survey,  
10 the Navy has determined that there are over  
11 460 existing parking spaces in close proximity  
12 to the NSMA building that are currently  
13 vacant.

14 These vacant parking spaces are  
15 located in parking garages that are indicated  
16 here in blue. I should say parking garages  
17 and lots. These are two parking garages, and  
18 that's a lot.

19 The Navy assumes the modal split  
20 for the NSMA building will be the same as the  
21 installation modal split, approximately 72  
22 percent single occupancy vehicles and 28

1 percent other modes. This modal split would  
2 equal a parking ratio of one space for every  
3 1.5 employees for this building.

4 Given that the comprehensive plan  
5 stipulates a one space for four employees for  
6 federal projects in this part of the District,  
7 staff is recommending that the 100-car parking  
8 lot not be approved as there is an abundance  
9 of existing vacant parking spaces in close  
10 proximity to the proposed building.

11 As staff has just stated in the  
12 last slide, the proposed parking ratio is not  
13 consistent with what is stipulated in the  
14 comprehensive plan, one space for every four  
15 employees for federal projects in this part of  
16 the District.

17 Because of this, staff is also  
18 suggesting that the Navy develop a more  
19 aggressive TNP and work with a nearby  
20 Department of Homeland Security to find ways  
21 to minimize existing single occupancy vehicle  
22 trips.

1                   As I noted earlier in this  
2 presentation, the Navy is in the midst of a  
3 base-wide master planning process. Staff has  
4 been updated on this process and would  
5 encourage the Navy to continue refining their  
6 plan in an effort to meet the parking ratios  
7 stipulated in the comprehensive plan.

8                   For the National Environmental  
9 Policy Act, the Navy has submitted an EA and  
10 FONSI dated December 12th. NCPC does not have  
11 an independent NEPA responsibility because our  
12 role is advisory on the only Anacostia tract  
13 pursuant to the public law 93-166. For  
14 compliance with the National Historic  
15 Preservation Act, the D.C. Historic  
16 Preservation Office concurred with the Navy's  
17 determination of no adverse effect in a letter  
18 dated September 30th, 2009.

19                   NCPC does not have an independent  
20 section 106 responsibility because our role is  
21 advisory on the Bolling-Anacostia tract  
22 pursuant to the public law.

1                   And, with that, the Executive  
2                   Director's recommendation is that the  
3                   Commission comment favorably on the Naval  
4                   Systems Management Activity building at the  
5                   Naval Support Facility, Anacostia with the  
6                   exception of the remote parking lot, noting  
7                   that the Navy has demonstrated with additional  
8                   viewship simulations that the project will not  
9                   impair views to and from the U.S. Coast Guard  
10                  headquarters, also advise the Navy that the  
11                  proposed remote parking lot should not be  
12                  constructed because Naval Support Facility,  
13                  Anacostia currently exceeds the one:four  
14                  parking ratio for this location prescribed in  
15                  the comprehensive plan for the national  
16                  capital; and, finally, require that the Navy,  
17                  Department of the Navy, submit a master plan  
18                  for the joint base Anacostia-Bolling before  
19                  submitting any future projects on this  
20                  installation as the previous base master plan  
21                  that was approved by the Commission in 1990  
22                  does not represent the Navy's current planning

1 for the installation.

2 And, with that, this concludes my

3 presentation. And I'm available to answer any

4 questions. And I might also say that there

5 are Navy personnel here to answer questions.

6 [INSERT - NAVAL SUPPORT FACILITY ANACOSTIA]

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

3 Questions or comments? Mr.  
4 Newton, do you have anything first?

5 MEMBER NEWTON: I'll make my  
6 comments later, at a later point. Thank you.

7 CHAIRMAN BRYANT: Okay. Then let  
8 me go to Mr. McGill and then Mr. May.

9 MEMBER MCGILL: Mr. Okay.  
10 Chairman, I am going to make some comments.  
11 And at the end of my remarks, I am going to  
12 propose an amendment to the EDR.

13 CHAIRMAN BRYANT: Yes, sir.

14 MEMBER MCGILL: First of all, I  
15 want to thank NCPD staff, particularly Ms.  
16 Saum and Mr. Hart, for alerting me perhaps a  
17 month ago to this issue, which was the first  
18 time I became aware of it.

