

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY,
FEBRUARY 3, 2011

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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., L. Preston Bryant,
Jr., Chairman, presiding.

NATIONAL CAPITAL PLANNING COMMISSION

MEMBERS PRESENT:

L. PRESTON BRYANT, JR., Chairman, Presidential
Appointee

XAVIER BELTRAN, Council of the District of
Columbia

HOWARD DENIS, U.S. House of Representatives

ARRINGTON DIXON, Mayoral Appointee

ELYSE GREENWALD, U.S. Senate

JOHN M. HART, Presidential Appointee

PETER MAY, Department of the Interior

ROBERT E. MILLER, Mayoral Appointee

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 R. SCHUYLER, General Counsel

DEBORAH B. YOUNG, Secretary t the Commission

C-O-N-T-E-N-T-S

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5C. Zoning Regulations Rewrite. 220

Adjournment

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

2 12:33 p.m.

3 CHAIRMAN BRYANT: Good afternoon.

4 I'll remind the Commission Members that we
5 have a temporary audio microphone system and
6 we had some technical glitches and so I think
7 the system only accommodates six to be turned
8 on at any given time, so perhaps the rule of
9 thumb is to leave it off unless or until you
10 are prepared to speak.

11 Welcome to the National Capital

12 Planning Commission's February 3, 2011

13 meeting.

14 [INSERT - AGENDA]

1 CHAIRMAN BRYANT: Would you all
2 stand and join me in the Pledge of Allegiance?

3 (Chairman Bryant led the
4 Commission members and public in reciting the
5 Pledge of Allegiance.)

6 ALL: I pledge allegiance to the
7 flag of the United States of America, and to
8 the republic for which it stands, one nation
9 under God, indivisible, with liberty and
10 justice for all.

11 CHAIRMAN BRYANT: Thank you. We
12 have a pretty significant agenda today and so
13 I want to thank everyone, indeed, for being
14 here.

15 REPORT OF THE CHAIRMAN

16 Agenda Item No. 1 is the Report of
17 the Chairman and I do not have a significant
18 report at this time, so we will move on to
19 Item No. 2, which is the Report of the
20 Executive Director, Mr. Acosta.

21 REPORT OF THE EXECUTIVE DIRECTOR

22 MR. ACOSTA: Thank you, Mr.

1 Chairman. I just have a few items that might
2 be of interest to the general public.

3 On February 17th, we will hold a
4 Southwest Eco-District public meeting and you
5 will find a summary of our Eco-District
6 proposal in front of you at your desks. We
7 will present information about existing
8 conditions, update the public on the planning
9 process and solicit input and feedback on the
10 opportunities and constraints, which will help
11 define the development alternatives that will
12 be studied in the spring.

13 Our public meeting will be held
14 again on February 17th from 6:00 to 8:00 p.m.
15 and this will be in the interior courtyard of
16 the U.S. Department of Agriculture
17 Headquarters, Whitten Building, located at
18 1400 Independence Avenue, S.W.

19 Materials for this public meeting
20 will be posted on NCPC's website on February
21 10th.

22 We have also released in January a

1 draft Open Government Plan, which was part of
2 a Office and Management and Budget Directive
3 for a 60 day public comment period. We will
4 be accepting public comment on our Open
5 Government Plan through March 11th, after
6 which a final plan will be published.

7 Also, in a related effort as part
8 of the Agency's ongoing work to increase
9 public participation and awareness, we now
10 post submission materials related to upcoming
11 Commission meetings to our website as they
12 become available.

13 Previously, these documents could
14 only be viewed in our offices.

15 Finally, I would like to also
16 welcome Jay Rauschenbach. Could you, please,
17 stand? Who is an intern for the spring 2011
18 semester. Jay is working towards his master's
19 degree at Virginia Tech's Urban and Regional
20 Planning Program.

21 Jay will be working with our
22 Office of Intergovernmental Affairs on several

1 regional outreach efforts, also be researching
2 information about federal impacts on the
3 region's economy and will be involved with
4 work to establish regional benchmarks. So
5 welcome, Jay.

6 We also have a written report for
7 other information and I would be happy to
8 answer any questions that you might have.

9 [INSERT - REPORT OF THE EXECUTIVE DIRECTOR]

1 [INSET - FOREST GLEN ANNEX]

1 CHAIRMAN BRYANT: Questions of Mr.
2 Acosta? Hearing none, thank you, Mr. Acosta.

3 Agenda Item No. 3 is the
4 Legislative Update from Ms. Schuyler.

5 LEGISLATIVE UPDATE

6 MS. SCHUYLER: I have nothing to
7 report, sir.

8 CHAIRMAN BRYANT: Thank you. And
9 Agenda Item No. 4 is the Consent Calendar.

10 CONSENT CALENDAR

11 CHAIRMAN BRYANT: There are five
12 items on the Consent Calendar.

13 Item No. 4A is the Turf
14 Reconstruction of the Three Easternmost Center
15 Panels of the National Mall.

16 4B is the Main Naval Exchange
17 Replacement at the National Naval Medical
18 Center in Bethesda.

19 4C is the Building Improvements at
20 the Robert C. Weaver Building, Department of
21 Housing and Urban Development Headquarters.

22 4D is the 11th Street Bridge

1 Replacement in Southeast Washington.

2 And 4E is a Zoning Map Amendment

3 and Related Text Amendment to allow the

4 expansion of an ice rink and construction of

5 a youth baseball academy at Fort Dupont Park.

6 [INSERT - THE NATIONAL MALL]

7

1 [INSERT - NATIONAL NAVAL MEDICAL CENTER]

1 [INSERT - ROBERT C. WEAVER BUILDING]

1 [INSERT - 11TH STREET BRIDGE REPLACEMENT]

1 [INSERT - ZONING MAP AMENDMENT]

1 CHAIRMAN BRYANT: Are there
2 comments or questions on any item on the
3 Consent Calendar?

4 Mr. May?

5 MR. MAY: Yes, I just want to make
6 an observation regarding the Zoning Map
7 Amendment and Related Text Amendment.

8 And there are a couple of
9 statements in the report indicating that
10 whatever report is made to the Zoning
11 Commission, that it include a reminder that
12 the project, being a District of Columbia
13 public project, is subject or is required to
14 be submitted for review by NCPC.

15 I think it's a helpful thing to
16 see in the report. However, it means
17 absolutely nothing to the Zoning Commission.
18 The Zoning Commission has no say in the
19 development of the project. It is just a Map
20 Amendment. They won't see anything other than
21 the final vote that they take on the Map
22 Amendment, so it's really not relevant to the

1 work of the Zoning Commission, so I don't see
2 why it would be included in this Commission's
3 report to the Zoning Commission.

4 It's a minor point.

5 CHAIRMAN BRYANT: Other questions
6 or comments? Mr. Miller?

7 MR. MILLER: Mr. Chairman, thank
8 you. On the same subject of the Fort Dupont
9 Park Baseball Academy, could I ask Mr. May --
10 well, I just wanted to note that the
11 Commission -- I thank the Commission for
12 approving the transfer of jurisdiction of this
13 property to the District with the Park Service
14 approval, too, back in June of 2010. We're
15 very appreciative of that.

16 The transfer is effective upon the
17 recordation of the survey, which I understand
18 is in your --

19 MR. MAY: Yes.

20 MR. MILLER: -- is being reviewed
21 by your --

22 MR. MAY: Yes, any minute now we

1 will be returning it to the District.

2 MR. MILLER: That's great. I hope
3 it is a minute today.

4 MR. MAY: It may well be.

5 MR. MILLER: Okay.

6 MR. MAY: I mean, there were a
7 couple of things that had to get resolved.

8 MR. MILLER: Okay.

9 MR. MAY: And I think they have
10 been resolved.

11 MR. MILLER: I just would have had
12 the private conversation, but you brought up
13 Fort Dupont.

14 MR. MAY: That's okay.

15 MR. MILLER: I had to get it in
16 there.

17 MR. MAY: Okay.

18 MR. MILLER: Thanks.

19 MR. MAY: Thanks.

20 CHAIRMAN BRYANT: Other questions,
21 comments?

22 MR. PROVANCHA: I would like to

1 make a favorable comment about File No. 7017,
2 the National Naval Medical Center Navy
3 Exchange Project. Having gotten an extensive
4 tour and a presentation, as the Chairman will
5 recall, although this overall site is 245
6 acres, the western portion that fronts along
7 Rockville Pike is extremely congested and
8 dense.

9 I just want to commend the Navy
10 for the exceptional siting and planning for
11 that portion of the site and enthusiastically
12 support, or I would say more enthusiastically
13 than normal, support the Executive Director's
14 recommendation on this project. Thank you.

15 CHAIRMAN BRYANT: Thank you, Mr.
16 Provancha. Any comments on any other items?

17 MR. MAY: I feel like I should
18 more than enthusiastically endorse the Mall
19 Turf approval as well, but I don't want to
20 start a precedent for having to do that, but -

21 -

22 CHAIRMAN BRYANT: We need to

1 separate you two.

2 MR. MAY: Yes.

3 CHAIRMAN BRYANT: Is there a
4 motion on approval of the Consent Agenda?

5 MR. HART: So moved.

6 CHAIRMAN BRYANT: It has been
7 moved and seconded.

8 CHAIRMAN BRYANT: All in favor say
9 aye.

10 (Chorus of ayes.)

11 CHAIRMAN BRYANT: Opposed, no?
12 It's approved.

13 ACTION ITEMS

14 CHAIRMAN BRYANT: Moving to the
15 Action Items, we have one, two, three Action
16 Items today.

17 The first up is a most significant
18 one. It is Agenda Item No. 5A and it is the
19 Concept Design for the Dwight D. Eisenhower
20 Memorial. We have from the staff, Mr.
21 Dettman. Welcome.

