

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY,
NOVEMBER 4, 2010

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The meeting convened in Room 5115, Suite
500, 401 9th Street, N.W., Washington, D.C.

20004, at 12:30 p.m., Robert Miller, Vice
Chairman, presiding.

NATIONAL CAPITAL PLANNING COMMISSION MEMBERS
PRESENT:

ROBERT E. MILLER, Vice Chairman, Council of
the District of Columbia

HERBERT F. AMES, Presidential Appointee

JOHN M. HART, Presidential Appointee

PETER MAY, Department of Interior

WILLIAM MILES, Committee on Government

Oversight and Reform,

U.S. House of Representatives

BRADLEY PROVANCHA, Department of Defense

HARRIET TREGONING, Office of the Mayor of

the District of Columbia

MINA WRIGHT, General Services

Administration

NCPC STAFF PRESENT:

MARCEL C. ACOSTA, Executive Director

ANNE SCHUYLER, General Counsel

DEBORAH B. YOUNG, Secretariat

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4A. U.S. Food and Drug Administration
 Headquarters Campus, White Oak Federal
 Research Center, Silver Spring, Maryland
 -
 Expansion of the Central Utility Plant

4B. Washington Metropolitan Area Transit
 Authority, D.C. Village Southwest
 Washington, D.C. - Metrobus Garage
 Maintenance Facility

5C. National Mall and Memorial Parks
 Headquarters, 900 Ohio Drive, S.W.,
 Washington, D.C. - Installation of a
 Temporary Modular Office Trailer

5. ACTION ITEMS - WITH PRESENTATIONS

5A. H. Carl Moultrie I Courthouse,
 500 Indiana Avenue, N.W.,
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5B. Closing of Water Street, S.W., and portions of 7th, 9th, and N Streets, S.W., and M Place, S.W. adjacent to Squares 390, 391, W471 and W473 (S.O. 10-15906)

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ADJOURNMENT

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

(12:38 p.m.)

VICE CHAIRMAN MILLER: Good afternoon. Welcome to the National Capital Planning Commission's November 4, 2010 meeting. I'm Robert Miller here for our Chairman, who can't be here today. Would you all stand and join me in the Pledge of Allegiance.

(Pledge of Allegiance.)

VICE CHAIRMAN MILLER: Thank you. Noting the presence of a quorum, I would like to call the meeting to order.

Agenda Item 5C, which was the National Mall and Memorial Parks Headquarters. It was placed on the open session in anticipation of members of the public signing up to speak, and no one has signed up so far to speak. Is anyone here in the audience here to speak on that?

I would note that two of us did vote against the concept, three of us voted

1 against the concept when this was before us
2
3 earlier. Do any of the members -- I'm ready
4
5 to move on because the concerns are not only
6
7 noted in the EDR in terms of -- but we lost on
8
9 that, so I'm ready to move on. Does anyone
10
11 else have any objection to that being moved to
12
13 the Consent Calendar? If there is no
14
15 objection, then the open session agenda is
16
17 adopted as the order of business with that
18
19 amendment. Open Session 5C being moved to the
20
21 Consent Calendar.

22 [INSERT - MEETING AGENDA]

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REPORT OF THE VICE CHAIRMAN

VICE CHAIRMAN MILLER: Agenda Item Number 1 is the Report of the Vice Chairman. I don't have a report. Agenda Items Number 2 is the report of the Executive Director. Mr. Acosta.

REPORT OF THE EXECUTIVE DIRECTOR

EXECUTIVE DIRECTOR ACOSTA: Well, thank you, and good afternoon. I just have a few items to report on. You'll note there is a revised written Executive Director's Report at your table.

Basically, the changes on -- there's a date change. On November 16th at 5:30 p.m. we invite members of the public to a forum to discuss updates to the federal elements of the Comprehensive Plan. As you know, we are undertaking an effort right now to update the plan. This opening session will focus on updates to the transportation element, and how policies, and how Planning can respond to the sustainability Executive

1 Order. So, again, in the original released
2 Executive Director's Report it was noted as
3 November 17th. It is on November 16th.

4 There are just a few other --
5 well, there are a few other events I'd like
6 to note. On November 17th at 5:30 p.m., there
7 will be a public hearing for the National
8 Museum of African American History and Culture
9 Draft Environmental Impact Study. This will
10 be held at the Carmichael Auditorium at the
11 National Museum of American History. Copies
12 of the draft document are available for
13 download at the Smithsonian at NCPC websites,
14 and written comments will be accepted between
15 November 5th and December 20th of 2010. As you
16 know, NCPC is the lead federal agency for the
17 NEPA evaluation of this Newseum.

18 And, finally, we'd like to invite
19 you and members of the public to the last
20 installment of our 2010 speaker series. This
21 will be entitled, "Beyond Granite
22 Commemoration and Place Thinking Forum." Now,

1 this will focus on an exploration of temporary
2
3 art and commemorative installations in the
4
5 public realm. This event is co-sponsored by
6
7 NCPC, the Smithsonian American Art Museum, The
8
9 British Council and the Trust for the National
10
11 Mall. This will take place on December 8th at
12
13 6:30 p.m. at the American Art Museum's McAvoy
14
15 Auditorium, and we hope to see you there.

16 With that, Mr. Chairman, I'd like
17
18 to -- that is the end of my presentation. I'd
19
20 be happy to answer any questions.

21 [INSERT - EXECUTIVE DIRECTOR'S REPORT]

1 VICE CHAIRMAN MILLER: Anybody have
2 any questions? Okay.

3 COMMISSIONER PROVANCHA: Just one
4 comment. Appreciate the Director's approval
5 for Paragraph Items 2 and 3, that was Project
6 6968, 7126 at Belvoir and Cardra. Thank you
7 for that, sir.

8 VICE CHAIRMAN MILLER: Okay. I
9 would also note that in the Executive
10 Director's Report there's a reference to the
11 District elements of the Comprehensive Plan
12 having been submitted to the -- by the Mayor
13 to the Council, and the Council having held a
14 hearing in September. The Council is
15 scheduled to take its first vote on that next
16 week, and a final vote some weeks thereafter.
17 So, we'll keep you posted on that, and send
18 you a copy of the -- send the staff here a
19 copy of the draft amendments to make sure
20 we've got all of the comments of the
21 Commission staff.

22 With that, we move to Agenda Item

1 Number 3, which is the Legislative Update.

2 Ms. Schuyler.

3 LEGISLATIVE UPDATE

4 Ms. Schuyler: I have none.

5 VICE CHAIRMAN MILLER: Okay.

6 Agenda Item Number 4 is the Consent Calendar.

7 CONSENT CALNEDAR

8 VICE CHAIRMAN MILLER: There are
9 now three items on the Consent Calendar. They
10 are 4A, which is the expansion of the Central
11 Utility Plant at the Food and Drug
12 Administration White Oak Federal Research
13 Center. I used to vote against all those
14 White Oak measures for some years, because we
15 were concerned about them moving out there,
16 but I guess we've moved on from that, too.

17 [INSERT - WHITE OAK FEDERAL RESEARCH CENTER]

1

VICE CHAIRMAN MILLER: 4B is the

2

Metrobus Garage Maintenance Facility at the

3

D.C. Village.

4

[INSERT - WMATA/DC VILLAGE]

1 VICE CHAIRMAN MILLER: We've added
2 5C, the National Mall and Memorial Parks
3 Headquarters, installation of a temporary
4 modular office trailer. Are there any
5 questions or discussion about items on the
6 Consent Calendar? Can I entertain a motion
7 to --

8 COMMISSIONER AMES: Move for
9 approval, Mr. Chairman.

10 VICE CHAIRMAN MILLER: Any further
11 discussion? All those in favor signify by
12 saying aye.

13 (Chorus of ayes.)

14 VICE CHAIRMAN MILLER: All those
15 opposed? Any abstentions? Motion carries.

1

[INESRT - NATIONAL MALL AND MEMORIAL PARKS

2

HEADQUARTERS]

15

1 [INSERT - LETTER FROM SAVE OUR MALL]

1 VICE CHAIRMAN MILLER: Agenda Item
2 Number 5A is the Addition and Perimeter
3 Security for the H. Carl Moultrie Courthouse.
4 Ms. Witherell.

5 ACTION ITEMS

6 MS. WITHERELL: Good afternoon.
7 The D.C. Courts are continuing implementation
8 of their Master Plan, the Judiciary Square
9 Master Plan, which was approved in 2005, and
10 this is another project that's coming before
11 you for the first time, so this is a concept-
12 level proposal for an addition and perimeter
13 security for the Moultrie Courthouse, which is
14 the largest court building in Judiciary
15 Square.

16 The perimeter security will only
17 be for the C Street elevation at this point,
18 which is the south elevation. And the courts
19 will return with the rest of the perimeter at
20 a future meeting. But this is being designed
21 to be integral to the architecture and the
22 landscape of their new south facade, which is

1 why it's all being presented at one time to
2 you now.

3 So, this is an image from the 2005
4 Master Plan, and Moultrie is shown. The arrow
5 shows the addition, which was proposed in
6 2005, so this is consistent -- the proposal
7 today is consistent with the Master Plan in
8 that respect.

9 The one aspect of the project
10 that's not consistent with the Master Plan is
11 the location of perimeter security, and the
12 staff feels that the current proposal is an
13 improvement on what was in the Master Plan.
14 In 2005, the barrier line was envisioned to be
15 at the curb. And as you see in the report,
16 and as you'll see in the images today, the
17 barrier line is still barely in public space,
18 but it is inside the sidewalk and doesn't
19 impede public space. And the way that's
20 achieved is by re-centering and restoring the
21 original cartway width of the street. And
22 that allows the space to have the barrier line

1 to the inside of the sidewalk.

2 I'll start with the building.

3 Again, two components of this project right
4 now, the addition, itself, and what's
5 happening at the street scape. As you know,
6 it's a very prominent building as you're going
7 north from Constitution Avenue uphill.

8 Moultrie is on your right, and this is part of
9 the south facade here that will be altered.

10 As these next photos go eastward along C
11 Street, which is the south face of Moultrie,
12 although we're sort of looking to the west, so
13 you're seeing the west garage entrance here.
14 There are two entrances, garage entrances for
15 both parking and for servicing. They both do
16 have guard booths there now with barriers, and
17 in the background we're seeing the
18 Pennsylvania, which is a residential building.

19 Here's another view that shows the
20 street. We're looking toward the 600 block of
21 C Street here, which was altered through the
22 PADC plan. And, in fact, it was narrowed. C

1 Street was made only a pedestrian way. In
2 fact, it's about 41 feet between those two
3 buildings, so it's about the width of what
4 will be proposed for the cartway here. And C
5 Street in this location is a very short
6 street. It just extends from 3rd to 6th, so
7 there's not a lot of traffic on it.

8 This is the current condition of
9 the sidewalk. It's about 14 feet in width.
10 And, as you can see, we don't really have much
11 in the way of amenities here. We don't have
12 street trees. The new sidewalk will be 15
13 feet in width, but with a clear passage of
14 about 10 feet, because street trees will be
15 installed.