19 I checked with our staff and with  
20 as many of our staff as I could find who had  
21 been working on the St. Elizabeth's project.  
22 And none of them had been informed or was

1       aware that this project was being planned and  
2       proposed, nor that a master plan was in  
3       progress, despite many contacts we had over  
4       the past year with the Navy and the Air Force.

5               I would like to just quote briefly  
6       from a memo e-mail one of our staff sent to me  
7       summarizing our efforts to contact and  
8       communicate with the Navy and the Air Force.

9               GSA coordinated with the Navy and  
10       the Air Force throughout the EIS process for  
11       St. Elizabeth's. Copies of the draft and  
12       final were provided to both agencies. They  
13       did not comment on either document.

14              We also sent them scoping letters  
15       on the East Campus EIS, which we are doing  
16       because of our FEMA building. Again, no  
17       comments were received.

18              Our transportation contractor was  
19       provided an expected base growth at both the  
20       draft EIS and final EIS. The growth  
21       originally was expected to be an additional  
22       2,000 employees, but Air Force and Navy

1 reduced that to 200 for the final EIS.

2 I note Mr. Hart said, "This  
3 building alone will have 816 employees." GSA  
4 has presented a handful of times on Bolling  
5 Air Force Base to join Air Force and Navy  
6 personnel.

7 The most recent presentation was  
8 last summer, when we met with the Air Force and  
9 the Navy to discuss the Malcolm X interchange.  
10 At no time was GSA notified about this most  
11 recent project prior to or after the final EIS  
12 and ROD. Nor has it been informed about the  
13 upcoming master plan.

14 Now, I believe that is sufficient  
15 evidence that we have reached out. And, yet,  
16 we did not hear answers to what was going on  
17 until a month ago.

18 And from what I understand from  
19 NCPC staff, they had been urging the Navy to  
20 come to us even sooner than that, to share  
21 with us their proposed plans for NSMA, and  
22 they had not done so until the staff finally

1 said to them, "If you want this to be reviewed  
2 at the Commission, you are going to go talk to  
3 GSA first."

4 When we met, we learned not only  
5 that the NSMA building was underway but also  
6 that a master plan was in progress, a master  
7 plan that could result in substantial  
8 additional base development that could have  
9 adverse impacts on our project in that they  
10 proposed the possibility under consideration  
11 of making their main truck entrance facility  
12 at First Sterling Road, the north end of the  
13 base, which is the road we will be using as  
14 one of our two primary access points off I-295  
15 and South Capitol Street for the St.  
16 Elizabeth's campus.

17 When we met, the project architect  
18 said to us, "When the Navy hired us to design  
19 the NSMA building, they told us the height,  
20 bulk, and footprint and location were not  
21 negotiable."

22 That meant that our consultation

1 served little purpose other than the Navy  
2 informing us that they wanted to have access  
3 to our site to do some photo sims. And we  
4 promised them they would have that access.  
5 And they did.

6 Now, as you are all aware, we have  
7 made substantial changes in the St.  
8 Elizabeth's master plan and the design of our  
9 buildings at considerable cost to minimize the  
10 impact on the viewsheds, to minimize the  
11 impact on the green bowl, to maximize the  
12 original views to and from the site, to  
13 maximize the appearance of the site as it  
14 originally existed.

15 Yet, in this plan, the Navy is  
16 coming along and saying, "We're doing a master  
17 plan. This is our plan for the NSMA building.  
18 NCPC, you are only advisory. This is our  
19 plan. The site for the NSMA building, the  
20 height, the bulk, and the footprint are not  
21 negotiable."

22 I think that is wrong, and I think

1 it is a glaring contradiction between what is  
2 being expected of us and what is being  
3 expected at the Bolling-Anacostia Base.

4 In addition to my dismay, I  
5 understand that the D.C. Historic Preservation  
6 Office signed off on the NSMA building as  
7 saying it had no impact on the historic  
8 resources, which to me says that the D.C.  
9 Historic Preservation Office dropped the ball.

10 Now, it seems to me that the Navy  
11 should be held to a stricter standard than  
12 simply saying, "NCPC, you are advisory only.  
13 We may choose to listen to what you have to  
14 say. We may not. It's our choice."

15 And, therefore, I propose adding  
16 two words to the EDR. Under the last  
17 paragraph, presently it says, "Requires the  
18 Department of the Navy to submit a master  
19 plan." I propose to say, "to submit for  
20 approval a master plan."