22 ACTION ITEM NO. 5A

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DWIGHT D. EISENHOWER MEMORIAL

MR. DETTMAN: Thank you, Mr. Chairman and good afternoon, Members of the Commission.

National Park Service on behalf of the Dwight D. Eisenhower Memorial Commission and its Design Team has submitted three concept design alternatives for the Dwight D. Eisenhower Memorial.

As for this project, the Commission has taken one prior action when it approved the site back in September of 2006, along with a set of general design principles.

Today, staff will be presenting the three concept designs submitted by the applicant, as well as our comments on the project's consistency with the requirements of the Commission's prior action.

As you know, because this is just a concept, the Commission will not be taking a formal approval or disapproval action, but rather will be approving comments that the

1 applicant will use to modify the design and
2 will be required to respond to as review of
3 this project moves forward.

4 Generally, we are very supportive
5 of the modern innovative approach the Design
6 Team is taking towards developing a memorial
7 to Dwight D. Eisenhower off of the National
8 Mall and unlike any other Presidential
9 Memorial that you can find throughout the city
10 today.

11 However, at this point in time,
12 staff considers the proposed concepts to be
13 inconsistent with the Commission's design
14 principles to varying degrees.

15 We also consider the process by
16 which the concepts have been developed to be
17 inconsistent with the Commission's prior
18 action, which required the applicant to use
19 the Section 106 process to design the memorial
20 to be consistent with the design principles.

21 And so we will briefly describe
22 the inconsistencies to the Commission before

1 providing you the Executive Director's
2 recommendation on the project.

3 This diagram here shows the site
4 in relation to the National Mall as well as
5 its larger surrounding context. The site
6 located -- indicated here on the diagram and
7 the red dots are the existing Presidential
8 Memorials. The blue dots are the other
9 memorials located throughout the Monumental
10 Core.

11 The site is unlike any other
12 Presidential Memorial in that it is going to
13 be located within the urban fabric of the
14 city. The Design Team has expressed that the
15 overall approach to this design is to respect
16 the unique urban context of the site and the
17 surrounding buildings to create a beautiful
18 park and to create a modest yet powerful
19 representation of President Eisenhower that
20 can be experienced as a unified space that
21 balances its prominence as a Presidential
22 Memorial, as well as its function as a

1 successful urban square.

2 This is a slightly closer look at
3 the site, an aerial photo. You can see the
4 site is outlined in red here. It is
5 approximately four acres in area. It is bound
6 by Independence Avenue on the north, 4th and
7 6th Streets, S.W. on the east and west sides
8 and along the southern side of the site is the
9 Lyndon B. Johnson Building or the Headquarters
10 of the Department of Education.

11 The Maryland Avenue right-of-way
12 actually bisects the site in this direction
13 here forming two parcels, one to the north,
14 which is approximately a half acre parcel
15 which is under the control of the National
16 Park Service and it currently contains a
17 community garden as well as an outdoor fitness
18 area.

19 To the south of Maryland Avenue is
20 what is referred to at times as the GSA
21 parcel. This actually is a largely hard-
22 scaped forecourt area plaza that was

1 constructed in tandem with the Department of
2 Education Building.

3 Again, it is largely hard-scaped.
4 It actually contains a sunken courtyard in
5 this area of the site, which exists primarily
6 for providing natural light down into the
7 underground library space of the Department of
8 Education.

9 Also on the site is some surface
10 parking, both on-street along Maryland Avenue,
11 as well as a small surface parking lot, which
12 amounts to, approximately, 70 parking spaces.

13 In close proximity to the site,
14 immediately surrounding, again, it's the
15 Department of Education Headquarters, the
16 Cohen Building, which is headquarters to the
17 Voice of America as well as some offices of
18 Health and Human Services.

19 Immediately to the north is the
20 Air and Space Museum and then to the west is
21 the Wilbur Wright Building or the Headquarters
22 of the FAA.

1 The uses that surround the site
2 actually was a big influence in why the
3 Eisenhower Memorial Commission chose this
4 site. In fact, the uses, such as the Air and
5 Space Museum, FAA, both Voice of America and
6 HHS and Education, all have a very strong
7 thematic tie to President Eisenhower.

8 During his time in office, he
9 signed legislation which created NASA, FAA and
10 the Department of Health, Education and
11 Welfare, which over time split off into the
12 Department of Education and HHS.

13 So just another look at the site.
14 Looking south, here is the Education Building.
15 You can see the site here, four acres again
16 with Maryland Avenue coming through. And you
17 can see how it is kind of broken up by
18 Maryland Avenue into kind of a collection of
19 different fragments and parcels.

20 A few shots looking across the
21 site from the four corners. This is looking
22 northeast towards the U.S. Capitol. Maryland

1 Avenue was originally intended to be on access
2 with the Capitol and today, as you can see, it
3 kind of forms the mid-block intersection with
4 Independence Avenue.

5 Looking towards the northwest, you
6 see the Air and Space Museum along the north.
7 There is the FAA Building. You can see a
8 portion of the Hirshhorn Museum in the
9 background.

10 This is looking the opposite way
11 on Maryland Avenue with LBJ on the south. And
12 then finally looking from the northwest corner
13 across the community garden here, there is the
14 Cohen Building and again, education in the
15 background.

16 Regarding the Commission's
17 previous action from September of 2006, the
18 Commission approved the site provided that the
19 applicant design the memorial using the 106
20 consultation process to meet an established
21 set of general design principles, which I'll
22 describe to you momentarily.

1 The Commission also noted that
2 additional or more detailed design guidelines
3 may be developed and incorporated in a Section
4 106 Memorandum of Agreement as the
5 consultation continued. And they noted that
6 following their decision not to adopt the Park
7 Service's more detailed design guidelines that
8 were submitted along with the site selection.

9 The Commission found that the
10 historic Maryland Avenue Corridor warranted
11 special attention and then required the
12 applicant to obtain the views of the D.C. SHPO
13 and the consulting parties prior to and during
14 the design development.

15 They noted that adherence to the
16 design principles in Section 106 consultation
17 process were included as required mitigation
18 in the Executive Director's finding of no
19 significant impact.

20 And they also noted that adherence
21 to the design principles and the Section 106
22 consultation process again were included in

1 the FONSI. And the FONSI states that with the
2 mitigation specified in the design principles,
3 to be further developed in the 106 process and
4 that will be enforced by the Commission in
5 subsequent design reviews, approval of the
6 site will not significantly affect the
7 environment.

8 Here is a listing of the seven
9 design principles that were developed by staff
10 with input provided by the Park Service, as
11 well as the consulting parties, during the
12 site selection 106.

13 The D.C. SHPO also played a very
14 big part in crafting and interpreting the
15 actual language of the principles. Again,
16 these principles were ultimately adopted by
17 the Commission and are the foundation of the
18 Commission's compliance with NEPA, as well as
19 Section 106.

20 Very quickly, the seven design
21 principles are:

22 To preserve reciprocal views to

1 and from the U.S. Capitol along Maryland
2 Avenue;

3 To enhance the nature of the site
4 as one in the sequence of public spaces along
5 the Maryland Avenue vista;

6 To create a unified memorial site
7 by integrating the disparate parcels into a
8 meaningful and functional public gathering
9 space, which also helps to unify the
10 surrounding precinct;

11 To reflect L'Enfant Plan
12 principles by shaping the memorial site as a
13 separate and distinct public space that also
14 complements the Department of Education
15 Building and the other surrounding buildings;

16 To respect and complement the
17 architecture of the surrounding precinct;

18 To respect building lines of the
19 surrounding rights-of-way as well as the
20 alignment of trees along Maryland Avenue;

21 And then finally the requirement
22 to incorporate significant green space into

1 the design of the memorial.

2 So quickly taking a look at the
3 Design Team's approach to the site in
4 endeavoring to put together these three design
5 concepts.

6 First, looking at the site
7 geometry, you can see here not only can you
8 see the four acre site here, but also the blue
9 box showing the area that is encompassed by
10 taking into account the facades of the
11 buildings that immediately surround the site.
12 That area actually encompasses approximately
13 7.5 acres, which is fairly similar in size to
14 Franklin and Lafayette Squares, which are
15 located in other areas of Washington.

16 The buildable area of the
17 memorial, as I have already stated, is four
18 acres. However, there is going to be a 50
19 foot buffer area from the north face of the
20 LBJ Building, which is going to be -- which is
21 referred to as LBJ Promenade and is going to
22 be designed together with the memorial and it

1 is going to be primarily intended to provide
2 access to the two entrances to the LBJ
3 Building. And it is also going to provide a
4 50 foot setback, security setback from the
5 Department of Education.

6 So what is remaining there is 3.25
7 acres, four in the actual design and
8 development of the site. You can see the 160
9 foot right-of-way bisecting that site as well
10 as the 50 foot cartway, which, going forward,
11 is going to be acknowledged as essentially the
12 no-build zone for placement of memorial
13 elements, that 50 foot cartway.

14 The applicant also took a look at
15 the existing Presidential Memorials, which are
16 located on the National Mall, as well as the
17 Kennedy Center, which is not located on the
18 National Mall, but nearby.

19 And taking a look at the
20 Presidential Memorials that are out there, the
21 applicant made the finding that all the
22 Presidential Memorials exist within their own

1 stand-alone or autonomous isolated precinct
2 that creates a unique setting for the
3 visitors.