16 So, to show the basic matching
17 scheme, the addition is about 176,000 gross
18 square feet, about two-thirds -- excuse me.
19 I'll say the construction is about 176,000
20 gross square feet. Two-thirds of that is
21 addition, which is actually being laminated on
22 the south side of the building. And then the

1 other third is renovation of interior space
2 that's adjacent to it. And six courtrooms
3 will be installed, and you can see the basic
4 scheme here. Most of the south facade will
5 project, and it will project an additional 46
6 feet, up to 46 feet. That will still all be
7 behind the property line. In fact, still
8 about 15 feet behind the property line once
9 that's constructed.

10 The courtrooms will be in this
11 area, and I'll show some renderings in a few
12 minutes, so you'll see. So, these are,
13 essentially, opposite the Canadian Embassy,
14 which actually sits behind its own property
15 line.

16 Here is an early elevation for
17 concept level, and most of the new addition
18 will be glazed. There is some use of stone.
19 Most everyone thinks this building is
20 concrete, but it's actually limestone. Kind
21 of a surprise when people find out, so there's
22 use of stone. And I think you have at your

1 place the letter from Commission of Fine Arts,
2 which was critical of this design at this
3 point, and asked for further modulation. And
4 one of the suggestions is that they add stone,
5 and try to integrate this addition more with
6 the style of the building itself.

7 At the bottom is to demonstrate
8 that the building will have an accessible
9 entrance from the south side for the first
10 time. This is an entry -- actually, it's a
11 little bridge that will go in over the
12 sidewalk into the building. And you can see
13 there's a pretty substantial slope here. The
14 grade change is pretty substantial from one
15 side to the other. Moultrie, now, as you may
16 recall as you've gone by, does have lower
17 levels that are below the sidewalk, and that
18 will still continue with the addition.

19 So, here's some renderings. The
20 outside of this projecting area is for
21 circulation, but right inside that are
22 courtrooms, and there will be some natural

1 light that will be able to go in, because it
2 will have transom windows along the top, so
3 that's in this area here. And it will be
4 constructed of blast-resistant glass.

5 Here's an image from 6th Street
6 showing that the architects now are using
7 stone at various locations. And then again,
8 the view, you see the projecting portion.
9 There's the Pennsylvania behind it, and then
10 looking east to this project, so this is the
11 Newseum just immediately across the street.

12 The D.C. Courts have been very
13 good in consulting with agencies so far for
14 development of this early stage, not only our
15 staff, NCPD staff, but also Commission of Fine
16 Arts. The D.C. SHPO has been involved from
17 the very first, Office of Planning, and they
18 also -- the D.C. Courts went for a preliminary
19 predesign, PDRM, Pre-design Review Meeting in
20 July, and got very positive comments from
21 them, particularly on the aspects of the
22 street, which I'll describe in a minute.

1 One of the things that the review
2 agencies have been looking at from an esthetic
3 point of view is to insure that the corners of
4 the building still read, because it does align
5 with other, both north-south and east-west
6 alignments of buildings in Judiciary Square,
7 particularly with the Municipal Building,
8 which is just to the east. So, you'll note
9 that it does not project beyond the edge of
10 the building. And, in fact, this projection
11 is an existing one. And the same when we're
12 looking up 6th Street. This, we're looking up
13 6th Street now. This is the Newseum. You can
14 see part of the glass.

15 So, I'd like to turn to the site
16 plan now and begin to discuss the components
17 along the street scape. The green that you're
18 reading here is not lawn. This is the green
19 roof for the addition. And then in front of
20 that is a 20 foot garden, and then we'll have
21 the barrier line, which I'll show you in a
22 minute. And the sidewalk, about a 15-foot

1 sidewalk, including street trees.

2 The big breakthrough for this
3 project was to think about realigning the
4 street and re-centering it. Right now, it's
5 not. When Moultrie was built in the '70s, the
6 cartway was -- and the cartway is the roadway
7 itself, from curb-to-curb was widened from 38
8 feet to 50 feet, and that all happened to the
9 north. Nothing happened on the south side, it
10 just got wider to the north for some reason.
11 And it's a very wide street, and there's not
12 a lot of traffic on it. And DDOT actually is
13 very pleased to know that it will be made more
14 narrow, more safe for pedestrians, and that a
15 good sidewalk will be put in. So, it will be
16 restored, and at the same time will be re-
17 centered. So, even though we have some
18 anomalous situations here, including in the
19 600 block, we'll be able to continue through
20 and have a re-centered C Street.

21 And just to let you know -- well,
22 actually, I'll mention that in a minute.

1 There's the parking. I'll show you the
2 circulation. There are two lanes of traffic
3 now, and there still will be two lanes, and
4 then two parking lanes. And that situation
5 will, although the street is being narrowed,
6 the parking situation will not change. And
7 that is bus pick up and drop off on the north
8 side of the Newseum, public metered parking in
9 front of the Canadian Embassy, and on the
10 north side there is parallel parking now, but
11 it is restricted to use by the U.S. Marshals.
12 That situation will be the same.

13 And while I'm on this image, I'll
14 just mention that although the security
15 barrier is going to be placed here, as they
16 turn the corner, when you see this project
17 next time, you'll see that it will still be
18 inside the sidewalk. And here is the barrier
19 line. Again, the red indicates that barriers
20 at the garage entrance. There are bollards
21 that are inside the property line at the front
22 door, and this heavier blue line represents a

1 fence wall, which is a kind of a treatment
2 that has been used elsewhere in Judiciary
3 Square; a combination of open vertical pickets
4 with solid masonry. And it does project, the
5 outer face of it projects five feet below the
6 property line, that is in public space, but it
7 is inside the sidewalk. And, again, DDOT in
8 the preliminary meetings, very pleased with
9 this solution.

10 This is what the 20-foot garden
11 would look like inside this fence wall, which
12 we're seeing in renderings for the first time.
13 And, again, this is below the sidewalk level.
14 And you also will recognize that the D.C.
15 Courts are asking for the minimum 20-foot
16 standoff, so they will have a 20-foot garden.
17 And with some undulation and trees, this will
18 not be open to the public, but will be
19 accessible to employees, and also the day care
20 is inside. So, here's a view from the
21 sidewalk. You'll have street trees to the
22 outside. You'll be able to look into a fairly

1 shallow but very long garden, and you'll see
2 here the bridge, which is the entrance from
3 the sidewalk to the building.

4 And the components are full low-
5 impact development tree pits. All of the
6 street will be built to meet the D.C. street
7 scape standards for downtown, including London
8 pavers, 40-foot spacing for the trees, and so
9 forth. Here's an early image of a fence wall
10 that might be used, 42 inches in height. And,
11 again, the tree boxes. The project is going
12 to aim for LEED Gold for new construction.

13 So, the issues were -- for staff
14 that we identified were this re-centering, the
15 alignment, and narrowing the cartway of C
16 Street, which is a change, but is actually
17 restoring the cartway, realigning C Street,
18 and giving it some clarity along those blocks.
19 Right now a lot of that seems to look like a
20 parking lot in some ways. It's very wide, and
21 bleeds wide. So, we saw that as a positive
22 change, but it does require a Master Plan

1 modification, which D.C. Courts will submit
2 with a future submission.

3 The vehicle barrier is in public
4 space, but it is inside the sidewalk edge, and
5 it is consistent with our open design and
6 security plan guidelines to not impede
7 pedestrian traffic. And, third, the
8 architects are well aware that the design
9 needs further work and development,
10 particularly, articulation, because it's such
11 a long facade. It's 425 feet in length.

12 NCPC is the lead agency for all
13 projects in Judiciary Square for both NEPA,
14 and for NHPA. And this project, in broad, is
15 very consistent with the 2005 Environmental
16 Impact Statement and the analysis that took
17 place there for the Master Plan. However, as
18 I've mentioned, the D.C. Courts will request
19 a Master Plan modification for the re-
20 narrowing of the street, and for moving the
21 barrier line to the inside of the sidewalk.

22 We've all been consulting under

1 106; however, our Executive Director has not
2 made a determination of effect yet at this
3 concept stage. Part of it will be the
4 integration of part of the issues will be
5 the integration of the design with the
6 building, and then making sure that site lines
7 east-west and north-south are still
8 consistent, and are up to the very prominent
9 actual views that we see through Judiciary
10 Square.

11 And with that, the recommendation
12 is to comment favorably on the concept design
13 for the expansion of the Moultrie Courthouse,
14 and for the perimeter security, including
15 restoration of the 38-foot C Street cartway,
16 and to recommend that the D.C. Courts continue
17 consultation with relevant agencies, including
18 DDOT, as the design of the courthouse and
19 addition of the perimeter security and related
20 street scape improvements and realignments are
21 developed further. And we also note that the
22 D.C. Courts will submit a proposed Master Plan

1 modification for the restoration and

2 realignment of the C Street cartway with the

3 next phase project review. That concludes the

4 presentation.

5 [INSERT - JUDICIARY SQUARE]

1

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

2

ARTS]

1 VICE CHAIRMAN MILLER: Thank you,
2 Ms. Witherell.

3 Questions or discussions from
4 members? Mr. Hart.

5 COMMISSIONER HART: Will this
6 expansion include a garage expansion?

7 MS. WITHERELL: No, it won't. No,
8 it won't.

9 COMMISSIONER HART: And this
10 security garden along the south face, is that
11 going to be integrated into the green roof and
12 storm water management approach?

13 MS. WITHERELL: Yes. And, in fact,
14 Roger Courtenay from AE Com is here, and might
15 be able to answer further questions. That is
16 part of the water management.

17 MR. COURTENAY: Thank you. My name
18 is Roger Courtenay with AE Com. The green
19 roof, the street tree low impact development
20 and the garden will all be part of our storm
21 water sustainable system.

22 VICE CHAIRMAN MILLER: Thank you.

1 Further discussion?

2 COMMISSIONER PROVANCHA: Thank you
3 for the good report, Ms. Witherell, and for
4 clarifying some of the points. I didn't catch
5 the age of the courthouse. Thank you for
6 clarifying that. We also had a concern about
7 ballistic protection for the glass. Thank you
8 for clarifying that. That is --

9 MS. WITHERELL: The door will be
10 ballistic glass, and the building, itself,
11 will be blast-resistant glass. And the
12 building is also being designed to prevent, or
13 to retard progressive collapse.

14 COMMISSIONER PROVANCHA: Very good.
15 The concerns articulated by the folks at CFA,
16 we echo those concerns about the scale, and
17 the use of the glass, dramatic departure from
18 the conservative traditional current exterior.
19 Thank you also for providing some shots of the
20 current exterior. We didn't have that in the
21 report, so it was a little bit hard to judge.

22 A couple of questions about, also,

1 security. It appears that from the figure on
2 page 5, is there any exterior screening of
3 personnel or visitors, because it looks like
4 this is both an employee, as well as a visitor
5 entrance on the south side.