21 That at least is what we should be  
22 able to expect NCPC can do to minimize any

1       adverse impacts the expansion of  
2       Anacostia-Bolling will have in this area of  
3       the city and on our campus.

4                   And I note that, although the  
5       staff explains that NCPC according to the 1973  
6       law does not have the authority to approve  
7       specific projects but only advise, in this  
8       paragraph, it says that NCPC approved the 1990  
9       master plan.

10                   So there is precedent for approval  
11       of the next master plan. And I think it's the  
12       least we can ask.

13                   MEMBER DIXON:    Second.

14                   CHAIRMAN BRYANT:  You've heard the  
15       motion. It has been moved and seconded that  
16       we add the words "for approval," as Mr. McGill  
17       noted. Discussion on that amendment? Mr.  
18       Newton?

19                   MEMBER NEWTON:  This changes the  
20       precedence of the Commission in relation to  
21       the current motion, changes the precedence  
22       already established by numerous projects

1 approved by the Commission at the  
2 Bolling-Anacostia tract.

3 The Navy does not disagree with  
4 the submission and the acceptance of comments  
5 reviewed by the Commission, but I cannot  
6 support that motion because it gives up an  
7 existing authority that the Navy has.

8 CHAIRMAN BRYANT: Which is perhaps  
9 something we should take up in law.

10 Mr. Miller?

11 VICE CHAIRMAN MILLER: Yes, not on  
12 that point, really, but -- and not to delay  
13 this, but was there analysis of the visual  
14 impacts of this project as viewed from the  
15 Point or the cemetery or is it not visible?

16 MR. C. HART: Yes. The trees are  
17 pretty substantial in a lot of this and the --

18 VICE CHAIRMAN MILLER: At the  
19 Point?

20 MR. C. HART: -- off in a  
21 different direction. And you are also at a  
22 different level. You are at a different

1 height. So you are talking. You are still  
2 looking over this.

3 Even if you were looking directly  
4 at it, you are still looking over it off into  
5 the distance. So because of the elevation,  
6 you are at such an elevation such that you are  
7 having the views of the kind of skyline  
8 outside and not actually of the view of the  
9 building itself.

10 So the view really towards the  
11 building is actually, what's between you and  
12 the building, a pretty significant amount of  
13 trees. So it's difficult to see.

14 MEMBER NEWTON: Mr. Chairman?

15 VICE CHAIRMAN MILLER: Then I had  
16 a question for Mr. Newton. If you are  
17 speaking on the point?

18 MEMBER NEWTON: I was just going  
19 to say that this building is not out of  
20 context with the rest of the use of the  
21 Anacostia-Bolling tract as seen by the views  
22 across the river at the other massings of

1 buildings in that location.

2 So long as you are west of the 295  
3 corridor, that tract has a number of massive  
4 buildings. HMX-1 facility, not the least of  
5 which, is located there. And we have already  
6 shown the DIA building.

7 So I don't feel that this building  
8 is out of context. And with the shielding of  
9 the trees, evidence is shown in the  
10 presentation that this building should be  
11 approved or that the advice of the Commission  
12 should be that it should proceed.

13 MEMBER MCGILL: And I support  
14 approving this building. My motion simply  
15 amends the future treatment of the master  
16 plan.

17 MEMBER DIXON: Mr. Chairman, I  
18 want to -- I'm sorry.

19 VICE CHAIRMAN MILLER: I just had  
20 a question for Mr. Newton on the mechanical  
21 equipment. Is that on the opposite side of  
22 where it is visible from the Coast Guard?

1                   MEMBER NEWTON: You got me on  
2 this.

3                   VICE CHAIRMAN MILLER: Is it  
4 furthest from where --

5                   MR. C. HART: Say that again. I'm  
6 sorry.

7                   VICE CHAIRMAN MILLER: The  
8 mechanical equipment, the rooftop mechanical  
9 equipment, is that on the -- is that further  
10 away from the --

11                  MR. C. HART: It's kind of in the  
12 middle of the building. It's not like it's  
13 either closer to one side or the other.  
14 Because the building is kind of  
15 north-south-facing, you know, it may be five  
16 feet closer to one side or the other but not  
17 significantly.

18                  VICE CHAIRMAN MILLER: And, Mr.  
19 Newton, why can't the mechanical equipment be  
20 put inside the building or underneath it?