4 While these precincts may
5 constitute a few acres, their visual impacts
6 extend much further out into the landscape and
7 that the urban context of the Eisenhower site
8 presents constraints that differ greatly from
9 existing Presidential Memorials.

10 They conclude by saying that the
11 principal goal here is to create a new
12 autonomous precinct within the constraints of
13 the site that is worthy of a Presidential
14 Memorial.

15 On this point, on the point to
16 actually have to create a new stand-alone
17 precinct, staff actually takes a different
18 approach to this site. We think that given
19 the location of the site within the urban
20 fabric of the city, we consider the precinct
21 to already be there by virtue of the
22 definition provided by the buildings that

1 surround the site and that have actually such
2 a strong thematic relationship to President
3 Eisenhower, as I previously described.

4 Because of the urban location of
5 the site, the applicant also took a look at
6 urban plazas or squares located throughout the
7 city to see whether or not there was any kind
8 of precedent set with these squares as it
9 relates to the Eisenhower Memorial site.

10 They found that the site bears a
11 closer resemblance to an urban plaza, rather
12 than a Presidential Memorial and that this
13 will be the first instance of creating a
14 Presidential Memorial in an urban square
15 presenting a challenge to meet both programs
16 as a Presidential Memorial and a successful
17 park.

18 They conclude saying that the
19 urban plazas looked at present no specific
20 precedent to the Eisenhower site and therefore
21 there is a need to create a new response to an
22 urban square.

1 The programmatic function of the
2 requirements of these squares do not compare
3 to those of the existing Presidential
4 Memorials.

5 And finally, that traditional
6 L'Enfant squares, some of which you see here,
7 do not directly translate to the site
8 conditions.

9 Again, on this last point, staff
10 looks at the site or considers the site in a
11 very different light. We disagree that the
12 L'Enfant, typical L'Enfant squares don't
13 translate to this actual site.

14 Looking at really what is the
15 essence of the L'Enfant Plan, and staff makes
16 these comments based on comments provided by
17 the D.C. SHPO, is that it's not necessarily
18 the configuration of the roads inside a square
19 or the design of the park within the square.
20 It's actually the shaping of view corridors in
21 public spaces with the building sites that
22 surround the view corridors in public spaces,

1 that really is the essence of the plan.

2 Again, going back to the idea that
3 we really do think that the precinct is
4 already there by virtue of the buildings that
5 surround the site and we think that the
6 traditional L'Enfant square and its ability to
7 define spaces using building sites that
8 surround it does apply to the memorial site.

9 And then finally with respect to
10 the arrangement of memorial elements on the
11 site, the applicant really took a close look
12 at the Lincoln Memorial and as they term it,
13 the temple-like organization of that
14 particular memorial that served as a reference
15 to the organization of the memorial elements
16 on the Eisenhower site.

17 And this notion that there is a
18 central object, much like the statute of
19 Lincoln, within a surrounding temple within a
20 picturesque landscape, the temple structure
21 creating a unique setting for the visitor and
22 that actually progressing up the stairs at

1 Lincoln and passing through the colonnade, it
2 is actually a transition space. It creates a
3 transition space to separate the visitor from
4 the surrounding landscape.

5 It also creates a sense of
6 grandeur from the outside as well as a sense
7 of intimacy from the center. And so this
8 notion of object within a temple within a
9 larger picturesque landscape was applied to
10 all three alternatives.

11 Looking at the three alternatives,
12 we will start with the first one, which is
13 named Maryland Roadway, in that it actually
14 maintains Maryland Avenue, the 50 foot
15 cartway, as a functional roadway through the
16 site.

17 As I noted that earlier, Maryland
18 Avenue currently forms a mid-block
19 intersection with Independence Avenue. This
20 alternative actually realigns the Maryland
21 Avenue Roadway to its historic alignment with
22 the U.S. Capitol.

1 The 50 foot cartway is maintained,
2 slightly narrowed for vehicular traffic in one
3 direction towards the intersection of
4 Independence and 4th Street. The remainder of
5 the 50 foot cartway will be encompassed by
6 sidewalks.

7 Spanning the Maryland Avenue
8 cartway is actually a Memorial Core, which
9 consists of a mature grove of trees surrounded
10 by a large colonnade, which you can see here.
11 The colonnade, as I said, spans both sides of
12 the Maryland Avenue cartway helping to kind of
13 pull together -- hold together that space
14 despite the roadway traveling through it.

15 Also helping to define the
16 Memorial Core are large stone sculpture blocks
17 containing bas-relief sculpture topped with
18 lintel planks which will contain quotations
19 from President Eisenhower.

20 At the south end of the Memorial
21 Core will be a large glass canopy structure
22 which will provide shelter from the elements

1 as well as provide maybe a place where some
2 interpretation can take place.

3 Surrounding the Memorial Core is
4 the larger landscape, which -- the ground plan
5 is largely treated as a hard-scape area, which
6 is punctuated with a rather formal arrangement
7 of trees, which will provide a uniform and
8 consistent canopy across the space helping to
9 define that space within the larger precinct.

10 Some memorial support facilities
11 consisting of restrooms, a small Park Ranger
12 Station, as well as a small book store, will
13 be placed south of Maryland Avenue tucked
14 behind two of the stone block sculptures.

15 And then finally, we see here,
16 which we will take a very quick look at, LBJ
17 Promenade forming the southern boundary of the
18 site.

19 Here is an elevated shot looking
20 south down onto the model, which you can see
21 in the press area, in the chambers today, you
22 see the Memorial Core formed by the large

1 colonnade.

2 In this particular alternative,
3 the columns are 68 feet high and 10 feet in
4 diameter. Again, ringing the core, you can
5 see the roadway, the functional roadway coming
6 through the site. And you can see that formal
7 arrangement of trees.

8 Here are some eye level shots
9 looking southwest along Maryland Avenue. You
10 see how the canopy of trees helps to soften
11 how the LBJ Building meets the ground plane.
12 Looking down along Maryland Avenue, there is
13 the Memorial Core.

14 This is looking east along
15 Independence Avenue. Regarding the design
16 principle that requires the memorial to
17 respect the established building lines along
18 the surrounding streets, you can see how the
19 placement of those columns in the other
20 memorial elements respects the established
21 building line formed by FAA and Cohen along
22 Independence Avenue.

1 This is the view up Maryland
2 Avenue looking towards the U.S. Capitol. This
3 here is the 68 foot columns with the roadway
4 following through. And you can start to see
5 the relationship of the columns to those large
6 stone block sculptures and lintels.

7 Here is a close-in shot of the
8 Memorial Core. You can see how the core is
9 bisected by the functional roadway traveling
10 through the space. There is that mature grove
11 of trees.

12 And then quickly looking at LBJ
13 Promenade, here is a view looking east along
14 the Promenade towards Cohen in the background.
15 A series of planters will help to define the
16 edge of the Promenade as well as the memorial
17 site. However, there will be providing for
18 pedestrian access through and between the
19 planters.

20 And this is a view, essentially,
21 from LBJ's entrance roughly looking towards --
22 there is the glass canopy structure and the

1 Memorial Core.

2 Regarding this particular
3 alternative's consistency with the 2006
4 Commission's design principles, we find in
5 terms of the integration of the disparate
6 parcels into a larger green space defined by
7 the buildings that surround it, it certainly
8 does enhance the nature of the site compared
9 to what is currently there.

10 And it also creates a space that
11 is reflective of L'Enfant Plan principles that
12 relies upon the surrounding buildings to
13 define the site. It also helps to complement
14 the Department of Education Building and the
15 surrounding buildings where it softens the
16 landscape and provides a space where all the
17 buildings can now front on and organize
18 around.

19 And in terms of respecting the
20 building lines, I have noted already that the
21 placement of the memorial elements in relation
22 to the established building line along the

1 surrounding streets, in particular
2 Independence Avenue, is consistent with.

3 However, given the size of the
4 columns, but more importantly the placement of
5 the columns directly on the edges of the 50
6 foot cartway, we think that the placement of
7 those columns does not preserve reciprocal
8 views to and from the U.S. Capitol along
9 Maryland Avenue.

10 And so far as it actually pulls
11 together the disparate parcels and creates a
12 new green space, we think that the presence of
13 the roadway takes away from the ability to
14 actually unify the site into a meaningful and
15 functional public gathering space in addition
16 to giving rise to some pedestrian vehicular
17 conflicts as people try to make their way back
18 and forth mid-block along Maryland Avenue
19 between the two parts of the Memorial Core.

20 We also consider the treatment of
21 the ground plane primarily as a hard-scaped
22 area in comparison to the high percentage of

1 hard-scape and impervious surface that exists
2 throughout the Southwest area.

3 Treatment of the ground plane is
4 primarily a hard-scaped plaza. We think it
5 doesn't go far enough to incorporating
6 significant green space into the memorial
7 design.

8 Moving on to the second
9 alternative, named Maryland Promenade, the
10 organization of the memorial elements in this
11 design is fairly similar to the first
12 alternative with the creation of a Memorial
13 Core formed by a large colonnade, also helped
14 defined by large stone block sculptures with -
15 - topped with lintels with quotations from
16 Eisenhower, as well as a formal arrangement of
17 trees to provide that uniform canopy across
18 the entire site.

19 The major differences in this
20 design compared to Alternative 1 is rather
21 than maintaining Maryland Avenue as a
22 functional roadway through the site, the 50

1 foot cartway of Maryland Avenue is now
2 maintained as a pedestrian promenade.

3 The elimination of the roadway
4 allows the Memorial Core to grow a little bit
5 more in diameter and creating a larger public
6 gathering space and a space for
7 interpretation. In addition, the grove grows
8 a little bit more, too, and actually slightly
9 moves into the 50 foot cartway.