6 MS. WITHERELL: There is --

7 COMMISSIONER PROVANCHA: We talk
8 frequently about screening adjacent to the
9 building, as opposed to interior and lobby
10 areas.

11 MS. WITHERELL: There's screening
12 at the two -- and Mike Kazan is here, too
13 Screening at the two garage entrances now, and
14 also as an entrance to the inside. It's not
15 the main entrance to the courthouse, and the
16 jurors will still go through the north-south,
17 but this is an entrance, primarily for
18 employees, but also for the public.

19 COMMISSIONER PROVANCHA: Okay. The
20 use of the garden sounds innovative. Is it an
21 area where people come out and smoke, or sit,
22 or eat, or is it just an area that people will

1 transit through? The concern is with this
2 fence wall there, courts, along with
3 everything else, are targets for disgruntled
4 people that don't like the decisions that are
5 made in those buildings, and they take it out
6 on targets of opportunity. And there was just
7 concern that we might be creating targets
8 immediately adjacent to the fence wall.

9 MR. COURTENAY: That little garden
10 area varies from about 3-1/2 feet below the
11 sidewalk to about --

12 COMMISSIONER PROVANCHA: Can see
13 the change in the elevation.

14 MR. COURTENAY: -- 8 to 9 feet
15 below the sidewalk, and is primarily designed
16 to be viewed from that lower office level,
17 that lower level. It's mainly a viewing
18 garden. There will be emergency egress from
19 the building from that garden.

20 COMMISSIONER PROVANCHA: And that's
21 the primary intent of the garden, emergency
22 egress? Not like a playground for the day

1 care.

2 MR. COURTENAY: No.

3 COMMISSIONER PROVANCHA: Here
4 there's a Child Development Center?

5 MR. COURTENAY: Right. But that
6 will not have any outdoor facilities.

7 COMMISSIONER PROVANCHA: Okay. Did
8 I hear you say same number of parking spaces,
9 different mix, or no loss in parking?

10 MS. WITHERELL: No change.

11 COMMISSIONER PROVANCHA: Okay.
12 What about bike paths, as we narrow the road
13 a little bit? Any -- what's the bike traffic
14 through the area?

15 MR. COURTENAY: There is no
16 designated bike path on that section of C
17 Street.

18 COMMISSIONER PROVANCHA: None in
19 that area, none envisioned.

20 MS. WITHERELL: There were bike
21 lanes on E Street, and that was provided for
22 in the Master Plan.

1 COMMISSIONER PROVANCHA: Any intent
2 -- I know this is not a very large project, to
3 show 3D flythroughs, and walkthroughs? It
4 really helps us sometimes with changes of
5 elevation and transitions, and helps identify
6 disconnects.

7 MR. KAZAN: During the design
8 process was made a number of --

9 COMMISSIONER PROVANCHA: In the
10 design process, we might see those at future
11 submittals?

12 MR. KAZAN: -- 3D versions, and we
13 can bring those for the next submittal.

14 COMMISSIONER PROVANCHA: Okay. I
15 think that's all the issues that we had.
16 Thank you.

17 VICE CHAIRMAN MILLER: Thank you.
18 Is there further discussion? Yes.

19 MEMBER MILES: I just wanted to
20 clarify, is there a public entrance on the
21 south side? I know there is one on the north
22 and east.

1 MR. KAZAN: The south side is an
2 accessible entrance, so there's a limited
3 amount of public that would generally use that
4 as a way to get into the building because of
5 the steep change in grade from C Street to the
6 main entrance. When people arrive on C
7 Street, it's quite a hike up to the main
8 entrance. But the primary entrance will
9 remain on Indiana Avenue, and that is really
10 geared to be the main information floor, and
11 entry point into the building. So, this is a
12 secondary entrance, mostly for staff.

13 MEMBER MILES: And I know that the
14 courts have pretty aggressive sort of budget
15 requests for their capital projects over the
16 past couple of years. Is this project already
17 sort of obligated or is it sort of an annual
18 appropriation?

19 MR. KAZAN: The -- it is in the
20 2012 budget, I believe, at this point. Yes,
21 and it's part of the overall process that
22 emanated from the Family Court Act of 2001.

1 COMMISSIONER PROVANCHA: One other
2 question, if I could. Connection of the
3 addition to the existing building, is the face
4 of the existing building coming down so you
5 can penetrate at every floor? I'm just trying
6 to understand the transition from the new area
7 to the existing.

8 MR. KAZAN: The existing building
9 and the new building are linked on four of the
10 six floors. Two of the floors where there are
11 courtrooms have a secure corridor, and judge's
12 corridor behind the courtrooms, so that acts
13 as a barrier for movement from the north to
14 the south. But there is in the design a
15 connecting stair, and open space. And, of
16 course, there are independent elevators being
17 added in the addition, so that you can get
18 throughout the building from either side.

19 The main floor, which is on the
20 Indiana level, goes right through to both
21 buildings, so from that point it's easy to
22 circulate throughout the building, either the

1 addition or the old building.

2 COMMISSIONER PROVANCHA: Okay. And
3 this 176,000 square foot addition, is that a
4 10 percent increase in the square footage, is
5 it a 50 percent increase? Think about loading
6 and access and egress, safety.

7 MS. WITHERELL: The addition is
8 about 112,000.

9 MR. KAZAN: Yes. The building
10 addition is about 108-110,000 square feet, the
11 overall building is approximately 750,000
12 square feet. The construction consists of the
13 addition, plus we're going back into the
14 existing building approximately 25 feet, and
15 that's the total construction package, so it's
16 about 15 percent of the addition in size.

17 VICE CHAIRMAN MILLER: Any further
18 discussion from the Commissioners? I would
19 just note that it looks attractive to me, and
20 improves that area substantially, especially
21 street trees for the first time on the
22 sidewalk, and I don't know if there are any

1 benches proposed, but --

2 MS. WITHERELL: It's pretty spartan
3 now, and it will be much more attractive.

4 VICE CHAIRMAN MILLER: Yes.

5 MS. WITHERELL: None of this was
6 disrespectful of the courthouse, but we all
7 thought the addition of glass would be a nice
8 change, and, of course, it lets in a light of
9 natural light. Serves many purposes.

10 VICE CHAIRMAN MILLER: I think the
11 change is a welcome one. Any further -- can
12 I entertain a motion?

13 COMMISSIONER AMES: Move for the
14 approval.

15 VICE CHAIRMAN MILLER: Second?

16 (Motion seconded.)

17 VICE CHAIRMAN MILLER: Any further
18 discussion? All in favor say aye.

19 (Chorus of ayes.)

20 VICE CHAIRMAN MILLER: Opposed?
21 Abstentions? The ayes have it. Thank you,
22 Ms. Witherell.

1 Agenda Item Number 5B is closing
2 of Water Street, S.W., and portions of 7th,
3 9th, and N Street, S.W., and M Place, S.W.
4 Mr. Hart. Welcome.

5 MR. HART: Thank you. Good
6 afternoon, Mr. Chairman and members of the
7 Commission.

8 This is a street closing
9 application for Water Street and portions of
10 7th, 9th, N Street, S.W., and M Place, and was
11 submitted by the D.C. Office of the Surveyor
12 for Commission comment.

13 Closing Water Street and the
14 portions of the other streets would allow for
15 a proposed Southwest Waterfront Development
16 Project to advance. The staff will be
17 discussing this development in a few minutes,
18 but first I will discuss the street closures,
19 themselves.

20 This slide includes most of what
21 is in the southwest quadrant of D.C. This
22 area has undergone considerable planning over

1 the last 50 years, starting with Urban Renewal
2 from the 1960s. While there were some
3 improvements, the Urban Renewal plans left
4 much of southwest isolated from the rest of
5 the city.

6 In an effort to develop better
7 connections between southwest and other parts
8 of the city, there have been a number of
9 planning initiatives focused on this area.

10 Most recently, the Commission has been
11 involved in the Monumental Core Framework
12 Plan, the Southwest Rectangle from that plan
13 is shown here, and the current Southwest
14 Ecodistrict Initiative shown here in blue.

15 As you are aware, the Southwest
16 Ecodistrict Task Force, which was formerly
17 called the 10th Street Task Force, is made up
18 of various local and federal agencies, and is
19 exploring, among other things, ways of
20 improving the visual and physical connections
21 between the National Mall and the Southwest
22 Waterfront, primarily along the 10th Street

1 corridor that's highlighted here in orange.

2 Now, here's a bit more detail
3 showing Water Street, and the portions of the
4 other streets to be closed shown in yellow.
5 This area in yellow consists of 6.2 acres of
6 land. Also identified in this image are
7 Banneker Park to the top of the slide, Maine
8 Avenue Fish Market to the upper lefthand sort
9 of part of the slide, and two parks, the Maine
10 Lobsterman Park, which is in the lower right-
11 hand corner of the slide, and the Women's
12 Titanic Memorial, again the very corner, very
13 lowest corner of the right part of the slide.

14 All three parks, including
15 Banneker, are maintained by the National Park
16 Service. Public access to all three parks is
17 important, and the closure of Water Street and
18 the other streets can directly or indirectly
19 affect this access. Both the Maine Lobsterman
20 Park, and the Women's Titanic Memorial Park
21 are accessed from Water Street. The Women's
22 Titanic Memorial is also accessed from P

1 Street, which is here on the lower right-hand
2 side of this image.

3 While Banneker Park is not
4 adjacent to Water Street, the street closures
5 would allow for the Southwest Waterfront
6 Development to occur, and help to create a
7 strong connection between the mall and the
8 Southwest Waterfront.

9 Hoffman Madison Markette, a team
10 chosen by the District to redevelop the
11 Southwest Waterfront, has proposed a 2.7
12 million square foot mixed use development that
13 will be a transformational project creating a
14 lively new destination in the District. This
15 development is still in the design process.
16 It is located just blocks east of the
17 Waterfront Metro Rail Station here in the
18 upper right-hand corner, and includes some
19 buildings that reach 130 feet in height. Also
20 included in the design are parks and plazas,
21 a public waterfront walk, first floor retail
22 space, approximately 550 residential units,

1 and a music hall. Also on the water will be
2 marinas, a commercial pier for water taxis,
3 and public piers, which can be seen in this
4 image. Just highlighted the orange part,
5 which is the actual development that's being
6 proposed for the Southwest Waterfront.

7 This development is planned in
8 phases, and next month the developer will give
9 an informational presentation to this
10 Commission in advance of the consolidated plan
11 unit development being presented to the Zoning
12 Commission.

13 We analyzed several federal
14 interests concerning the street closing, and
15 they're shown here. The first is the street
16 is a L'Enfant Plan street. Next to the street
17 is a functional park. The location of National
18 Park Service parkland and public access to it,
19 the proposed legislation submitted by
20 Congresswoman Holmes-Norton in transferring
21 this property, included in the Southwest
22 Development Plan to the District. And,

1 finally, staff looked at the connections
2 between the waterfront and the National Mall
3 via the 10th Street corridor.

4 Okay. First, we determined that
5 Water Street was included in the L'Enfant
6 Plan, shown here. We also found other maps
7 and plans over the past 200 years that have
8 included Water Street, and I'll go through
9 them.