21                  MEMBER NEWTON: Is it exposed in  
22 the plan?

1 MR. C. HART: No. It's actually  
2 essentially in a --

3 MEMBER NEWTON: It's in a  
4 penthouse.

5 MR. C. HART: It's in a penthouse.  
6 And the penthouse is --

7 VICE CHAIRMAN MILLER: No. I  
8 know.

9 MR. C. HART: It is pretty  
10 covered.

11 VICE CHAIRMAN MILLER: And they  
12 usually are very ugly. And this is you're  
13 looking down at it. I guess --

14 MEMBER NEWTON: I don't fully  
15 understand the internal mechanics of this  
16 building in terms of how it needs to be  
17 served. So I couldn't really answer that  
18 question directly.

19 I don't know if Mr. Juergensen is  
20 still here. Possibly he could answer some of  
21 these questions more directly.

22 MR. JUERGENSEN: Good afternoon,

1       Commissioners. Jay Juergensen. I'm the lead  
2       planner for NAVFAC Washington.

3               The penthouse is actually a part  
4       of the 93 feet that Mr. Hart spoke to. I  
5       believe the axiometric that was in the  
6       presentation does a pretty good job of  
7       representing how the penthouse is incorporated  
8       into the architecture and form of the  
9       building.

10               I think that also it is important  
11       --

12               CHAIRMAN BRYANT: Let me ask, I  
13       think the question before us is approval of  
14       the amendment. I think we are drifting off in  
15       other areas. Might we want to deal with the  
16       amendment first? And then we can get back to  
17       some of the substance.

18               MEMBER DIXON: I just want to say,  
19       one, I support the amendment. I seconded it.  
20       I also understand why the Defense Department  
21       is resisting it. But my concern is as a D.C.  
22       representative here and the fact that we only

1 get a chance, as I see it, to see these kind  
2 of projects that are federal in this  
3 environment.

4 And it's a good neighbor concern,  
5 more about transportation impact and traffic  
6 maybe even than the building because the  
7 building seems to fit in with the pictures we  
8 have seen relatively well. I think we may  
9 want to look at it from different  
10 perspectives.

11 I just think that we need to know  
12 because there are people in our community who  
13 use this highway to go to and from work and to  
14 move around.

15 And we already are going to and  
16 want to accept the presence of homeland  
17 security, which is going to impact that. And  
18 we're trying to adjust that. And in doing the  
19 project, we have attempted to do that by  
20 cutting back and adjusting.

21 The Navy and Bolling would have at  
22 least a similar requirement, I would hope, or

1 at least reason to say to us, "Look, we're  
2 coming to. And we bring up more people." And  
3 that may have an impact.

4 So that's why I'm asking that we  
5 have a bite at this and an opportunity to do  
6 what Mike is suggesting with this amendment.

7 And I think we will be as  
8 cooperative as we have been with Homeland  
9 Security. It's a body trying to work through  
10 it. At least we know. This community only  
11 has one way to get at it. And that's where,  
12 is asking.

13 CHAIRMAN BRYANT: The question  
14 before us is the amendment. Is there further  
15 discussion on the amendment?

16 MEMBER NEWTON: Just that I would  
17 think that this is not something that the  
18 Commission could act on.

19 CHAIRMAN BRYANT: Mr. Coppelman,  
20 might you have advice?

21 MR. COPPELMAN: Well, my first  
22 question is, as a matter of fact, what did the

1 Commission do with respect to the --

2 CHAIRMAN BRYANT: Is your  
3 microphone on?

4 MR. COPPELMAN: Sorry. Sorry. My  
5 first question is, what did the Commission do  
6 with respect to the 1990 master plan? I mean,  
7 Mr. McGill says that we approved it.

8 MEMBER MCGILL: It says it in the  
9 staff recommendation.

10 CHAIRMAN BRYANT: Strike-through  
11 language.

12 MR. ACOSTA: I would like to maybe  
13 shed some light on this. I think typically  
14 when we approve or consider projects under  
15 advisory authority, typically their condition  
16 will improve for a comment. So essentially  
17 when we looked at something in the region, for  
18 instance, it's outside of D.C. master plan.  
19 We'll say approved, but it's really approved  
20 for a comment. So it's not an approval.

21 In this case, we have advisory  
22 authority over Bolling. So when we use that

1 language, it really just means we approve the  
2 comments that were submitted.