10 Another change in this alternative
11 is that the memorial support buildings that
12 were previously located in Alternative 1
13 behind the stone block sculptures had been
14 moved out from behind there and the two
15 buildings are now located directly on the
16 edges of the 50 foot cartway.

17 And finally, rather than the
18 treatment of the ground plane as a hard-scape
19 plaza, this alternative utilizes a collection
20 of landscaped or grass panels that are
21 separated by some very minor gravel paths to
22 provide pedestrian access through the site.

1 Again, looking at some pictures of
2 the model. This is looking down on the site.
3 You can see the Memorial Core here. The
4 support buildings along the cartway and then
5 you can see that canopy of trees that helps
6 define the square.

7 Looking towards the LBJ Building
8 down along the Maryland Avenue Corridor, along
9 Independence Avenue much like the first
10 alternative, the placement of memorial
11 elements in relation to the established
12 building line does respect that building line
13 along Independence Avenue.

14 This is looking towards the
15 northeast towards the U.S. Capitol Building
16 and you can see the one story memorial support
17 buildings there on the edge of cartway, the
18 elimination of the road, creation of a wide
19 pedestrian promenade and then the core defined
20 by the columns.

21 This is an interior shot of the
22 core showing the bas-relief sculpture on the

1 large stone blocks with the lintels on top and
2 the mature canopy or mature grove.

3 And LBJ Promenade, here is a shot
4 looking towards the east along the length of
5 the promenade. The primary differences
6 between the first alternative and this one is
7 that instead of a series of planters providing
8 intermittent access, pedestrian access, into
9 the core, a wide staircase will be essentially
10 centered on, as much as it can be, the two
11 entrances to the LBJ Building.

12 And then to the west of that
13 staircase will be a large planter. And to the
14 east will be the existing courtyard and some
15 mechanical equipment.

16 This is the view from essentially
17 the entrance to the Department of Education
18 looking towards the core and you can see with
19 the elimination of the glass canopy structure,
20 it provides for a little bit more visibility
21 into the core towards the memorial grove.

22 Regarding this alternative's

1 consistency with the design principles, again,
2 in terms of getting rid of and reducing the
3 large amount of pavement in the roadway in the
4 site, it certainly does enhance the nature of
5 the site.

6 And in creating a centralized
7 square that is bounded by roads on three sides
8 and then LBJ Promenade on the south side and
9 relying upon the buildings that surround the
10 site currently to help define that space,
11 staff considers it to be consistent with the
12 L'Enfant Plan principles as required by the
13 design principles.

14 It does create a unified memorial
15 site in that elimination of the road helps to
16 create a cohesive Memorial Core which is
17 surrounded by a larger picturesque landscape.
18 I think the landscape and the softening of the
19 site helps to complement the surrounding
20 architecture of the precinct.

21 And as I have already noted, it
22 does respect the building lines and

1 incorporates significant green space in
2 changing the ground plane from largely a hard-
3 scape plaza to more of a lawn or a pastoral or
4 landscape treatment.

5 However, we think that this
6 alternative still does not go far enough to
7 preserve reciprocal views to and from the U.S.
8 Capitol. I neglected to mention just
9 previously that the size of these columns
10 actually has been amended compared to the
11 first alternative.

12 In this alternative, they have
13 been reduced in height to 50 feet, so it's 18
14 feet shorter than the first alternative.
15 However, again, the placement of these columns
16 directly on the edges of the 50 foot cartway
17 reads as the dominant element within this
18 viewshed rather than the U.S. Capitol being
19 the dominant element within the viewshed.

20 And finally, moving on to the
21 third alternative, which is named the Maryland
22 Park Alternative, this alternative takes a

1 slightly different approach to creating
2 Memorial Core, creating a larger picturesque
3 landscape and you know, creating that sense of
4 place for the memorial as well as creating a
5 sense of an urban square.

6 Some of the changes that are
7 obvious here is that Maryland Avenue is still
8 maintained as a pedestrian promenade.
9 However, in this alternative, it is slightly
10 narrower than in Alternative 2.

11 Rather than a Memorial Core
12 defined by a ring of large columns, the
13 Memorial Core is shifted slightly south of the
14 Maryland Avenue cartway and defined as a
15 rectilinear space defined by two large stone
16 sculptures containing bas-relief sculpture, an
17 overlook which kind of serves as an extension
18 of LBJ Promenade forms the southern edge of
19 the Memorial Core along with a simple linear
20 water feature. And then the northern end of
21 the Memorial Core is defined by the large
22 grove.

1 The treatment of the ground plane
2 in terms of the type of treatment, it is
3 largely a green space. However, the forms of
4 the green panels have changed in relation to
5 the second alternative. The memorial support
6 buildings have been consolidated in this
7 alternative and moved to the southeast portion
8 of the site in close proximity to a possible
9 bus pick-up and drop-off area.

10 And perhaps the largest change in
11 this alternative is the use of large woven
12 stainless steel tapestries to define the
13 southern edge of the site as well as the
14 northern edge of the site. The tapestries
15 will be supported by a large colonnade, which
16 we will take a look at momentarily.

17 The tapestries are intended to not
18 only define the edges of the site and
19 establish a precinct, and also define that
20 transition point from the urban surroundings
21 into the memorial, the applicant is using the
22 tapestries in order to create a proscenium

1 stage setting that is viewed from a point
2 along Independence Avenue and upon which the
3 Eisenhower story can be told.

4 And so here we can see the
5 tapestries along the southern edge of the site
6 and then two smaller tapestries along
7 Independence Avenue. The length and height of
8 these tapestries, the length of the southern
9 tapestry is approximately 550 feet long and
10 the tapestries along Independence Avenue, the
11 two tapestries are approximately, 100 feet
12 long.

13 In order to provide pedestrian
14 access below the tapestries, they have been
15 lifted up off the ground plane, depending upon
16 where the measurement is taken, ranging
17 between 15 and 22 feet above grade, so on
18 average 18 feet. And the height of the
19 tapestries and the columns will range between
20 75 and 79 feet.

21 The column diameter will be a
22 minimum of nine feet, but the structural

1 requirements of the tapestry are still being
2 worked out.

3 So here you can see the proscenium
4 stage set that is being created here when
5 viewed from a point on the opposite side of
6 Independence Avenue, you can see how it kind
7 of frames it. The south tapestry serves as
8 the backdrop and then these two front
9 tapestries create that proscenium arch per se,
10 where it creates a stage setting where the
11 story of Eisenhower can kind of unfold.

12 Regarding the development of the
13 tapestry, the applicant has invested a lot of
14 time and research into developing these
15 tapestries. Here you can see an early sample
16 showing the likeness of President Eisenhower
17 and the samples are here for you to take a
18 look at as well.

19 The imagery on the tapestry, the
20 applicant started off this process by
21 considering perhaps the view from V-E Day, but
22 now has transitioned into consideration of

1 more of a landscape theme depicting President
2 Eisenhower's hometown of Abilene, Kansas, also
3 showing elements of his hometown that are
4 reflective of Eisenhower, including his
5 boyhood home, the grain silos that are
6 commonly found throughout the Kansas landscape
7 and some other features to that effect.

8 In terms of the composition of the
9 tapestry, the applicant is now working on a
10 three part assembly to the tapestry in order
11 to reach a certain degree of transparency in
12 order to allow views through the tapestry
13 towards the LBJ Building as well as vice versa
14 from the LBJ down into the memorial site.

15 So you can see here a general idea
16 of the first density of weave which will be a
17 finer weave, which will form largely the
18 bottom portion of the tapestry, as well as the
19 major tree branches in the landscape scene.

20 The secondary weave will be
21 slightly looser and will form the minor
22 branches of the trees, I'll say.

1 And then the third is more of an
2 architectural weave which will contain no
3 imagery whatsoever and which will be the area
4 which will have the highest degree of
5 transparency.

6 Regarding the early samples that
7 the applicant has received thus far, just to
8 quote the Design Team, they indicate that the
9 samples received thus far demonstrate a level
10 of dignity that would offer a memorial design
11 truly worthy of a Presidential Memorial to
12 President Eisenhower, acknowledge that further
13 technical and aesthetic advancements are
14 necessary and that the information gathered at
15 this point leaves the Design Team very
16 optimistic that its desired objective can be
17 achieved.

18 And so moving forward, they will
19 continue to work on the image resolution.
20 They will continue to work on the tapestry
21 composition, the assembly as well as the
22 transparency, finalization of material, as

1 well as age testing and stability of the
2 structure.

3 Here is some ground level views
4 looking along Independence Avenue. Here you
5 can see the Independence Avenue tapestries,
6 there is two of them. And you can get a small
7 sense of the back tapestry along the LBJ
8 Building.

9 This is looking the opposite way
10 from Independence Avenue. It is essentially
11 the view from the -- the view that you would
12 see if you -- from the entrance of the Air and
13 Space Museum.

14 This is looking along Maryland
15 Avenue towards the U.S. Capitol. Still along
16 the Maryland Avenue cartway viewshed, but from
17 further in the site. You can start to pick up
18 the rectilinear Memorial Core in this area.

19 This is from Air and Space Museum,
20 essentially on center with that proscenium
21 stage set. You can see the relationship of
22 the actual landscape of the memorial here

1 shown kind of in wintertime and how it
2 relates to the landscape scenery on the back
3 tapestry.

4 This is just another shot showing
5 the landscape scenery on the tapestry and the
6 relationship to the tapestry of the
7 vegetation, say during the summertime. You
8 can start to pick up that overlook off of LBJ
9 Promenade down onto the Memorial Core.