10 This map from 1882 shows the
11 waterfront in the context of the new East
12 Potomac Park, see East Potomac Park here.
13 That will be -- at this point, that will be
14 constructed by dredging the Washington Channel
15 and the Tidal Basin. In 1902, the McMillan
16 Commission included plans for an elevated
17 roadway along the waterfront in its plans.
18 That's here. Again in 1916, this map depicts
19 the War Department's efforts to map all
20 federal land in the District. All of the
21 federal land is shaded in green. The
22 Southwest Waterfront is circled here, again,

1 as well. And, finally, the Urban Renewal
2 Plans that were proposed in the 1960s changed
3 the urban fabric of the precinct through the
4 realignment of streets, the creation of a
5 Federal Enclave, and the demolition of many
6 buildings. Urban Renewal caused so much
7 change in the area that Water Street, which
8 was realigned, was not included as a
9 contributing element when the L'Enfant Plan
10 was nominated to be included in the National
11 Register of Historic Places, and we agree that
12 Water Street is no longer a contributing
13 element to the L'Enfant Plan.

14 As part of the Urban Renewal Plan,
15 Maine Avenue, which you see here with the
16 arrow at the top, now serves as the primary
17 connection through Southwest, as well as to
18 the Southwest Waterfront. Functionally, Water
19 Street has been bypassed as the main
20 connector, and is currently used as a service
21 lane with a cul-de-sac on either end.

22 The developer has indicated that

1 all the waterfront properties will continue to
2 be accessible, and that Water Street will
3 continue to be physically open until the
4 phased construction begins.

5 With regard to public access to
6 National Park Service land, this developer --
7 the developer met with the National Park
8 Service and agreed that access to the Maine
9 Lobsterman Park would continue along Water
10 Street. The Titanic Memorial, the Women's
11 Titanic Memorial would be accessible from both
12 the Water Street and the P Street entrances.
13 In addition, the developer has included public
14 access to the waterfront, and to the Maine
15 Avenue Fish Market in its design.

16 As staff noted earlier, the
17 proposed legislation on transferring the land
18 to the District government will facilitate the
19 proposed development. We understand that this
20 legislation includes Water Street, as well as
21 a portion of other streets to be closed. The
22 legislation is currently being reviewed by a

1 committee of the House of Representatives, and
2 no time table on this legislation has been
3 provided.

4 As indicated on this slide, there
5 have been numerous planning initiatives for
6 this part of the District. Currently, the
7 Southwest Ecodistrict Initiative is focused on
8 creating a strong link, both visual and
9 physical, between the Southwest Waterfront and
10 the National Mall via the 10th Street
11 corridor.

12 This slide is showing the expanse
13 of the current view from the top of Banneker
14 Park, which is a 180 degree panorama. And in
15 this image, this vantage point we can --
16 currently allows you to see the Washington
17 Channel, as well as East Potomac Park, and the
18 river beyond. And in the foreground is the
19 Southwest Waterfront Development. This is
20 looking south.

21 In September, the developer
22 presented the proposed development plan to the

1 Southwest Ecodistrict Task Force focusing on
2 the relationship between the Banneker Park and
3 the west end of the Southwest Waterfront
4 Development, shown here in the top element,
5 the top image. The Task Force, comprised of
6 local and federal agencies, discussed several
7 items, including the importance of 10th Street
8 and Banneker Park as locations for strong
9 visual symbolic and physical connections
10 between the river and the Mall, and the
11 northwest quadrant of the city. The
12 opportunity for Banneker Park to be a
13 prominent cultural and mixed use development
14 at this location, and Maine Avenue as an
15 important pedestrian connection between
16 Banneker Park and the waterfront.

17 The Task Force also discussed the
18 need for continued coordination to improve
19 visual connections to the channel from the
20 upper level of the Banneker Park by opening up
21 the U-shape between the buildings. And this
22 view is the view looking towards the

1 Washington Channel, and East Potomac Park from
2 Banneker Park.

3 As a reminder, staff notes that
4 the developer will provide an informational
5 presentation on the proposed waterfront
6 development at the Commission's December
7 meeting in advance of the PUD being reviewed
8 by the Zoning Commission.

9 And with that, the Executive
10 Director recommends that the Commission advise
11 the Council of the District of Columbia that
12 the closing of Water Street would not
13 adversely affect the federal interests based
14 on the following; that the street was not
15 considered a contributing factor when the
16 L'Enfant Plan was originally listed in the
17 National Register of Historic Places. This
18 portion of Water Street no longer serves as a
19 functional street. The developer has agreed
20 to maintain service access to Maine Lobsterman
21 Park, and National Park Service property, and
22 public access to the waterfront along the

1 bulkhead, and the House of Representatives is
2 reviewing legislation to transfer the land
3 delineated as the Southwest Waterfront Project
4 area to the District of Columbia, which
5 includes Water Street. And also recommend
6 that the District of Columbia continue working
7 with NCPC staff to address the Southwest
8 Ecodistrict Task Force's comments on the
9 Southwest Waterfront Plan regarding the
10 maintenance of reciprocal views, and the need
11 to strengthen pedestrian connections between
12 the Southwest Waterfront and the 10th Street
13 corridor. And that concludes my presentation.
14 [INSERT - CLOSING OF WATER STREET]

1 VICE CHAIRMAN MILLER: Thank you.
2 Commission members have any discussion,
3 questions? Mr. Hart.

4 COMMISSIONER HART: Who owns the
5 land that is currently occupied towards the
6 Channel from Water Street? In some of these
7 historic documents, it always indicated as
8 federal land.

9 MR. HART: Yes. In the 1946, I
10 think it was, with the Redevelopment, I'm
11 trying to think of the actual name, Land
12 Authority, they transferred land to the --
13 Congress transferred land to that agency, and
14 that agency then became part of the District
15 government, and that has happened over the
16 last 60-70 years.

17 COMMISSIONER HART: So, the
18 District owns that land?

19 MR. HART: They own nearly all of
20 that land. I don't know if every parcel is,
21 but there was a -- there were parcels that
22 were identified in that transfer, and it

1 included just about all the parcels that are
2 there. I don't think it's all of them, but I
3 know the developer is here p -can be able to
4 answer that question a bit more.

5 COMMISSIONER HART: Thank you.

6 MEMBER MILES: Mr. Hart, I think
7 part of the challenge in reviewing your
8 legislation in the Subcommittee is that the
9 District was given the land, as we understood
10 it, leasing, which means, essentially, it's
11 the District's to lease. Part of the
12 challenge is that the project would entail the
13 selling of air rights. And I think that's
14 been the sticking point for why the measure
15 has been held up, in terms of looking at
16 whether or not -- there are several questions
17 whether the original act granted the District
18 the land to sell. And I don't think there'll
19 be much movement on that bill by the end of
20 this Congress, because of that discussion.
21 But that's just some background in terms of --
22 and was the District's land to lease.

1 VICE CHAIRMAN MILLER: Thank you.

2 We have a representative of the developer.

3 Please identify yourself.

4 MR. SEAMON: Good afternoon. My

5 name is Shaun Seamon with PN Hoffman. We're

6 the managing member of Hoffman Striever

7 Waterfront, the Master Developer of the

8 Southwest Waterfront. I think I can add a

9 little bit of clarity on the land issue.

10 There's sort of two aspects. One is the --

11 some of the bulkhead lines that you saw from

12 the 1916 plan into the '40s actually showed

13 several piers, and the water actually came

14 into the site much further than it does today.

15 In 1960, there was a new 1960

16 bulkhead line that was created out at the

17 current location. The space between the 1940s

18 and the 1960s was all created on fill, and

19 it's unclear in our title research whether

20 that land was ever part of the RLARC transfer

21 from the federal government to the District of

22 Columbia, and whether we need to clear the

1 title on the fill between the two bulkhead
2 lines. That's one issue.

3 The other issue is the Fish
4 Market, there's three parcels of the Fish
5 Market that are on federal property, that the
6 District administers on the federal
7 government's behalf. And then, also, there's
8 the Maine Lobsterman about midway down that's
9 National Park Service property, that was
10 mentioned in the presentation. And then
11 there's two federal properties that go from
12 the Spirit Pier where the Spirit boats launch
13 to the Titanic Memorial at the south end of
14 the site that are federal property.

15 The core development parcels for
16 the Southwest Redevelopment that we're seeking
17 through the PUD are entirely on District of
18 Columbia property. The last development
19 parcel is adjacent to the National Park
20 Service property where the Lobsterman is, and
21 the northernmost is adjacent to the Fish
22 Market, where the federal interests are at the

1 Fish Market.

2 And then there is the issue of
3 leasing or selling the land. The District is
4 going to convey to the Master Development
5 entity through a 99-year ground lease the
6 entire parcel. The issue for us is, one of
7 the residential developments that we'd like to
8 offer is condominium development. In order to
9 sell the air rights to actually have home
10 ownership fee simple condos above grade, the
11 RLARC, the documents that founded the RLARC
12 that came with the transfer need to be
13 modified legislatively, and that's the bill
14 that's in the House of Representatives to
15 allow both rental and for-sale residential
16 types. It'll all be subject to a ground lease
17 for the ground which the District will
18 continue to own. It's the 99-year ground
19 lease.

20 VICE CHAIRMAN MILLER: Thank you.
21 That's very helpful. Anybody have any further
22 questions? Mr. Ames.

1 COMMISSIONER AMES: First of all it
2 looks to be a wonderful project for the
3 District. I'm hoping that -- I understand the
4 air rights, land ground leasing, and so forth,
5 and I understand the roadblock if you're not
6 allowed to do that. You won't be able to
7 build the condominiums per se, you've got to
8 go a different route. I'm really kind of
9 looking more towards you. I mean, is there a
10 big objection to changing this proposal, or
11 this setup as it is now, or do you think it's
12 just a slow moving process?

13 MEMBER MILES: I think it was a
14 timing issue. I think what you often have are
15 members who sit on these panels, who aren't
16 really sort of District residents, and just
17 the fear of being the one to give away federal
18 land on the waterfront, so on and so forth.
19 It was just sort of the anomaly in terms some
20 of the title research. It's more of a timing
21 issue. The bill was to be considered in
22 September. It was pulled from a markup, and

1 the last discussion was that possible hearing
2 on the measure before moving forward.

3 COMMISSIONER HART: Obviously, we
4 have a new administration coming into City
5 government. I would strongly encourage them,
6 I don't know how much influence you're going
7 to have, but I'm sure it'll be a lot, that
8 instead of waiting for Congress to decide what
9 they're going to do on this bill, that you
10 attack the situation and try to resolve it,
11 because you don't have an opportunity to
12 enhance your City very often in such a major
13 way. And to be quite honest with you, ground
14 lease for 99 years, to me, I'm in the real
15 estate business, is not a whole lot different
16 than owning it outright. And I think that I
17 understand where you're coming from, you've
18 got a Congressman from Colorado that doesn't
19 really keep up with what's going on, and
20 doesn't understand the importance of it, but
21 sometimes a little one-on-one contact would go
22 a long way. And I strongly encourage that,

1 and I am in full support of what you're trying
2 to do here. Thank you, Mr. Chairman.