3 I think that language has changed  
4 over time. And I don't necessarily have the  
5 1990 order in front of me, but I think  
6 typically it has been construed that way.

7 CHAIRMAN BRYANT: So, with that  
8 understanding, Mr. Coppelman, would you think  
9 that this is a proper amendment?

10 MR. COPPELMAN: We can't change  
11 the statute.

12 CHAIRMAN BRYANT: Right.

13 MR. COPPELMAN: I mean, if you  
14 pass something that violates the statute, it  
15 doesn't mean anything particularly. The  
16 statute says, "The Secretary of Defense in  
17 consultation with the National Capital  
18 Planning Commission and other interested  
19 parties but without being subject to the  
20 approval of such Commission or other agency is  
21 directed to proceed with the further planning,  
22 development, and construction of the

1 Bolling-Anacostia complex."

2 It seems to me that to the extent  
3 that this change gives us, attempts to give  
4 us, approval authority over the master plan,  
5 it doesn't do it. It can't do it.

6 CHAIRMAN BRYANT: So, Mr. McGill,  
7 do you want to plow forward with the motion or  
8 withdraw your motion?

9 MEMBER MCGILL: I will propose an  
10 alternate amendment. Strike the previous  
11 motion.

12 CHAIRMAN BRYANT: Okay.

13 MEMBER MCGILL: And keep the EDR  
14 as is and add a final sentence, "Requests the  
15 Navy to negotiate with NCPC for approval by  
16 the Commission a memorandum of understanding,  
17 giving NCPC a more significant role in  
18 reviewing the design and future scope of  
19 development of the Bolling-Anacostia complex."

20 MEMBER GREENWALD: Could you  
21 repeat that?

22 MEMBER DIXON: Second.

1 MR. COPPELMAN: Can I just clarify  
2 that we have received the approval of the 1990  
3 master plan, the document, and it says, "The  
4 Commission pursuant to public law 93-166." So  
5 that is the answer there.

6 MEMBER MCGILL: It's still  
7 anchored.

8 CHAIRMAN BRYANT: Okay. There has  
9 been a motion and a second for the additional  
10 request amendment, I'll call it. Mr. Newton?

11 MEMBER NEWTON: Thank you, Mr.  
12 Chairman.

13 Again I cannot support this motion  
14 or change to the EDR. And what we have done  
15 in close coordination with the Navy is agreed  
16 that collectively the Navy and the Department  
17 of the Defense representatives to the National  
18 Capital Planning Commission will work very  
19 closely and meet regularly on a quarterly  
20 basis to identify any and all projects that  
21 may have an impact on. That would be NCPC,  
22 advisory projects to ensure improved

1       communications across the local neighborhoods,  
2       as well as other agencies.

3                So I think we are committed to  
4       improve that communication process and to  
5       ensure that there are no surprises going  
6       forward.

7                Thank you.

8                MEMBER MCGILL:  You just don't  
9       want to trust but verify, right?

10              MEMBER NEWTON:  That's right.

11              CHAIRMAN BRYANT:  The matter is  
12       before us, has been moved and seconded.  
13       Hearing no further discussion --

14              MEMBER GREENWALD:  Is it possible  
15       to have the amendment read back to us?

16              CHAIRMAN BRYANT:  Yes.  Mr.  
17       McGill, can you reread the amendment?

18              MEMBER MCGILL:  I didn't write it  
19       down.  I just said it from memory.

20              MR. ACOSTA:  We have it here.

21              MEMBER MCGILL:  Okay.

22              MS. YOUNG:  "Requests that the

1 Department of Navy negotiate with NCPC for  
2 approval a memorandum of understanding, giving  
3 NCPC a more significant role in the design of  
4 Bolling-Anacostia tract."

5 MEMBER MCGILL: Now, wait a  
6 minute. I don't think that "for approval" was  
7 in there.

8 MS. YOUNG: Yes, you did say "for  
9 approval."

10 MR. COPPELMAN: Did you say, "for  
11 approval"?

12 MEMBER MCGILL: Yes, of the MOU.

13 MR. COPPELMAN: "Negotiate with  
14 NCPC for approval an MOU giving NCPC a more  
15 significant role"?

16 MEMBER MCGILL: Right.

17 MR. COPPELMAN: From a legal  
18 standpoint, that doesn't violate the statute.

19 MEMBER MCGILL: Thanks.

20 CHAIRMAN BRYANT: So the matter is  
21 before you. If no further discussion, all in  
22 favor of that proposed amendment say aye?