10 This is a view of the model
11 showing that proscenium stage setting that the
12 Design Team is seeking to create.

13 And then LBJ Promenade, here are
14 two views looking near the overlook down onto
15 the core. And then looking along the length
16 of LBJ Promenade, you can see the relationship
17 of the north face of the LBJ Building to the
18 tapestry.

19 The distance between the north
20 face of the building and the columns and
21 tapestry is approximately 72 feet. The LBJ
22 Promenade will be a designed landscape, again,

1 designed together with the memorial and shown
2 here are some planters to incorporate some
3 greenery into the promenade.

4 Staff has looked at this
5 alternative in relation to consistency with
6 the design principles and again, much like the
7 other two alternatives, we think that the
8 improvement of the site from a largely hard-
9 scape plaza to a new Presidential Memorial
10 certainly does enhance the nature of the site
11 as one in the sequence of public spaces along
12 the Maryland Avenue vista.

13 It also incorporates a significant
14 amount of green space, both on the ground
15 plane as well as the additional canopy of
16 trees that is incorporated.

17 However, the placement of the
18 columns, the 79 foot columns, and the
19 connecting tapestries does not, in staff's
20 judgment, preserve reciprocal views to and
21 from the U.S. Capitol. It also does not allow
22 the Maryland Avenue viewshed, the Maryland

1 Avenue diagonal to read as the dominant
2 element within this composition viewshed,
3 which is a principle of the L'Enfant Plan
4 where it was public spaces connected by
5 diagonals with a subservient orthogonal grid,
6 which was relied upon for dividing the city
7 into building sites.

8 Regarding the creation of a
9 unified memorial site, which it does, however,
10 we think that the use of the tapestries and
11 the placement of the tapestries at the edges
12 of the site essentially creates a precinct
13 within a precinct, rather than relying upon
14 the surrounding buildings to create that
15 precinct and give that space definition.

16 And so therefore, we also find
17 that it does not reflect L'Enfant Plan
18 principles in the way that public spaces and
19 view corridors are defined.

20 In creating a precinct within a
21 precinct, it's staff's judgment that it
22 doesn't complement the architecture of the

1 surrounding precinct.

2 In terms of respecting of building
3 lines along Independence Avenue, this is --
4 I'm sorry, let me take a step back.

5 This is the proscenium stage set
6 that is being created by the applicant and
7 this is just reflective of how the creation of
8 the precinct within a precinct merely for
9 purposes of creating a proscenium stage set,
10 which essentially its viewpoint really does
11 not relate to anything in particular. There
12 is no gathering place on the other side of
13 Independence Avenue.

14 The proscenium stage set, while a
15 very intriguing idea, the idea of creating a
16 stage set for a story to be told, essentially,
17 in staff judgment, creates a one sided
18 memorial only to be experienced from
19 Independence Avenue.

20 Going back to the requirement to
21 respect building lines, unlike the other two
22 alternatives, in that the placement of the

1 memorial element, such as the columns and the
2 stone blocks, respect the established building
3 line along Independence Avenue.

4 The tapestries tend to -- they do
5 respect the established building line in that
6 they are not placed beyond that building line,
7 but rather they, in addition, read more like
8 building walls. And while staff considers
9 that perhaps could be appropriate if this was
10 actually a building site, rather than creating
11 an urban square surrounded by buildings on all
12 four sides, in this situation where we are
13 trying to create a beautiful park and a new
14 square, the tapestries reading as building
15 walls along the south and north sides in
16 staff's judgment does not -- is not reflective
17 of the principle to respect building lines.

18 Regarding the NEPA compliance that
19 has been carried out thus far in this project,
20 NCPC did issue a finding of no significant
21 impact for site selection, which requires the
22 memorial to be designed using the design

1 principles and the Section 106 process.

2 NCPC issued that FONSI based on
3 the environmental assessment that was prepared
4 for site selection. The Park Service is
5 currently preparing an environmental
6 assessment for the design of the memorial,
7 which does analyze the three concepts that are
8 currently before the Commission.

9 And in order to recommend approval
10 of an ultimate design further on in the design
11 process, staff will be relying upon that, the
12 environmental assessment.

13 Failure to satisfy the design
14 principles would not only preclude NCPC from
15 issuing a FONSI for the memorial design, it
16 also potentially could compromise the site
17 selection FONSI, which includes, as required,
18 mitigation compliance with the design
19 principles.

20 And finally, I have already stated
21 that NCPC will not be able to issue a FONSI
22 for the memorial design. That was my last

1 statement.

2 Regarding Section 106 compliance,
3 Section 106 consultation was formally
4 initiated by the Park Service in April 2010.
5 So far there have been two meetings held. The
6 first was to unveil the concept designs, which
7 are the basis for what is before the
8 Commission today.

9 The second meeting took place in
10 May, however, it was only able to be attended
11 by the D.C. SHPO. By memorandum dated June
12 2010, the D.C. SHPO did express concern for
13 the scale and placement of the columns and
14 tapestries and requested that none of the
15 alternatives be discarded just yet.

16 In addition, there are
17 determinations of eligibility being prepared
18 or currently pending for two of the buildings
19 that surround the site and the identification
20 of existing and eligible historic resources is
21 just the first step in the Section 106
22 consultation process.

1 So it's still very, very early on
2 in that process.

3 As staff was preparing its report
4 to the Commission on this project, we did have
5 extensive consultation with the D.C. SHPO
6 regarding the status of the 106 process to
7 date. And in their comments provided to
8 staff, they state that there has been little
9 specific discussion about how the design
10 alternatives does or does not conform to the
11 design principles.

12 And finally, there has been very -
13 - relatively little participation in the
14 design review process by the consulting
15 parties.

16 And so with that, it is the
17 Executive Director's recommendation that the
18 Commission support the applicant's efforts to
19 develop a memorial that utilizes modern and
20 innovative ways to commemorate President
21 Eisenhower in a manner that is unlike any
22 other memorial in Washington, including the

1 use of the stainless steel tapestries as a
2 memorial element, however, with modifications
3 made to what is currently proposed.

4 To find that the proposed concept
5 designs have been developed in a manner that
6 is inconsistent with the Commission's 2006
7 site approval, that requires the applicant to
8 use the 106 process to design the memorial to
9 meet, to the Commission's satisfaction, the
10 established design principles.

11 I have already essentially taken
12 the Commission through the consistency and
13 inconsistency of each alternative with the
14 design principles. I won't bother to go
15 through them here. They are listed for your
16 convenience.

17 I will note, however, though that
18 staff, you know, regarding the design issues
19 that have been identified in relation to the
20 consistency of the design principles, staff is
21 confident that these design issues can be
22 resolved through modifications to the design

1 through the Section 106 process going forward.

2 Lastly, the Executive Director
3 recommends that the Commission note that the
4 design principles are included as required
5 mitigation in NCPC's FONSI for site selection
6 and must be met to mitigate otherwise
7 potentially significant environmental impacts
8 and to require the applicant to modify the
9 design through the 106 process to fully meet
10 the design principles to better relate the
11 memorial to the surrounding context and to
12 avoid, minimize or mitigate identified adverse
13 affects as required by the National Historic
14 Preservation Act.

15 Mr. Chairman, that concludes my
16 presentation. I'm available for questions.

17 [INSERT - DWIGHT D. EISENHOWER MEMORIAL]

1 [INSERT - LIST OF REGISTERED SPEAKERS AND

2 PREPARED TESTIMONY]

1 CHAIRMAN BRYANT: Thank you, Mr.
2 Dettman. Before we proceed, let me, before
3 the audience and everyone, lay out how we are
4 going to proceed.

5 First, we will go to Mr. Gehry and
6 his team for comments. Then we will have
7 public comments and then we will bring the
8 matter back to the Commission here for further
9 discussion.

10 Before that, however, let me see--
11 again, we are going to bring it back to us for
12 further discussion, but based -- does anyone
13 have any questions or comments to Mr. Dettman
14 based on his presentation before we get into
15 the -- Mr. May?

16 MR. MAY: Yes, there are a few
17 things that I'm still trying to grapple with
18 based on the report and the presentation. And
19 I do appreciate getting the presentation and
20 seeing more of the logic associated with some
21 of the images that you showed for us.

22 I would appreciate it; is it

1 possible to go back to the slide that had the
2 other public squares? Because I have some
3 particular questions about that.

4 One of the things that I struggled
5 with generally, in not having been here when
6 the design principles were written -- but one
7 of the things I struggled with generally about
8 the design principles is the notion that the
9 preservation of Maryland Avenue through a
10 square is somehow essentially a L'Enfant kind
11 of thing.

12 Because all of the squares and
13 circles are sort of entities unto themselves
14 and they have streets going in and out, but
15 they don't have streets kind of going through,
16 except in a few of the circumstances that you
17 show like Market Square. You know, I don't
18 know at what point it really -- you know, what
19 kind of an existence it had as a square at any
20 point in its history.

21 Seward Square, which is another
22 one that you showed and another version,

1 another slide is another one where the avenue
2 actually still, I mean, does continue all the
3 way through. I'm not -- I haven't memorized
4 the L'Enfant Plan, so I don't remember if that
5 was one of the squares or not.

6 There are people on my staff who
7 have memorized those, so I can always talk to
8 them. Yes, I've only been at John Parsons for
9 three years, so I need another few years.

10 Anyway, but let's talk about -- a
11 second about Stanton Square and the fact that
12 it -- there really is not a diagonal view
13 through the park itself, that it is surrounded
14 by trees and that there is an inner precinct
15 that is, you know, a fairly dense cluster of
16 trees and then you get to the very center
17 where the statute is.