3 VICE CHAIRMAN MILLER: Thank you,
4 Commissioner Ames. Yes, we agree that this
5 needs -- that this should be resolved quickly,
6 and, hopefully, before the new administration
7 comes into the House of Representatives, as
8 well. But maybe if they do, you'll be
9 helpful, in --

10 COMMISSIONER AMES: I'll be glad to
11 be.

12 VICE CHAIRMAN MILLER: Thank you.

13 COMMISSIONER MAY: Thank you very
14 much. The -- this project has been a long
15 time coming. We've had lengthy discussions
16 with the developer about what's proposed, and
17 its potential impact on the Park Service. And
18 we p -I can say that we, generally speaking,
19 support the redevelopment of Southwest
20 Waterfront, and have been working very
21 cooperatively with the developer, and with the
22 city on moving the project forward.

1 Some of the title issues have --
2 eventually involve the Park Service, as well,
3 so if that bill gets passed, we will have
4 further actions to do to support that. I
5 think that's all -- I mean, that's more of a
6 clarification than anything else. And I think
7 it's a lot easier to solve, frankly, than the
8 question of the District's ability to divest
9 the property enough to be able to sell
10 condominiums.

11 There are some issues with the
12 Park land, with the Maine Lobsterman site, and
13 Titanic, but, again, we're having I think very
14 constructive discussions there. And we may
15 wind up, as a result of those discussions,
16 with some sort of transfer of jurisdiction, or
17 swap of lands, or things like that to be able
18 to, I think, further the goals of this
19 development, and also make our operations in
20 that vicinity more efficient and effective in
21 the long run.

22 I think the one thing that I still

1 have a concern about, and I'm sure we'll talk
2 about this more when we get the presentation,
3 is the impact of the eventual development on
4 Banneker Park, and the overlook there. And it
5 showed up in one of the images that was shown
6 today, and it was something that we commented
7 on when the presentation was made to the
8 Southwest Ecodistrict Task Force. And I think
9 part of the real problem with this, when I
10 look at the plans and the models, and such, is
11 that the idea of what might eventually happen
12 in that parcel of land that includes the
13 Banneker Overlook, has been formed as a result
14 of a diagram that came up in the Framework
15 Plan, that, basically, looked at that whole
16 parcel as if it would be built out like a
17 regular city block. And that I do not believe
18 is what will happen, and, of course, I don't
19 believe that's what should happen. That's a
20 location that if something is ever built
21 there, it's likely to be a major cultural
22 institution, which is not likely to look like

1 an office building in a strangely configured
2 site. And I think that the openness of that
3 site, it's certainly not going to remain what
4 it is right now, but, ultimately, it's still
5 going to be a fairly open site. It's going to
6 be a building and a landscape more than it's
7 going to be a city block. And I think the net
8 result of that is that we wind up with the
9 development plan for the Southwest Waterfront
10 kind of conforming to this idea of what -- a
11 mistaken idea, I think, of what might happen
12 on the Banneker parcel. And I think that we
13 all have to think very creatively about, and
14 the developers, in particular, need to think
15 creatively about what could happen on the
16 Banneker property, because what we have right
17 now is, basically, a very narrow tunnel view
18 from that point into the waterfront, and I
19 think it misses a huge opportunity for
20 reconnecting the waterfront to the city. And
21 not to mention the fact that it really ruins
22 the experience of what will, I think, remain

1 as a Park Service site at the terminus of 10th
2 Street no matter what, because even if we do
3 wind up with buildings on the land that
4 surrounds it, I think that there will still be
5 something at Banneker Park, and it will be a -
6 - it might be a memorial site, or a plaza, or
7 something like that, but it's going to be a
8 Park Service interest, it's going to be
9 looking out over the river, and the park land,
10 and we want to preserve that, and what we see
11 right now really doesn't get to that. So, I
12 think it's going to require some new thought
13 to get to the right place on that. So, I'll -
14 - as I will do, occasionally, when I see an
15 opportunity to talk about our interests, I
16 will. So, thank you for indulging me.

17 VICE CHAIRMAN MILLER: Thank you,
18 Commissioner May. Of course, you will have
19 the opportunity as the Zoning Commissioner to,
20 on the local Zoning Commission, to have a lot
21 of say about that. Is there any further
22 discussion or comments?

1 COMMISSIONER HART: Yes. I'd like
2 to say that given the fact that this is a
3 unique opportunity for Washington to make an
4 urban connection with the waterfront, unlike
5 virtually any other part of the city, that
6 this is a one-time opportunity to make this
7 significant design statement.

8 Water Street, the way it is now,
9 obviously, is a vestige of a variety of
10 initiatives over history, and it's lost its
11 significant role as the edge of the city as it
12 comes to the water. I have no problem
13 vacating that area and providing that to reuse
14 for development, given the fact we've got
15 Maine Avenue that provides the access.

16 I, however, as a City Planner, am
17 reluctant to give over space that is for
18 public use to developers to use as their front
19 yard. What I would like to see is a provision
20 in our recommendation that we would advise the
21 city to, basically, require dedication of an
22 equivalent amount of land, as is shown in the

1 concept that I've seen, along the water.
2 Essentially, moving Water Street out to the
3 edge, as it was originally envisioned. That
4 way in perpetuity that public access is
5 maintained in the public realm, and the
6 connections from the city back to the water be
7 also dedicated as public land.

8 I share Mr. May's concern that we
9 want to make the connections back to the city
10 in the most meaningful ways, in the strongest
11 points of connection, and I think that one way
12 we can exercise some control over those areas
13 is to maintain public ownership of those
14 areas. So, over the long term, the design,
15 maintenance, and redevelopment, redesign all
16 would fall into the public realm.

17 MR. SEAMON: If I could just
18 respond to the comment.

19 VICE CHAIRMAN MILLER: You can.

20 MR. SEAMON: The current promenade
21 that's actually in front of the buildings, or
22 on the backside of the buildings next to the

1 water is about 40 feet wide. What we're
2 planning on is actually to widen that to 60
3 feet, and have a variety of activity on the
4 water's edge. So, it would actually take
5 Water Street from being a service drive to
6 Maine Avenue, to being sort of the front and
7 center of the development. And we're not
8 having fronts and backs. We have four-sided
9 buildings that front on the water, and then
10 also front on Maine Avenue. So, I think
11 you'll see as part of the informational
12 presentation next month with the Master
13 Developer, I'm sorry, the Master Planner, here
14 when we do the presentation, there's a
15 considerable amount of public space. The 6.2
16 acres of Water Street is being recast as
17 approximately 6 acres of new streets and
18 public realm for access and egress to the
19 site. So, it's sort of a swap of the same
20 amount of square footage, just reconfigured in
21 a way that improves access for the public to
22 get to the water. And on the whole, there's

1 about 60 percent of the development site is
2 part of the public realm, and the development
3 sites are 40 percent of that. So, it is a
4 great story, I think, for the amount of public
5 space, and the amount of public access that we
6 are creating down there, and I hope that'll
7 come out on the 2nd.

8 COMMISSIONER HART: And I recognize
9 that the planners have done that, and I
10 applaud that direction in their planning. I'm
11 just concerned that that area stay in the
12 public control. It doesn't have anything to
13 do with what the developer wants to do in the
14 development parcels, it has more to do with
15 the long-term ownership of those public realm
16 elements.

17 MR. SEAMON: Understood.

18 VICE CHAIRMAN MILLER: Well, those
19 public access, that significant public access
20 along the waterfront, that'll all be, I
21 assume, recorded in the form of covenants, or
22 easements with the District?

1 MR. SEAMON: Yes, as part of the
2 land disposition agreement there's actually a
3 concept called the "Reconveyance Property,"
4 and the public will continue to have
5 unfettered access to the promenade, the 60
6 feet in front of all the buildings, and then,
7 also, we're creating four new piers, and
8 there'll be public access to the piers, as
9 well, which is a new form of enjoying the
10 water, which doesn't exist today. You can
11 actually get out on the water on these public
12 piers, so that will be part of the declaration
13 and covenants.

14 VICE CHAIRMAN MILLER: Thank you.
15 Commissioner Ames.

16 COMMISSIONER AMES: Coming from the
17 property development side, I agree with Mr.
18 Hart on public access, but what I fear is the
19 delving into the development, itself. I warn
20 the City of Washington and the federal
21 government of being too pushy about that,
22 because then you start infringing on the value

1 of the development, number one, which causes
2 the developer to have to figure out whether
3 that's really what he wants to do.

4 I, also, think there's a solution
5 to that, in which you look for other
6 properties in the vicinity that are possibly
7 available that you could trade off for public
8 access, rather than taking too much advantage
9 of the access that you have. And it worries
10 me, because I've seen it many, many times in
11 other areas of the country, where a government
12 says we want to do this for the public, a lot
13 of times the public does or does not use it,
14 especially on the coast of South Carolina,
15 access to the beach became a big thing. So,
16 what -- like the City of Myrtle Beach, for
17 instance, went in and bought right-of-ways for
18 public access to the beach. And it solved a
19 lot of problems, they put parking in, and
20 whatever. But I caution people from our side,
21 from the approval side, of tying your hands
22 too much, because that would worry me if I

1 were the developer. Thank you.

2 VICE CHAIRMAN MILLER: Thank you.

3 Is there further discussion?

4 COMMISSIONER PROVANCHA: To
5 continue the discussion about access, it
6 appears that -- just to clarify, the sections
7 of 9th and 7th, and M and N are just those
8 little pieces between Water and Maine?

9 MR. HART: Yes.

10 COMMISSIONER PROVANCHA: That's
11 what would be lost?

12 MR. HART: Right.

13 COMMISSIONER PROVANCHA: Okay.
14 Would those same, 9th and 7th, and M and N, is
15 that going to be the primary access to this
16 development, this art development? That would
17 be maintained. That's how you would access
18 this development from the north and the east
19 along those existing --

20 MR. HART: Yes, that is the
21 intended realignment of the --

22 COMMISSIONER PROVANCHA: Where the

1 conceptual design shows, it appears to be a
2 building, a new building, new structure
3 sitting right on top of the Fish Market. Is
4 that intended -- is the Fish Market going to
5 go in this new building? Is the Fish Market
6 removed, replaced? I'm struggling with what
7 the concept is.

8 MR. SEAMON: That's not a part of
9 the PUD application. We're working in
10 conjunction with the District right now on a
11 Master Plan for the Fish Market parcel, and
12 that'll travel on its own path, but it's not
13 part of the PUD. And one of the things that
14 we're interested in doing is trying to enhance
15 the Fish Market barges that exist there today,
16 leaving them in place, but actually improve
17 the facilities, the utilities, the sanitation,
18 the bathrooms, and some of the things down
19 there at the Fish Market, while keeping the
20 flavor and the charm of the Fish Market.