1 (Chorus of ayes.)

2 CHAIRMAN BRYANT: Opposed, no?

3 MEMBER NEWTON: No.

4 CHAIRMAN BRYANT: The amendment  
5 passes with only one no.

6 MEMBER NEWTON: It's not binding.

7 CHAIRMAN BRYANT: So now we are  
8 back, Mr. Hart, to whatever the question was  
9 before us, the substance here.

10 MR. C. HART: I have forgotten.

11 CHAIRMAN BRYANT: I have, too.

12 MR. C. HART: I think we were  
13 looking at the mechanicals.

14 CHAIRMAN BRYANT: That's right.  
15 That's right.

16 MR. C. HART: And, really, you  
17 know, this is the sixth level that is here,  
18 which is actually the mechanicals underneath  
19 here. So they have five levels. And then the  
20 mechanicals are actually underneath this  
21 piece.

22 CHAIRMAN BRYANT: Okay.

1                   MR. C. HART: And I think the Navy  
2 would have to answer as to if they could move  
3 that off and put that into another location.

4                   MR. JUERGENSEN: Yes. The  
5 mechanical equipment is a part of the  
6 penthouse. And the penthouse was in large  
7 part attempted to be included in the  
8 architectural form of the building.

9                   And I think this axiometric  
10 represents the intention, as opposed to having  
11 what is typical in a penthouse, where the  
12 mechanical equipment sets back or the  
13 penthouse at least sets back and creates a  
14 different form from the building.

15                  Mr. Hart, I believe there is  
16 another slide that you showed that also shows  
17 the rooftop deck for the employees. And that  
18 might provide a little insight on how the  
19 penthouse interfaces with the top of the  
20 building.

21                  MR. C. HART: I don't think I have  
22 that in here.

1 MR. JUERGENSEN: I thought we  
2 showed it on one of the slides.

3 MR. C. HART: I think this is the  
4 only one that is in here.

5 VICE CHAIRMAN MILLER: That  
6 answered my question on the penthouse. I just  
7 wanted to state one other thing, express an  
8 appreciation of the relocation of federal  
9 employees from outside the District of  
10 Columbia to the District of Columbia to the  
11 extent that nay of them will live in the  
12 District of Columbia and contribute to the tax  
13 base.

14 CHAIRMAN BRYANT: Mr. May?

15 MEMBER MAY: Yes. How many  
16 employees are on the -- I don't know how you  
17 divide it up, whether it's --

18 MR. JUERGENSEN: Joint base,  
19 Anacostia, Bolling?

20 MEMBER MAY: Yes.

21 MR. JUERGENSEN: Fourteen  
22 thousand.

1 MEMBER MAY: Fourteen thousand?

2 MR. JUERGENSEN: Yes.

3 MEMBER MAY: Gee, that is a  
4 familiar number.

5 MR. JUERGENSEN: Just found it  
6 out.

7 MEMBER MAY: Yes. And the  
8 environmental assessment I assume assessed  
9 traffic impacts as a result of the addition of  
10 these employees?

11 MR. JUERGENSEN: Correct. The EA  
12 addressed the impacts of the 860 employees.  
13 This specific action that the Navy was taking  
14 was addressed in the EA.

15 MEMBER MAY: Was that reviewed by  
16 DDOT? And did they provide comments on it?  
17 You don't know whether they --

18 MR. JUERGENSEN: I don't. We  
19 submitted the EA to both NCPC in the fall and  
20 I believe to other agencies and didn't get any  
21 comments back. September I believe is when  
22 the EA was published. Hold on.

1                   MEMBER MAY: Did you submit it to  
2 the Park Service by chance? Because I don't  
3 remember seeing it, and I usually do.

4                   Is there ongoing coordination with  
5 DDOT and General Services Administration with  
6 regard to the broader ward 8 transportation  
7 study that is now being undertaken for St.  
8 Elizabeth's?

9                   MR. JUERGENSEN: Yes. In the  
10 context of the joint base master plan, which  
11 was just reviewed by both -- we did a  
12 consultation last week with staff members from  
13 NCPC, from CFA, and SHPO.