18 So I guess in terms of how these
19 relate to what we are trying to create with
20 this memorial, is it, I mean, is it okay to
21 have trees in that swath and comply with the
22 design principles? Is it okay to have objects

1 in the middle of it like we have with statutes
2 in several of these, four out of these six,
3 and several of the others? Is it just a
4 matter of scale?

5 Is it, you know, because what is
6 being proposed on the Eisenhower Memorial
7 happens to be bigger stuff or is it -- I mean,
8 is it the mere -- so I'm kind of struggling
9 with those things.

10 MR. DETTMAN: No. I kind of think
11 the way you said it is it's a matter of scale.
12 I think that back in 2005 when the Eisenhower
13 Memorial Commission was considering this site,
14 they did consult with NCPC to get a first read
15 on what we felt would be appropriate on the
16 site.

17 And what staff said at the time,
18 was that we would consider a memorial
19 encompassing the entire square, 4th and 6th,
20 Independence and LBJ. And that we would look
21 to maintain the 50 foot cartway as the no
22 build zone.

1 And then what we said subsequently
2 to that was that -- and then the side -- and
3 then the edges of the cartway could be defined
4 by an alley of trees. And essentially making
5 the point that along the edges of the cartway
6 normal street furnishing such as trees, you
7 know, appropriately scaled to something that
8 you would typically see along the edge of the
9 cartway would be appropriate.

10 So again, in this situation, we
11 have somewhere between 50 to 79 foot columns
12 directly on the edges of the cartway. We
13 think that given the size of the site, the
14 scale of the elements, it looks to be correct.
15 It's the placement of them in such close
16 proximity to the cartway.

17 And so it's almost a sense that,
18 you know, if you are on the edge of the
19 cartway, you need to be a certain size. And
20 as you move away from the edge of the cartway,
21 perhaps your elements could get larger. I
22 mean, that's a question that I think would be

1 fully addressed throughout the 106 process.

2 Yes, it's a question of scale.

3 MR. MAY: Yes, okay. Because in
4 many ways, some of the things that seem to be,
5 I guess, the most problematic about all of
6 these alternatives are where we get the
7 building elements that are very close to the
8 cartway as opposed to, you know, the third
9 alternative which, you know, opens up more of
10 the middle of the site and in many ways is
11 more respectful, simply because it's not sort
12 of clustering it in the middle in that
13 fashion.

14 You also --

15 MR. DETTMAN: I neglected to
16 answer your final question about --

17 MR. MAY: Oh.

18 MR. DETTMAN: -- anything statuary
19 like we see today --

20 MR. MAY: Right.

21 MR. DETTMAN: -- in there. The
22 way staff approaches the 50 foot cartway is

1 that I think that certainly as the -- to
2 discuss it through the 106 process, but we
3 certainly could entertain something
4 appropriately scaled within the 50 foot
5 cartway.

6 As you noted, Commissioner May,
7 what we are essentially doing here is
8 inserting a new square into the L'Enfant Plan
9 onto the Maryland Avenue Corridor, which is
10 punctuated by a series of green spaces. We
11 find throughout the city that these green
12 spaces are anchored in the middle by some kind
13 of relatively minor or modest statute element.

14 MR. MAY: You also mentioned the
15 idea of creating a precinct within the
16 precinct. And maybe I misunderstood it, but
17 it seemed to indicate that you didn't seem to
18 think that that was necessary or that --
19 because when I look at all of these successful
20 squares, not Seward Square of course, but the
21 ones that are successful here, there is a
22 precinct within the precinct.

1 There is a center to Stanton
2 Square that gives you that space around the
3 memorial itself. The same for McPherson, the
4 same for Franklin, same for Farragut. So I
5 mean, I know this is not the same kind of
6 rendition of that, but I'm wondering, I mean,
7 is there an objection to simply trying to
8 create that smaller scale space within the
9 overall setting?

10 MR. DETTMAN: No. I think if we
11 want to call the -- say let's take Stanton
12 Square in terms of the center part, if we want
13 to call that a precinct rather than a Memorial
14 Core, which is how I described these
15 alternatives, you know, I think that creating
16 an internal space that provides a bit of
17 enclosure from the surrounding landscape, from
18 the surrounding buildings, I think that's
19 certainly appropriate. I think that that is
20 what the first two alternatives actually do.

21 With Alternative 3, with the
22 rectilinear Memorial Core and the tapestries

1 and the surrounding buildings, perhaps you are
2 creating three precincts.

3 MR. MAY: Yes.

4 MR. DETTMAN: So, yes, it is
5 perfectly appropriate to try to create a more
6 intimate space within the larger surrounding
7 landscape, which is defined by the buildings
8 which is reflective of the L'Enfant Plan.

9 MR. MAY: Yes. Okay. Thanks.

10 CHAIRMAN BRYANT: Ms. Wright?

11 MS. WRIGHT: Red light or green?

12 Am I on?

13 CHAIRMAN BRYANT: You're on.

14 MS. WRIGHT: Okay. First of all,
15 I am sorry, but I have to leave for a funeral
16 at 2:00, so if you could indulge me, I won't
17 have time to say -- oh, my, where do I begin?

18 First, I just have to -- I feel it
19 would -- I would be remiss if I did not go
20 through the academic exercise of reminding
21 everyone that this is design concept review.
22 And as such, I find this whole report written

1 and orally presented a problematic one.

2 There are -- you don't have enough
3 time to listen to me debate you point by
4 point. But I would also remind us all in a
5 more general sense that NCPC is a planning
6 agency, the Federal Government's Planning
7 Review Agency.

8 This is not a design review agency
9 and there are multiple instances in this
10 report that over-reach, in my opinion, into
11 architectural design, which is not, at this
12 point, particularly in concept review,
13 appropriate.

14 I cannot overstate this. And
15 perhaps it is not the time now, but certainly
16 in the near future I would hope to have a very
17 rigorous and spirited debate about the
18 parameters in which NCPC, the Commission and
19 staff needs to play, because there are things
20 here that are -- that just strike me as --
21 again, CFA, yes, but not -- they should not be
22 touched upon to the extent that they are in

1 this report.

2 The GSA has just created an Office
3 of Planning and Design Quality of which I am--
4 have the privilege of directing. And so I am
5 ever mindful that the line between design and
6 planning is often very blurry.

7 So I am -- I think it is worth a
8 very serious discussion that this memorial
9 design brings up front and center.

10 So with that general comment, I
11 also have some real beefs with some of the
12 comments about process. As a former member of
13 the Advisory Council on Historic Preservation
14 myself, I can also, you know, vouch for a
15 pretty intimate knowledge of 106, but I will
16 let the Park Service address those issues.

17 I think Peter should have a pretty
18 easy job with that.

19 Examples, and I could give
20 several, but to wit: Page 25 and I quote
21 "Instead it necessarily creates a precinct
22 within a precinct, rather a more appropriate

1 approach may be to design a setting akin to
2 theater in the round where those at street
3 level as well as the occupants of the
4 buildings that surround the site can
5 participate equally in the memorial."

6 Again, I just find this an over-
7 reach and well beyond what the Commission's
8 role in this process should be. And it is a
9 matter of tone and nuance and context. And
10 I'm sure there are plenty of people who
11 disagree and I will hear about it for the rest
12 of my tenure here. But I cannot, again,
13 overstate that, just as one example of many.

14 So -- and I should say I have not
15 been shy about my support for Alternative 3
16 from the beginning. I don't care much for 1
17 or 2 for lots of reasons. But again, GSA, as
18 the GSA representative, I am obliged to give
19 what I press our staff to do all the time, is
20 to be able to give reasons for supporting a
21 design scheme or not, based on something other
22 than taste, because to quote my good friend

1 Tom Lewky, "When we allow these conversations
2 to devolve into matters of taste, then, you
3 know, it's just a matter of who has got the
4 most political juice at the moment."

5 So that's not that valuable. We
6 look at this design and see, as the owner of
7 the adjacent building, all of them, except for
8 Air and Space, that being the Cohen, the LBJ
9 and the FAA Building, we look at something
10 that enhances our assets in multiple ways.

11 To say nothing of what the design
12 again at concept, I keep -- I can't -- I just
13 -- I'm so flustered. Again, the concept here
14 if we could just let it breathe and develop,
15 I believe will end up being a great
16 enhancement not only to our buildings, but to
17 the city itself, to the quadrant that is
18 keeping a lot of us very busy trying to do
19 something about, the Southwest Quadrangle that
20 is.

21 The memorial design itself will
22 constitute, in our opinion, the first truly

1 21st Century memorial that the city will have.
2 In fact, one of the things that is -- that I
3 would beg to differ that was in the report
4 specifically is the promenade. We own it and
5 we are committed enough to the concept, at
6 this point, to -- we have started to plan a
7 charrette because we see the place making
8 opportunities presented in that promenade,
9 those 50 feet, that's a big space.

10 It could be not only with the
11 tapestry design, not the back door, but rather
12 -- or not the back of, but rather create a
13 front door and, in fact, a front yard for this
14 building that is probably unbeatable in
15 America. I would like to have a front yard
16 like that.

17 We really see it as the
18 possibility to do all kinds of really great
19 things for the Education Building. And not
20 mask it or hide it or create a screen or a
21 wall, in fact.

22 And finally, I guess as I am

1 troubled by the notion that the tapestry is
2 considered a screen or, as you just noted,
3 Shane, merely an attempt at creating a
4 proscenium, but rather it is the possibility
5 of creating a truly innovative 21st Century
6 work of art.