21 COMMISSIONER PROVANCHA: It looks
22 like at the current time, almost the entire

1 arch of Water Street are occupied by the
2 marinas with some small piers. Two new
3 commercial wharfs, is that what I'm seeing in
4 the design?

5 MR. SEAMON: There's four new
6 public piers.

7 COMMISSIONER PROVANCHA: Four new
8 public piers, at the expense of existing
9 marinas?

10 MR. SEAMON: No, not at the
11 expense.

12 COMMISSIONER PROVANCHA: In
13 addition to.

14 MR. SEAMON: Yes, in addition to.
15 One of the things that we've been working very
16 closely with Congresswoman Norton's office on
17 is a reconfiguration of the Washington
18 Channel, and there is actually room in the
19 Washington Channel to extend the piers, and
20 the marinas out further into the Channel,
21 still maintain a proper navigational channel,
22 and continue to have the same amount of slips

1 that we have today, just in a reconfigured
2 marina. So, we're working closely with the
3 Capital Yacht Club, which is a private yacht
4 club in the Gangplank Marina, which is owned
5 by the District, to maintain the same
6 quantities of slips, just in a different
7 configuration between the piers.

8 COMMISSIONER PROVANCHA: Very good.
9 Did I hear you also say that would include the
10 Spirit folks at the south end of the --

11 MR. SEAMON: The Spirit and the
12 Odyssey are coming back in the new
13 development.

14 COMMISSIONER PROVANCHA:
15 Houseboats, are there residential houseboats
16 in this area that would be adversely effected
17 by the development?

18 MR. SEAMON: There's approximately
19 98 live-aboards in the Gangplank Marina.
20 That's the marina owned by the District.

21 COMMISSIONER PROVANCHA: Right.

22 MR. SEAMON: And we're committed to

1 working with them to --

2 COMMISSIONER PROVANCHA: Very good.

3 MR. SEAMON: -- to relocate them
4 during the transition, and then put them back
5 in the new marina.

6 COMMISSIONER PROVANCHA: Some of
7 the restaurants along that area, there's a
8 barbecue place, there's Philip's, there's
9 Hogate's. Hopefully, we would not see the
10 demise of some of those institutions.

11 MR. SEAMON: Well, some are already
12 closed. Zanzibar and Hogate's are both
13 closed. Jenny's, the Asian Restaurant, is
14 part of the Capital Yacht Club, and they have
15 expressed an interest in coming back. And the
16 Channel Inn is working with another developer
17 for one of the development sites that we're
18 doing down here, and could potentially come
19 back.

20 COMMISSIONER PROVANCHA: Two other
21 concerns, viewsheds, that's been mentioned by
22 some of the other Commissioners. The

1 Monumental Framework Plan is referred to a
2 couple of times, and it has one of the vistas
3 from the 10th Street Overlook, and it appears
4 to be almost 180 degree view, but that's not
5 what it's going to end with according to this
6 conceptual design. Very concerned about that
7 with this, what is it, 44 feet above Maine
8 Avenue, and probably 50 or 60 feet above the
9 Channel, so it's a great panoramic view, but
10 it sure like it's going to be severely
11 constrained, and compromised, and very narrow
12 looking through a canyon of buildings in the
13 future. That's sure of concern to us.

14 MR. SEAMON: We've been working
15 with the staff for the last three years, NCPC
16 staff, and the CFA staff to try to understand
17 really, to get to the point that Peter -- Mr.
18 May had made on the Banneker Overlook, and the
19 museum, or what that is going to be at the end
20 of the terminus of 10th Street, and we're
21 sensitive to the concerns of both the NCPC,
22 the CFA, and the District as to how we

1 transition from up there down to the Fish
2 Market. It's the main entrance for our
3 project, so it's very important to us to
4 improve the access down from 10th Street. It
5 was our understanding that 10th Street
6 terminated in a monumental building, or museum
7 of Smithsonian quality.

8 COMMISSIONER PROVANCHA: Appears to
9 be, that wraps kind of around the park.

10 MR. SEAMON: The view is really
11 intended to turn 30 or 45 degrees faced
12 towards the Fish Market, and descend down to
13 the pedestrian intersection at Maine Avenue.
14 We're happy to continue the discussions.
15 We're a ways off on the actual designs of
16 those buildings. I think the urban design and
17 the moves that we've made allow a wide variety
18 of things to happen on the southwest side, but
19 what it does do is improve that access from
20 10th Street, the thing that the Ecodistrict is
21 working on down to our project.

22 COMMISSIONER PROVANCHA: Yes, the

1 access is great. I think the idea of the
2 Grand Terrace Staircase, like you see
3 throughout Europe, is a wonderful concept.

4 MR. SEAMON: Yes.

5 COMMISSIONER PROVANCHA: But,
6 again, concerned about the very narrow
7 restricted view from Banneker Park, as well as
8 the view from all the folks along the Maine
9 Avenue arc, now partially obscured by these
10 buildings as high as 130 feet. The access to
11 -- it's great to hear the commitment to
12 maintain access for pedestrians, access for
13 service vehicles for this complex? That would
14 also be provided and preserved?

15 MR. SEAMON: Sure. There's a
16 network of alleys behind the street, the
17 smaller streets that are the entrances for the
18 Park, and also loading and service.

19 COMMISSIONER PROVANCHA: All right.
20 Very good. And last, the comment I'm shocked,
21 surprised at a report from the staff that does
22 not mention parking. Is there an assessment

1 that there's currently 1,000 spaces, and we're
2 going to lose 500, but regain 100, just a --
3 there's no parking?

4 MR. HART: We'll have further
5 discussion about the entire development
6 through the PUD discussion. This was really
7 just looking at the vacation --

8 COMMISSIONER PROVANCHA: So, we'll
9 see that in future presentations. Very good.

10 VICE CHAIRMAN MILLER: Thank you.
11 Is there further discussion or questions? Can
12 we entertain a motion?

13 COMMISSIONER AMES: Move for
14 approval, Mr. Chairman.

15 (Seconded.)

16 VICE CHAIRMAN MILLER: Further
17 discussion? This is certainly a
18 transformative project that has been a long
19 time coming. I remember the Council approved
20 the Mayor's Small Area Plan for what's now the
21 Southwest Waterfront, I think it was over
22 seven years ago, 2003. So, good luck in

1 getting it implemented.

2 Further discussion? Mr. Hart.

3 COMMISSIONER HART: Yes. In the
4 recommendation, is there a way that we can
5 include some comment on the interest of the
6 Commission in maintaining public control over
7 those public realm elements? Is there
8 interest by the Commission to --

9 COMMISSIONER AMES: Hopefully, Mr.
10 Hart ought to be opposed to that, because I
11 believe Washington, D.C. has an opportunity
12 here to do something that's never been done
13 before on the waterfront, and I'm afraid if
14 you put too much public control over it, it
15 has a way to dampen the spirit of the
16 development, itself. This is just the
17 development stages. We're not doing final
18 approvals now, are we? So, maybe p -are you
19 getting the message that you're hearing?

20 MR. SEAMON: Loud and clear.

21 COMMISSIONER AMES: So, hopefully,
22 they will -- you will have a chance to bring

1 that up later, but to put those constraints on
2 it this early in the game bothers me.

3 COMMISSIONER HART: We're just
4 advisory.

5 COMMISSIONER AMES: I understand. I
6 understand. But still, our advisory status
7 moves on to other people approval status, and
8 that's why we're advisory, to advise the
9 people doing the approving of what we're
10 doing. And that makes me a little bit
11 nervous, and keep in mind it comes from my
12 background as being a developer, and having to
13 develop within guidelines of zoning plans, and
14 so forth. But I also recognize the importance
15 to the city of a development like this.

16 When I first got on this
17 Commission, if you look at the different
18 waterfront situations, we've made some
19 progress, but not a lot, and not enough. This
20 gives us a chance to have a major shot in the
21 arm, which, hopefully, will span other
22 development along the waterfront, and turn it

1 into the beautiful area that it really could
2 be, and the different rivers that come through
3 here. I mean, we've got a lot of opportunity
4 out there, and I don't want to start off being
5 too controlling, because I think it slows
6 things down. But, you know, I won't be around
7 when you're finally voting on this, but at
8 least you know how I felt before I left.

9 (Laughter.)

10 VICE CHAIRMAN MILLER: Thank you.

11 COMMISSIONER HART: And I respect
12 your comments about the public getting too
13 deeply involved with the developer's control,
14 and issues are. I'm simply saying I'd like to
15 see a line between the public and the private
16 domain.

17 COMMISSIONER TREGONING:

18 Commissioner Hart, I just wanted to reiterate
19 something that Mr. Seamon brought up, which is
20 that we already have an agreement between the
21 District of Columbia and the developer that
22 provides for public access, permanent public

1 access, that from our perspective creates a
2 lot of new amenities for the city, and its
3 residents. And that agreement has already
4 been signed, and already exists, so I'm not
5 sure what we'd be adding to add this comment
6 to this EDR.

7 And I might also suggest that if
8 we were going to make such a comment, the more
9 appropriate place might be in the review of
10 the planning and development. Thank you.

11 VICE CHAIRMAN MILLER: Thank you.
12 Further discussion? All in favor, signify by
13 saying aye.

14 (Chorus of ayes.)

15 VICE CHAIRMAN MILLER: All opposed?
16 Abstentions? The motion passes unanimously.

17 MR. SEAMON: Thank you.

18 VICE CHAIRMAN MILLER: Agenda Item
19 Number 5C. No, that's the Consent Agenda.
20 Agenda Item 6A, it's an information
21 presentation for a permanent visitor screening
22 facility at the Washington Monument. Is that

1 you, Ms. Witherell, again?

2 INFORMAL PRESENTATIONS

3 MS. WITHERELL: Good afternoon,
4 again. Park Service has asked to make an
5 information presentation on security screening
6 at the Washington Monument. And the
7 Commission spent many years in the first part
8 of this decade looking at various ways to
9 secure the Washington Monument. And there are
10 two components to it; one was to protect
11 against vehicle-laden bombs, a vehicle
12 barrier, and the other was to screen people
13 going into the Monument, itself, going up the
14 elevator. And that part of the project did
15 not proceed. There were lots of ways, it was
16 very difficult to find out how to do that.
17 And, eventually, funding was withdrawn for
18 that, or was not approved for that.

19 The other part of the project,
20 which is the vehicle barrier, was completed
21 very successfully, and it's what we know as
22 the Laurie Olen scheme. And the Commission

1 voted final approval for that in 2003, and it
2 has won many design awards. But the other
3 component of the project has remained, and the
4 temporary solution, the Park Service put up
5 this shed which holds magnetometers, never
6 came to the Commission for review. And, as
7 you will recall, this past spring, John
8 Piltzecker announced to us when we were
9 commenting on the National Mall plan that the
10 Park Service would proceed, and finally try to
11 resolve this part of the security.

12 So, with that, the Park Service
13 will make a presentation today on several
14 options, very early options that they're
15 looking at, that show a broad range of
16 approaches for how to solve this part of the
17 security problem.