14                   We engaged with GSA in February,  
15 as Mr. McGill had suggested, at which time we  
16 requested to continue to start a more  
17 substantive dialogue around the joint efforts  
18 and recognition of the impacts that both our  
19 federal organizations will have on ward 8.

20                   We have also looked diligently at  
21 the schedule for the review and approval of  
22 the joint base master plan to ensure that we

1 are adequately engaged and considering some  
2 additional commentary as well as looking at  
3 specific public forums we expect to hold  
4 sometime in the next couple of months.

5 So we are prepared and willing and  
6 have offered to continue to be available to  
7 consult with our federal peers on this  
8 project.

9 MEMBER MAY: And the master plan  
10 that is in development, you already have a  
11 pretty good idea of what the projected  
12 employee, additional employees, will be over  
13 the next five years, ten years, something?

14 MR. JUERGENSEN: One of the  
15 challenges associated with the master plan  
16 connected to a military installation is that,  
17 unlike the specificity of a master plan, for  
18 example, of our neighbors across 295 is that  
19 there is certainty around the expenditure and  
20 the impact of building envelope and so on.

21 What the military typically  
22 prefers is more of a programmatic master plan.

1 And so while we have been asked to look out  
2 ten years for this master plan, the certainty  
3 of resources to allow for construction to  
4 happen is, in fact, uncertain.

5 And so while Mr. McGill is  
6 correct, we have laid out a relatively bold  
7 vision for what joint base Anacostia-Bolling  
8 might become, the certainty that it will  
9 become that in any particular period of time  
10 we can't define, military resources, mil con  
11 funding, BRACs, and so on.

12 So what this master plan does,  
13 unlike, for example, DHS' master plan, is it  
14 is a land use master plan. It begins to look  
15 at consolidation of land use as a more  
16 effective use of our land that allows for  
17 things like transit nodes and collection of  
18 uses that make sense together.

19 And so this master plan will  
20 respond to that, but it may take 50 years for  
21 us to build out the master plan as defined,  
22 even though we have taken a ten-year window to

1 start.

2 MEMBER MAY: But one would expect  
3 that you might be able to project what the  
4 maximum population would be in ten years.

5 MR. JUERGENSEN: Yes. And we are  
6 looking at that. Okay. We are looking at  
7 that. They're --

8 MEMBER MAY: And that is going to  
9 get factored into the transportation study, I  
10 assume?

11 MR. JUERGENSEN: Correct. Both  
12 the EA and the transportation management plan  
13 will make a series of assumptions about what  
14 I would call first moves.

15 If we are to realize the vision  
16 that is outlined in the joint base master plan  
17 for Anacostia-Bolling, one would suggest there  
18 were some things we would do that are tactical  
19 and other things that we would do to be  
20 strategic over the longer term.

21 And so the EA has a series of  
22 windows or lenses that it will look through

1 that has those time horizons attached to it.  
2 And we're just beginning to understand what  
3 those projections might be.

4 And we had a robust discussion  
5 last week with our review agencies about those  
6 impacts. And we're rethinking some elements  
7 of how we are going to address it.

8 MEMBER MAY: And is there some  
9 objective within the master plan at this point  
10 to be able to reduce the parking ratio and  
11 encourage other transit modes?

12 MR. JUERGENSEN: Most definitely.

13 MEMBER MAY: What sort of a target  
14 are you looking at?

15 MR. JUERGENSEN: Well, not unlike  
16 the current mode split and the current  
17 challenge we have with our parking ratios, the  
18 location of this -- and we have seen our peers  
19 struggle with this as well -- is the level of  
20 service and the availability of transit.

21 We are certainly interested in  
22 having a conversation about additional transit

1 opportunities in this region to service our  
2 employees.

3 Quite frankly, the BRAC  
4 coordinator who is working on NSMA, they see  
5 it as an employee retention issue, as opposed  
6 to the way we would look at it as planners  
7 traditionally, as a transportation management  
8 issue, that in recognition of the difficulty  
9 that some employees might have in getting to  
10 the site because Crystal City provides a  
11 transit alternative, that is more convenient,  
12 they are working aggressively to look at  
13 working with shuttle services as well to try  
14 to see how we can improve our performance.

15 I can tell you that our command is  
16 committed, both through initiatives to deal  
17 with energy consumption and to look at a  
18 regional transportation management plan for  
19 the entire Naval District, Washington.