7 Not even a matter of design, but a
8 work of art that we have never seen before in
9 this medium, at this scale, incorporated in a
10 memorial design.

11 So that's a lot, I know, and I am
12 probably going to be jumped on, so I'm
13 probably glad I'm going to a funeral.

14 But the most important thing that
15 I would like to leave you with in terms of an
16 idea is that we do engage in this debate. I
17 think it is a really critical one. This
18 design has brought it to the fore, but I have
19 to say I see it in a lot of -- I think the
20 role of CFA and NCPC, it's time to revisit
21 this question.

22 CHAIRMAN BRYANT: Thank you. And

1 before you rush off, may I turn to Mr. Acosta
2 for a few points?

3 MR. ACOSTA: Sure. Just as a
4 point of clarification for the Commission,
5 because this is being reviewed under the
6 Commemorative Works Act, which is somewhat
7 different for -- of the typical NCPC versus
8 CFA review.

9 The Commemorative Works Act gives
10 both CFA and NCPC identical review
11 responsibilities regarding location of the
12 memorial, all the way down to the composition
13 and materials, the relationship to the
14 environment, the landscaping, that gets into
15 the details of design when it comes to
16 memorials. And that's different from other
17 types of projects that we review.

18 So I just wanted to make it clear
19 to the Commission that it is appropriate for
20 you to review this in the context of design
21 matters and some of the things that we have
22 talked about in the presentation, I think.

1 And while we can debate that, I also think
2 that is worth debating as a matter of
3 substance.

4 I also believe that -- was it
5 correct to portray that we can't -- or
6 shouldn't have reviewed in that matter. CFA -
7 - the law requires us to do so.

8 MS. WRIGHT: But I would just -- I
9 think there -- this is a subjective question
10 where design and planning begin and end. You
11 know, urban design and regional planning are
12 design discipline. So I'm not arguing with
13 that.

14 I'm just saying that the level of
15 detail, at this point, is in concept review.
16 I have read the Commemorative Works Act. I
17 understand that. And it is no question, you
18 could spend the entire meeting debating, you
19 know, where it begins and ends.

20 MR. ACOSTA: Sure. Just to point
21 out one more factor, I agree with you and it
22 is in fact at a concept design level. Our

1 comments are basically guidance in terms of
2 the next step, which is we encourage or we
3 are, in fact, through the 2006 approval
4 requiring the applicant to undertake the
5 Section 106 process where many of these issues
6 would be discussed and resolved, either
7 through mitigation or some other means.

8 This basically lays out the issues
9 that are outstanding with -- vis-a-vis each of
10 the three proposals. They have -- as Jay
11 mentioned, there are a variety of impacts or
12 they differ in terms of each of the
13 alternatives, but it is our hope through -- in
14 terms of the next phase that many of these
15 issues would be addressed and not only the 106
16 process, but also through the NEPA work.

17 And again, it is a process.
18 Again, if this is still at a concept level,
19 but again, we had to compare to the design
20 guidance that the Commission provided in 2006,
21 which basically talked about things with
22 respect to how it relates the L'Enfant Plan to

1 the surrounding context and all those things
2 listed there.

3 So those are open issues that
4 hopefully as the design progresses through
5 design development, hopefully we will all get
6 to a point where everybody is satisfied, from
7 both the Commission's standpoint as well as
8 the applicant's.

9 CHAIRMAN BRYANT: Thank you.
10 Before proceeding, are there other questions
11 to Mr. Dettman on his presentation? We will
12 bring the discussion back to the Commission
13 before we vote on the comments, but questions
14 right now, technical, clarifying regarding the
15 presentation and what you have heard. Mr.
16 Denis and then Mr. Provancha.

17 MR. DENIS: Okay. Thank you. And
18 if any of my questions are inappropriate, at
19 this time, please, please, let me know and
20 I'll defer. But if we send them back to the
21 drawing board, would that stretch out the
22 construction schedule or increase the

1 estimated project cost?

2 MR. DETTMAN: I think if staff
3 took the position that every one of these
4 alternatives was way off base and instructed
5 them to start from the beginning, yes.

6 I think the way the recommendation
7 has been prepared is that we have given them
8 a very unbiased application of the design
9 principles against all three alternatives, so
10 they have a full set of comments on all three
11 alternatives.

12 Going forward, the applicant, I
13 suspect, will decide which alternative to
14 ultimately pursue. They will have the
15 Commission's comments on that design
16 alternative and they can carry on with their
17 design process going towards a preliminary
18 design which they would come back to us with.

19 MR. DENIS: And on the design, and
20 this may be more appropriate for the other
21 witnesses, but on the tapestries, I read the
22 section on the tapestries going back to the

1 Bayeux tapestry and we weren't around then.
2 When I saw it they were indoors and it appears
3 as if the other tapestries are indoors as
4 well.

5 How unique is this concept for a
6 memorial of this type or any type?

7 MR. DETTMAN: Well, in terms of
8 the technique of putting together a tapestry
9 on such a large scale using stainless-steel,
10 at the resolution that the architect is
11 endeavoring to reach, staff doesn't know of
12 any other approach that has ever been taken
13 with that respect.

14 We think it is very, very unique.
15 It is very, very exciting, that's why we are
16 supporting the tapestry as a concept, as a
17 memorial element, not as currently configured,
18 but staff would consider the elimination of
19 the use of the tapestry in some way or another
20 an unfortunate loss in the design of this
21 memorial.

22 MR. DENIS: And on the columns, I

1 counted eight columns. Is that symbolic or
2 the number of the columns or the height of the
3 columns symbolic in any way to the subject of
4 the memorial?

5 MR. DETTMAN: If it is, it hasn't
6 been communicated to staff.

7 MR. DENIS: Okay. Thank you.

8 CHAIRMAN BRYANT: Mr. Provancha?

9 MR. PROVANCHA: My one question
10 focuses on the design principles as outlined
11 in the September 7, 2006 Commission report.

12 Are these put in, for example,
13 some kind of a priority sequence? If that's
14 not the case, are they weighted --

15 MR. DETTMAN: No.

16 MR. PROVANCHA: -- differently at
17 all? So no to both? Not in priority, for
18 example?

19 MR. DETTMAN: No.

20 MR. PROVANCHA: Reciprocal views
21 was listed as the first principle, but it's
22 not the most important principle?

1 MR. DETTMAN: That's correct.

2 MR. PROVANCHA: Okay. Thank you.

3 And just one other comment. I'm sure that the
4 comment about Mr. May and Mr. Parsons was not
5 intended to be along the lines of, to
6 paraphrase, I knew John Parsons and you are
7 not.

8 CHAIRMAN BRYANT: I'm sure Mr. May
9 did not take it as such. Thank you.

10 Let's now go to the Design Team
11 and Mr. Gehry and perhaps others of the Design
12 Team who would like to speak. And following
13 that, we will go to public comment and then we
14 will bring the discussion back to the
15 Commission prior to a vote on the comments.

16 Mr. Gehry, welcome. Welcome back.

17 MR. GEHRY: My partner, John
18 Bowers. I have not seen these comments until
19 I heard them until today, so you will have to
20 forgive me, I'm not prepared to address the
21 detail of it.

22 CHAIRMAN BRYANT: We do all

1 understand this is a very early part of the
2 concept stage.

3 MR. GEHRY: Okay, yes.

4 CHAIRMAN BRYANT: We still have a
5 long ways to go or your Design Team does.

6 MR. GEHRY: The tapestry, indeed,
7 to this gentleman, I don't believe has been
8 done before. The logic of it is clear that
9 the fibers can be metal instead of thread,
10 instead of cotton.

11 It is easy to make a tapestry that
12 is like the traditional tapestries, but they
13 become very opaque and you can't see through
14 them. The problem here is to make something
15 that is -- one can see through that is like a
16 veil, like a curtain that establishes a
17 precinct in a busy traffic area.

18 And so we are working with, on 10
19 different vectors, with people all over the
20 world and we have some samples that are here
21 that make us feel confident we are getting
22 close to a solution that will achieve what we

1 are trying to achieve.

2 We have explored the idea of
3 involving fine artists from the many available
4 to us. Chuck Close has been working with
5 tapestries and done some beautiful work,
6 photographic tapestries, and he has been
7 advising us on the team.

8 The issue for turning it over to
9 an artist, to create the imagery and so on, is
10 that in most cases they will not tend to
11 accept an imagery that we think is appropriate
12 here.

13 We have Robert Wilson, who is an
14 eminent artist, a performance artist and
15 actor, on our team. And he has been -- we
16 have selected him to be on the team because of
17 his ability to create a character. And we
18 thought that his presence on our team -- we
19 were looking for the essence of Eisenhower.

20 And through his help looking at
21 the images of the Eisenhower era, we came to
22 the conclusion that establishing a Midwestern

1 presence in Washington is something that
2 hasn't been done and that a lot of people,
3 Americans, would very much relate to that
4 idea.

5 And so that's the scale of the
6 tapestries, the scale of the imagery is to
7 establish that kind of presence, Midwestern --
8 where I think three Presidents, Truman, who
9 else, somebody else, Lincoln came from
10 Midwestern precincts. And this was an idea
11 that Bob Wilson came up with and I think very
12 appropriately.

13 Having been to Abilene and see the
14 origins of this man, the modesty of it,
15 creating that as a backdrop and it seemed
16 exciting and relevant.

17 We are not trying to hide the
18 architecture. I mean, we could argue about
19 the quality of the architecture. And I could
20 give you opinions, my opinions, but they are
21 not relevant to this idea. We are not trying
22 to hide the buildings. We are trying to

1 incorporate them in a way that enhances both
2 the buildings, the precinct and the character
3 of the memorial.