18 MR. LORENZETTI: Thank you, Nancy,
19 Commissioners. I'm Steve Lorenzetti, the
20 Deputy Superintendent at National Mall and
21 Memorial Parks. As Nancy said, we've had a
22 bit of intractable problem here for a while.

1 We were very fortunate, though, the Secretary
2 of the Interior highlighted this as a special
3 project, and gave us design funds to look at
4 a more proper solution to this area.

5 The project we originally
6 envisioned was screening at the Monument
7 Lodge, which is at the bottom of the hill.
8 But when we entered into this contract, our
9 contractor, Beyer Blinder Belle, with Hany
10 Hassan, looked at it, and came up with a few
11 better solutions, we feel. So, without a lot
12 of further ado, I'd like to turn it over to
13 Hany, and he could go over the options that
14 we're looking at. Thank you.

15 MR. HASSAN: Good afternoon. My
16 name is Hany Hassan. I'm a partner with Beyer
17 Blinder Belle, Architects, and I am
18 responsible for this project.

19 A very brief history, starting
20 with the construction of the Monument in 1848,
21 and the unfortunate interruption of its
22 construction in 1854, when the construction

1 was resumed, and the foundation was reinforced
2 in 1878, which is illustrated in these images.
3 It afforded the completion of the construction
4 of the Monument in 1885, as you see in the
5 dedication image on the screen.

6 In 1890, this is the image that
7 represents the completion of the Monument
8 Lodge, which was built from actually the
9 remnants of the stone that is left from the
10 Monument structure, itself.

11 In 2001, we had to provide
12 necessary security to the Monument, and we
13 have sort of unfortunately resorted to
14 building this object that kind of impacted the
15 purity, the simplicity, and the dignity of the
16 Monument, and the symbolic structure. And in
17 2003, successfully, the National Park Service
18 have accomplished the perimeter security plan,
19 and the improvement of the Monument ground in
20 the state that you see it today.

21 Just a side analysis, and the
22 context just to give you some sense of this

1 area that we're all very familiar with. The
2 current conditions today are represented in
3 the formal landscape of the oval shapes that
4 afforded the perimeter security, and the
5 orthogonal path east and west towards the
6 Lincoln Memorial, and towards the Capitol.
7 The remaining paths, as you see in the
8 Monument ground, are meandering paths, those
9 romantic paths that kind of go up to
10 Constitution Avenue, and 15th Street, remain
11 in tact.

12 We believe that this is a great
13 accomplishment, and we have, essentially,
14 approached this project with great sensitivity
15 to what has been accomplished already.

16 Interesting enough, as the
17 landscape that has been created today with the
18 mounding of the topography to the Monument
19 Plaza, you really do not see the extent of the
20 plaza until you see the extent of the flags
21 that surround the Monument, and it creates
22 this imaginary envelope, if you will, and

1 defines the extent of the plaza within the
2 landscape. The Monument and its geometry, the
3 very pure, simple form of the square and the
4 circle surrounding it, it's a very strong
5 expression that we also respected and maintain
6 in our analysis, and the proposed concepts and
7 designs.

8 As you come up to the drop-off
9 area on 15th Street looking through the
10 existing mature trees, you, obviously,
11 experience the Monument through the landscape,
12 and you could see on the left there's just a
13 little hint of the Monument Lodge. And as you
14 approach the Monument Lodge, in a lot of cases
15 people pick up their tickets from there, but
16 they have to, obviously, request it ahead of
17 time for appointments to go up the Monument.
18 And this is the view from the Monument Lodge
19 itself. And once again, the plaza with the
20 screening facility right at the Monument door.

21 This particular image is really
22 very impressive, that we are at the plaza

1 level, and we are at grade, but you feel that
2 you are elevated above grade looking at the
3 context and the Monuments surrounding this
4 area, very, very inspiring and impressive
5 place to be.

6 And we also analyzed the materials
7 and textures that already exist in this
8 context, and with great care, we wanted to --
9 in any development, in any concept to come up
10 with that essentially stay with this language
11 and this vocabulary, and not add more
12 materials, and more textures to it. So, what
13 you see on the screen is the stone material of
14 the Monument proper, the stone of the Monument
15 Lodge, and, finally, at the bottom of the
16 image is the stone that was introduced as the
17 perimeter security elements. And we intend to
18 continue to use this pallet of materials.

19 The rest of the texture of this
20 place is, essentially, the stone of the plaza,
21 itself, with the circular form, the
22 curvilinear path that leads to the Monument,

1 and, obviously, the softscape grass around the
2 entire Monument ground.

3 We've approached this project with
4 great sensitivity and respect to this iconic
5 symbol of Washington, D.C., and of the nation,
6 of course. And we also wanted to make sure
7 while we're providing the necessary security
8 to enter the Monument, is to enter it in a
9 dignified way, so that's really guided our --
10 all the solutions that we'll be sharing with
11 you.

12 The first concept, essentially,
13 suggests continue to use the curvilinear oval
14 path to lead visitors up to the Monument
15 plaza, and that becomes the destination for
16 everyone. But we elected to locate the
17 security facility, or the screening facility,
18 underneath the plaza. In that way, we
19 maintain the landscape and the purity of the
20 landscape as it is. We came close enough to
21 the Monument, in lieu of having the screening
22 facility 400 feet away from it. So that,

1 generally speaking, our approach with this
2 concept.

3 It consists of, essentially, a
4 series of ramps, very gentle ramps that go
5 down from the plaza to approximately 12 or 13
6 feet into the landscape underneath the plaza
7 to enter the screening facility, and up to the
8 top of the Monument.

9 A distant view from the drop-off
10 area at 15th Street, you really not see the
11 expression of those ramps at all, because the
12 mounding of the topography in that area. And
13 as you come closer, this image explains what
14 does happen, or what will happen in this
15 particular scheme, which, essentially, as you
16 come up to the plaza, you come down those two
17 gentle ramps, down, and down to this area
18 here, and you enter the Monument at the lower
19 level.

20 The view from a distance, it will
21 be integral to the plaza and the feature walls
22 for security that you have seen in the

1 previous images, and this particular scheme
2 will continue to use the same materials, and
3 the same language that already exists in this
4 environment.

5 And as you come relatively close
6 to it, this explains it a little more. You do
7 see a hint of these elements here, and we wish
8 to also accomplish more with this approach.

9 As much as we want to screen people as they
10 enter the Monument, we also wanted this to be
11 an educational experience. I show them the
12 history time line, the foundation of the
13 Monument, and how it is, essentially,
14 reinforced. People will be able to pass by
15 that, and experience that as they enter to the
16 elevator that will be extended down one level
17 to go up to the top of the Monument.

18 At the plaza level, we intend to
19 remove the square object, that it's stuck on
20 the Monument right now. And, essentially,
21 reveal the purity of this structure, maintain
22 the current opening, which is a very simple

1 opening. There is two stone doors which are
2 original stone doors of the Monument proper,
3 and they currently exist, and they're open.

4 In this image, we're suggesting to
5 have one sheet of glass, it's bulletproof
6 glass with great visibility to the inside of
7 the Monument, to afford all visitors, whether
8 they have tickets or not, to be able to look
9 inside the Monument, and see the glowing image
10 through that. And what you see on the screen
11 essentially represents the elevator, the open
12 doors throughout, looking towards the west,
13 and you see the Washington Monument statue
14 through.

15 Option B takes a rather different
16 approach, which introduces an east-west path
17 to connect the Monument Lodge to the plaza.
18 This particular concept does have an impact on
19 the simplicity, and the purity of the
20 landscape that has been accomplished already.
21 And the way this will work is that this path
22 slopes up with the topography, and somewhere

1 at midpoint here either continue up to the
2 plaza, or go down to the new entrance and the
3 screening facility below the plaza.

4 So, in so many ways, there is a
5 direct access; however, it does impact the
6 landscape that has been accomplished already.
7 From a distance, at the 15th Street drop-off
8 area, you will see a hint in the landscape
9 where the entrance below the plaza is somewhat
10 revealed. And, also, from the Monument Lodge,
11 you will see a hint of that, as well.

12 As you move west towards the
13 Monument along this path, you begin to
14 approach the new entrance at the lower level,
15 or continue up to the plaza. And this shows
16 how you enter the Monument below.

17 Option C, it's similar to the
18 previous scheme, but that east-west path sort
19 of disappears below grade, and the issue with
20 this particular concept is that it somewhat
21 goes back to the idea of having somewhat of a
22 tunnel to enter the Monument, and make the

1 path disappear below grade. But it lessens,
2 to some extent, the impact on the landscape.
3 And from a distance, you will see a hint of it
4 right in this area here. And moving west
5 along that path, you could see how this sort
6 of disappears into the landscape. But it does
7 create that tunnel effect that I mentioned.

8 Option D is a complete departure
9 from all the other schemes, that it maintains
10 the landscape throughout. It doesn't touch
11 the landscape that has already been
12 accomplished, and it introduces a ramp system,
13 that it's in the plaza itself, that it goes
14 down from the plaza level down to the lower
15 level, the screening facility is, in a
16 circular motion following the geometry of the
17 plaza itself.

18 From a distance, obviously, it
19 would be hardly visible, because it disappears
20 into the plaza, and the impact on the plaza
21 will be that you could see this ramp
22 descending down into the lower level, and you

1 see the protective glassed handrail that
2 protect people from going down that ramp. The
3 same idea remains in terms of the
4 accessibility visually to inside the Monument
5 through the original door.

6 And, lastly, this particular
7 concept suggests that we enter the Monument at
8 the same plaza level as it is today, but
9 rather than having the rectilinear orthogonal
10 object that was attached to the Monument, is
11 to create an entrance that is perhaps more
12 transparent. It follows the geometry of the
13 plaza, but needless to say, you could see how,
14 to some extent, we're kind of struggling a
15 little bit with that form, how to make it work
16 because of the simplicity and purity of the
17 plaza, and the Monument, itself. However, we
18 followed that to a great extent to make it fit
19 within that environment.

20 From a distance, you will see a
21 glazed, to some extent, transparent addition.
22 You could see in this image here, you will

1 begin to see a little bit of the security
2 facility as you move through it. However, the
3 National Park Service feels that this is
4 problematic, to some extent, because the
5 security activity is somewhat revealed, and
6 needs to be protected, so the transparency
7 that we are showing here is not going to be as
8 transparent as it's indicated. However, we
9 showed the elements that we need to have at
10 that level.

11 That, essentially, concludes the
12 various options. We really appreciate your
13 time, and your input, and I'll be happy to
14 answer any questions.

15 VICE CHAIRMAN MILLER: We'll open
16 it up to the Commission, or to Ms. Witherell
17 for any comments on the presentation, or any
18 of the options, or any questions?

19 COMMISSIONER WRIGHT: What's the
20 square footage requirement for the actual
21 area?

22 MR. HASSAN: It's very limited.

1 It's somewhere in the range of 10,000 square
2 feet, or so, to accommodate the screening
3 facilities. It does not include the rest
4 rooms, or gift shops, or any facility of that
5 sort. It's primarily screening facilities and
6 equipment in the minimal way.