20 MEMBER MAY: Okay. So we didn't  
21 get an answer on what the objective is.  
22 Hopefully when we see an actual plan, we might

1 see what the parking split objective is.

2 Based on what you are saying, it  
3 sounds like there is a need for or maybe there  
4 is ongoing a robust conversation between the  
5 Navy or whoever the broader picture is --

6 MR. JUERGENSEN: Right.

7 MEMBER MAY: -- and the city. I  
8 was hoping to engage Commissioner Tregoning in  
9 this question about whether there is a robust  
10 conversation going on now about how to reduce  
11 the number of vehicles that are going in  
12 there, whether there has been a substantive  
13 discussion yet.

14 MEMBER TREGONING: Are you  
15 finished?

16 MEMBER MAY: I'm done.

17 MEMBER TREGONING: Just kind of in  
18 that vein, I mean, we have a lot of parts of  
19 this city where institutions, hospitals,  
20 universities, employers independently run  
21 their own shuttle services. And literally  
22 their buses run into each other.

1                   It would be great if we could  
2           think about arranging transportation in this  
3           part of the city in such a way that we took  
4           advantage of the incredible concentration of  
5           federal employment and figured out a way that  
6           we could serve all the visitors, all the  
7           employees, all the contractors who are coming,  
8           and making it as convenient as possible for  
9           them to use the transit resources that are  
10          really pretty proximate, not as pleasant a  
11          walk or as nice as it will one day be but  
12          certainly very proximate. So I would  
13          definitely encourage that.

14                   And I think the part of the point  
15          that Commissioner May was getting at is the  
16          increment of employment that you were bringing  
17          to the area, you know, we don't want to say  
18          this is the straw that breaks the camel's  
19          back.

20                   It might have already been broken.  
21          But I think there is an interest in getting a  
22          sense of what is a fair share of contribution

1 to the solution to the transportation problem  
2 that we're all going to be suffering.

3 So I think that is a conversation  
4 we are all interested in having with you and  
5 the naval command.

6 MEMBER NEWTON: Mr. Chairman? I  
7 would suggest that discussion needs to occur  
8 with the Department of Defense in toto for all  
9 of the installations that the department has  
10 in the national capital area.

11 MR. JUERGENSEN: I would like to  
12 add one other thing. We have learned through  
13 the joint base master planning process that  
14 beyond the unique creature that a military  
15 installation master plan is, as opposed to  
16 maybe some other federal installations, that  
17 many of us are, in fact, community planners.  
18 That is our job title. And we think about our  
19 installations as whole communities.

20 So, unlike a central business  
21 district or an office center, installations  
22 are whole communities that have retail and

1 medical and recreational and a whole variety  
2 of land uses, not just employees and  
3 employment offices.

4 And so we're looking to actually  
5 engage with our peers here at NCPC to talk  
6 about how we slice that pie and realize that  
7 the parking on an installation actually metes  
8 a variety of land use needs and it's not just  
9 about counting the spaces on a number of  
10 employees but recognizing that diverse land  
11 use on those installations.

12 CHAIRMAN BRYANT: Okay. The  
13 question before us, has it been moved yet?  
14 Just the amendment. The question before --

15 MEMBER MCGILL: I move the EDR as  
16 amended.

17 CHAIRMAN BRYANT: It's been moved.  
18 The EDR as amended has been moved. Is there  
19 a second?

20 PARTICIPANT: Second.

21 CHAIRMAN BRYANT: It's been moved  
22 and seconded. All in favor of the EDR as

1 amended say aye.

2 (Chorus of ayes.)

3 CHAIRMAN BRYANT: Opposed, no?

4 MEMBER NEWTON: No.

5 CHAIRMAN BRYANT: The record will  
6 show there was one no: Mr. Newton.

7 That ends a very long and  
8 productive agenda today. Thank you for your  
9 endurance. May the record also show that we  
10 are going to adjourn today in honor of Ralph  
11 Newton and whose epitaph will show that on his  
12 very last NCPC agenda item, he went down  
13 swinging.

14 (Laughter.)

15 MEMBER NEWTON: Thank you, Mr.  
16 Chairman.

17 CHAIRMAN BRYANT: Thank you,  
18 everyone. We are adjourned.

19 (Whereupon, the foregoing matter  
20 was concluded at 5:01 p.m.)

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