7 COMMISSIONER WRIGHT: So, is it a
8 full body scan, or just the magnetometers?
9 What kind of -- this sounds like the full
10 monty. For 10,000 square feet, that's just to
11 accommodate the full body scan? And how many
12 people --

13 MR. LORENZETTI: We plan to have
14 the same type of screening that we have now.
15 We have a normal magnetometer, and we have a
16 back scatter x-ray machine for packages. We
17 will not have one of those new generation full
18 body scanners that they have at the airports.

19 COMMISSIONER WRIGHT: Okay.

20 MR. LORENZETTI: That's the current
21 plan. Now, we're still talking to our
22 security experts. I really can't swear what

1 they're going to say, but the current plan is,
2 basically, to replicate what we have now.

3 COMMISSIONER WRIGHT: And with that
4 amount of equipment, 10,000 square feet will -
5 - what are you figuring on for intake in terms
6 of bodies?

7 MR. LORENZETTI: Right now, we scan
8 basically an elevator load, which is 20-25
9 people.

10 COMMISSIONER WRIGHT: Thank you.

11 VICE CHAIRMAN MILLER: Further
12 questions? Commissioner Ames.

13 COMMISSIONER AMES: First of all,
14 let me say I've been here for about six years,
15 and I cringe every time we have to go through
16 a process of security, what the people did to
17 us on 9/11, when they did it. But that being
18 said, I also understand that's something we
19 have to do.

20 First of all, let me commend the
21 Park Service for through the years, they've
22 done a good job of presenting things to us to

1 secure their attractions without taking away
2 from them a lot. Obviously, the Washington
3 Monument is one of the most important in
4 Washington. I congratulate you, Mr. Han, on
5 the presentation. With that, I'd like to say
6 that, to me, Option D, in my opinion, presents
7 the best way to realign, and obviously, the
8 thing, as you call it, or the object, as you
9 call it, needs to go. I kept waiting to say
10 well, wait a minute, do I like this that much
11 better? And when you hit on D, it kind of hit
12 me between the eyes that that looks like a
13 great choice.

14 I don't know what the exact
15 purpose of your being here today, if you're
16 looking for us to give guidance. I know it's
17 not approval, but it's --

18 COMMISSIONER PROVANCHA: I think
19 what we're seeking at this moment is just
20 feedback on these alternatives. The Park
21 Service so far has -- what's been rising to
22 the top in most of our discussions has

1 actually been Scheme A. But it's not -- we're
2 not at a point where we're determining a
3 preferred alternative, we're simply seeking
4 feedback.

5 COMMISSIONER AMES: Well,
6 obviously, we're going to live with whatever
7 you come up with, but I just wanted to say
8 that I think you've done a good job with all
9 your presentations. But, personally, I think
10 D really hits home with trying to keep the
11 Washington Monument as pure as you can, but
12 also protecting it at the same time. Thank
13 you very much.

14 MR. LORENZETTI: Let me just
15 reiterate one thing Mr. May was saying. We're
16 looking at this as another public forum at
17 this point. We are still looking to go out to
18 the public. We have not created any firm
19 ideas in our mind. We've also gone to Fine
20 Arts just to get a feeling. But, again, we're
21 just in the information gathering stage at
22 this point.

1 VICE CHAIRMAN MILLER: Further
2 comments from Commissioners?

3 COMMISSIONER PROVANCHA: Two. I
4 commend you for bringing up some innovative
5 options. I echo the comments of Commissioner
6 Ames about it's sad that we have to protect
7 this structure, but so be it. That's the
8 times that we live in.

9 Two things; one is concerning
10 structural. Any excavation around the base,
11 obviously, would require extensive structural
12 analysis. This is a bit of a top-heavy
13 structure. I'm sure you're taking that into
14 consideration. Second thought is, whenever
15 you have ramps on hard surfaces, one of the
16 concerns that we have in the little building
17 where I work is storm water management, snow
18 removal, slips, control of storm water runoff,
19 those types of things. Some of these options
20 are particularly challenging in that regard to
21 operate and maintain safely. Just some
22 observations.

1 MR. HASSAN: We appreciate the
2 comment. We're certainly mindful, and we will
3 be very careful about all those items that you
4 just mentioned.

5 Just a brief comment on the
6 foundation and the extension of the elevators
7 down. In, I think it was 2002, if I remember
8 correctly, extensive studies were done related
9 to the previous scheme with the 400-foot
10 tunnel to approach the Monument at the lower
11 level with respect to the structural
12 modification that needs to be done in order to
13 get to that level. So, we will benefit from
14 that.

15 MR. LORENZETTI: Yes, we were very
16 fortunate in the choice of the engineering
17 firm back in 2002. It's actually a firm that
18 has its roots back to earlier than the 1930s,
19 and in the 1930s, they did an earlier study of
20 the Washington Monument foundation, because at
21 that time a Commission had been formed, and
22 they were actually talking about cladding the

1 memorial in granite. So, that was one of the
2 things they studied, was the foundation
3 strength.

4 VICE CHAIRMAN MILLER: Further
5 comments?

6 COMMISSIONER HART: It's more of a
7 question. Recognizing that there have been
8 recent improvements in security, how much of
9 this is historical landscape?

10 MS. WITHERELL: Well, let's see. I
11 think in broad character, in topography the
12 character of it is, the path system is largely
13 new, so in that sense it's not a contributing
14 feature. But, of course, the Monument Lodge
15 and the placements, the parameters, the way we
16 approach is historic.

17 Having said that, there has been
18 some modulation in grade on the mound, itself.
19 As you approach the Monument, as paths have
20 come and gone, and also the material for the
21 plaza itself was redone.

22 COMMISSIONER HART: But the

1 elliptical walks are historic?

2 MS. WITHERELL: No.

3 MR. LORENZETTI: No, the elliptical
4 walks date to the Laurie Olen design.

5 COMMISSIONER HART: Okay.

6 MS. WITHERELL: That's part of his
7 design.

8 MR. LORENZETTI: That was finished,
9 I believe, in 2006.

10 COMMISSIONER HART: So, the
11 introduction of a more axial point of
12 connection from the Lodge to the plaza would
13 not, necessarily, be disturbing that
14 historical landscape.

15 MR. LORENZETTI: Historically, we
16 never had a walkway directly from the Lodge to
17 the Monument, but there was a walkway that
18 started just north of the Lodge, that did make
19 a straight line direct connection to the
20 Monument. And that has been there, or was
21 there, basically, from the 1890s until the
22 Laurie Olen design. For much of its life,

1 that walkway was not a walkway, but was a
2 road, first a carriage road, and then an
3 automobile road, because we allowed parking
4 around the Monument until 1958.

5 VICE CHAIRMAN MILLER: Those were
6 the days.

7 (Laughter.)

8 MS. WITHERELL: Getting into the
9 historical weeds, but the Laurie Olen plan was
10 based on a lot of sensitive review of previous
11 schemes, some partially implemented, some not
12 implemented for the grounds before including
13 sort of the romantic elliptical quality of
14 some of the paths. But he was the one to
15 implement them for the first time, so they
16 have been done in recent years.

17 MR. LORENZETTI: And we greatly
18 respect the new Laurie Olen design, so much so
19 that BB&B was willing to travel with us to
20 Philadelphia, and we went over these options
21 to get a feel from Laurie on how this would
22 interface with his landscape. To be honest,

1 he had some issues with Option D, because he
2 didn't like how it affected his new plaza, and
3 his new benches.

4 (Laughter.)

5 MR. LORENZETTI: He liked A so much
6 that he had kind of wished he had thought of
7 that back in 2002 himself. But the other
8 options, he wasn't a big fan of the connecting
9 walkway. Some of the other options that
10 didn't have that, he didn't have a giant
11 problem with. But we did want to get his read
12 on it, because we think what he designed was
13 very successful to the memorial.

14 VICE CHAIRMAN MILLER: Yes.

15 COMMISSIONER WRIGHT: I hope you
16 listen to him.

17 (Laughter.)

18 COMMISSIONER WRIGHT: With all due
19 respect. Option A is just so head and
20 shoulders above, at first blush, anything
21 else, that I hope you'll listen to him,
22 carefully.

1 MEMBER MILES: Yes, really quickly
2 in Option A, and I thank you for the
3 presentation of the multiple options.
4 Usually, we only get sort of two or three.
5 How do you see visitors going from the
6 screening area, actually to visiting? Would
7 the elevator drop below grade, as well? Is
8 that the --

9 MR. HASSAN: Yes. The elevator
10 would be extended one floor down to that
11 level.

12 MEMBER MILES: Okay. So, I guess,
13 that's the same structural question. Thank
14 you.

15 VICE CHAIRMAN MILLER: Thank you.
16 Further comments? Ms. Witherell, did you have
17 any initial reactions you want to share with
18 us with your professional expertise?

19 MS. WITHERELL: I do, maybe not
20 sharing them at this point, but we were really
21 interested at this early stage in getting, and
22 hearing your comments. I do go to CFA to hear

1 their discussion. They gave a full discussion.
2 I'm glad that you have, as well. And there is
3 a public meeting next Monday night at the Park
4 Service office where the larger public will
5 have an opportunity to weigh in on this, as
6 well. I think we have a long process ahead
7 with an environmental assessment, and
8 continuing 106 consultation, as well. So, I'm
9 sure that this project, given its prominence,
10 will come back to you several times, a range
11 of iterations.

12 VICE CHAIRMAN MILLER: Can you give
13 a flavor, just a little flavor of what the CFA
14 discussion was?

15 MS. WITHERELL: There were two
16 members, in particular, who spoke the most,
17 and the two that they favored were A and D.

18 VICE CHAIRMAN MILLER: Well, there
19 you go.

20 COMMISSIONER AMES: Thank you for
21 helping with that.

22 MS. WITHERELL: Staff views are all

1 over the place, both at the CHPO and at CFA,
2 so there's lots of discussion that needs to
3 take place, and we hope that we can reach some
4 consensus to assist the Park Service in moving
5 forward.

6 VICE CHAIRMAN MILLER: Okay. Thank
7 you. Any further discussion? Is there any
8 further business to come before the
9 Commission's November open session? If not,
10 we will conclude at this -- oh, one item.
11 Sorry.

12 COMMISSIONER PROVANCHA: There's
13 been some interest in security at the
14 Pentagon, so I brought with me a memo from our
15 Director. It addresses the -- we call it the
16 security bump out, where we revise some
17 access. We installed a protective canopy, and
18 we have also completed the construction, and
19 have just opened this week what we call the
20 temporary Metro entrance screening facility,
21 so I've just brought some formal documentation
22 of that to present to the Executive Director.

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VICE CHAIRMAN MILLER: Great.

Thank you.

ADJOURNMENT

VICE CHAIRMAN MILLER: With no

further business, let me wish everyone a safe
and reflective Veterans Day, and Thanksgiving.

And this meeting is concluded, adjourned.

(Whereupon, the proceedings went
off the record at 2:18 p.m.)

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