4 In your report you mentioned that
5 there is no viewing place for proscenium
6 orientation and I beg to differ. I spent a
7 lot of time sitting on the terrace on the back
8 side of the Aerospace when I was thinking
9 about this and there is a tremendous asset
10 that can be developed on that terrace, which
11 is now unused, for visitors to the memorial
12 and creating activity for visitors in relation
13 to the memorial.

14 I think -- and thousands of cars
15 per day pass on Independence Avenue, drive
16 past this site and the idea of having as one
17 drives by a declaration of the memorial on the
18 site when you are going 30 miles an hour, I
19 don't know what the speed limit is there, but
20 that that would be a powerful, powerful thing
21 to do.

22 So the trees we are talking about

1 and we are showing them on the model in
2 winter, I know that it's not going to be
3 winter all the time, are the same trees that
4 we find in Abilene. They are Sycamore trees
5 and our landscape partners, EDAW, feel that we
6 can use that to enhance the Midwest
7 atmosphere, the feeling of the site and there
8 will be groves of them.

9 We are not sure whether they will
10 be lined up like soldiers or more informal.
11 We are looking at it both ways. We have
12 simplified the ground plane a lot by taking
13 the two service buildings and placing them at
14 one end of the site where there is automobile
15 access and opening the site to more views.

16 The height of the columns, the
17 height of the tapestry, are all related to the
18 buildings around the site. As they -- I have
19 looked at it, smaller and less and it starts
20 to compromise the idea to a point where it
21 might just be better not to do anything like
22 this.

1 I have looked at the history of
2 other sites like -- I know probably a sore
3 point to bring up the Freedom Plaza, but I
4 watched my colleague, Bob Venturi, go through
5 a difficult time and ending up with something
6 that is rather pedestrian. Maybe that's a
7 good thing. Maybe you guys like that.

8 I think if we are going to
9 memorialize a powerful figure like Dwight
10 Eisenhower, we ought to do it in a classy way,
11 in a strong way and he certainly did invent a
12 lot of these institutions that are surrounding
13 us. And we think incorporating them is very
14 important.

15 MR. BOWERS: I think I would just
16 like to add --

17 MR. GEHRY: Sure.

18 MR. BOWERS: John Bowers, I'm a
19 partner in the office. We spent a lot of time
20 here actually and a lot of time researching
21 various configurations in the city. A lot
22 more time on our site specifically. As it

1 relates to a lot of the seven design principle
2 points, we feel that contextually, as Frank
3 kind of stated, you know, when we first
4 visited the site and looked around, we were
5 really taken as to how large the site actually
6 is.

7 I'm sure most of you have been to
8 the site. The site is really large. It's
9 large than most of the samples on the screen.
10 And you know, to really try to understand it,
11 how do you put a presidential memorial in this
12 space, which is kind of where we were in the
13 beginning of the presentation and really
14 understanding the other presidential memorials
15 around.

16 They all kind of have their own
17 central space, they are visible for miles in
18 some instances. And how do you do that in
19 this space? So there was a lot of time, a lot
20 of study models to really understand scale.

21 The queues that it takes from LBJ,
22 from FAA, the ends that are open that still

1 allow the sight lines through. We spent a lot
2 of time looking at not only the height and the
3 scale, but the underside, the ground plane,
4 looking across the site, picking things up so
5 as you walk down the sidewalks, that you can
6 see still all the way to the LBJ front door.

7 There is a lot of ideas and
8 concepts that, you know, have gone into this
9 and the others as well, mind you. You know,
10 the one corner of the site, 4th and
11 Independence, the street wall kind of falls
12 apart with the end of the Air and Space and
13 the McDonald's building that is on the other
14 side, that really kind of falls apart with the
15 street wall.

16 In general, I think this was the
17 whole idea. I mean, we went through a number
18 of different iterations. There were more
19 columns actually. It came up two weeks ago in
20 CFA where several of the commissioners
21 actually thought that having the extra two
22 columns along Independence actually helped

1 form the site, the geometry of the site, a
2 little bit better, which was an interesting
3 thought.

4 We went back and were simplifying
5 things. So those are the points.

6 MR. GEHRY: We are happy to just
7 meet and discuss all of the issues and we
8 respect your judgment and we will respect when
9 we argue with you.

10 CHAIRMAN BRYANT: Thank you very
11 much. Are there any comments or questions to
12 Mr. Gehry or Mr. Bowers?

13 MR. MAY: I just had one follow-
14 up. I know that -- I mean, there was some
15 discussion of the design principles in what
16 you were talking about. I'm wondering if you
17 actually wanted to go through in a bit more
18 specific detail on -- with regard to the
19 Eisenhower Memorial Commission's preferred
20 alternative, whether -- you know, what your
21 take is on how you meet these design
22 principles, because I understand you believe

1 that you do.

2 MR. BOWERS: I could read them off
3 and go through them. The very first one is
4 preserving the views, the reciprocal views
5 along Maryland Avenue.

6 We actually feel that opening up
7 and realigning Maryland Avenue to its historic
8 geometry, it's original geometry, number one
9 improves it with the mid-block entries in the
10 middle and creates trees and other street
11 elements in there that actually block your
12 views when you walk along the sidewalks.

13 We through that in both instances
14 looking towards the southwest and towards the
15 Capitol Building, using the columns to kind of
16 frame it, actually enhances the viewshed
17 towards the dome and the Capitol Building
18 itself.

19 What you see now currently there
20 is a lot -- very many street trees on both
21 sides of Maryland Avenue that overgrow towards
22 Maryland Avenue that actually block the

1 viewshed. Through the design here and scheme,
2 and the preferred scheme, pulling those
3 slightly back, but still creating the allay
4 across that as we would further develop the
5 concept, we think actually strengthens the
6 viewshed.

7 The second one is enhance the
8 nature of the site as one in a sequence of
9 public spaces embellishing Maryland Avenue
10 vista. Well, I think the staff agrees that we
11 have fulfilled that one.

12 The third point is create a
13 unified memorial site that integrates the
14 disparate parcels into a meaningful and
15 functional public gathering place that also
16 unifies the surrounding precinct.

17 Again, we really feel that through
18 the organization of the tapestries, the
19 columns creating a much larger scale site and
20 then bringing it down to the central memorial
21 core in the center actually does that.

22 We also -- the expanded green

1 space to each side pulling the parcels
2 together into one larger space also tends to
3 unify the site.

4 And then also with the LBJ
5 Promenade, which we actually think is a very
6 useful design tool and a great opportunity to
7 activate the ground floor of LBJ and a new
8 front door, we think that that is a great
9 opportunity.

10 The fourth item is reflecting the
11 L'Enfant principles by shaping the memorial
12 site as a separate and distinct public space
13 that compliments the Department of Ed and the
14 other surrounding buildings.

15 Again, I think some of these
16 principles tend to overlap a little bit with
17 a little bit of nuance between them. I think
18 again with this in terms of the concept
19 creating the sight lines through, across the
20 site, creating the separate distinct space
21 within the site meets those challenges.

22 The fifth is respecting and

1 compliment the architecture of the surrounding
2 precinct. Did you want to talk about that?

3 MR. GEHRY: Well, I think I
4 addressed that with the -- that I was
5 incorporating -- we were incorporating the
6 buildings into the composition.

7 The use of the columns that was
8 discussed in great detail at one of the other
9 Commission meetings; and some of our original
10 designs, which our Commission has seen, were
11 more high-tech. We had a steel frame and
12 cable system and all that.

13 The size of the columns to hold up
14 this tapestry had to be at least 9 or 10 feet
15 in diameter and so we started with that. And
16 when we put the cylindrical columns on the
17 model, it sort of like brought into focus its
18 relationship to Washington without being post-
19 modern, without building a historical
20 colonnade.

21 Here we had a functional column
22 that was more efficient, round and that was at

1 this scale that was a functional response to
2 how to hold up this tapestry. So it was not
3 a pastiche or something, but it just felt
4 right in relation to the Capitol and to
5 Washington without being a pastiche of a post-
6 modern design, which many of the memorials
7 that I have seen recently have become. And we
8 were trying to avoid that.

9 MR. BOWERS: The next one is
10 respecting the building lines of the
11 surrounding right-of-ways and alignment of
12 trees along Maryland Avenue.

13 I think we are respecting in terms
14 of the orientation, the layout, the setback
15 lines, top and bottom, ground plane as well,
16 its interface to the LBJ Building, the new
17 promenade, which we actually thinks gives the
18 building a new base. It actually carries the
19 elevated base around to the north side of the
20 building and gives it the prominence for a
21 front door.

22 The last one is incorporate the

1 significant green space into the design of the
2 memorial which the staff finds that we have.

3 MR. MAY: Thanks. I think that's
4 it.

5 CHAIRMAN BRYANT: Okay. Mr.
6 Denis?

7 MR. DENIS: Okay. Thank you. You
8 referred to the spirit of Eisenhower and
9 alluded to Abilene and did you visit the
10 Eisenhower Library and talk to members of the
11 Eisenhower -- or involve members of the
12 Eisenhower family?

13 MR. GEHRY: Yes, we did.

14 MR. DENIS: Okay. Was any thought
15 given to having a statute of Eisenhower --

16 MR. GEHRY: Yes.

17 MR. DENIS: -- in the center along
18 the lines of the Churchill statute in front of
19 the British Embassy on Mass Avenue?

20 Obviously, you couldn't have him with a
21 cigarette, I guess, but --

22 MR. GEHRY: Well, we are -- when I

1 started this, I thought one of my closest
2 friends, Robert Graham, who did a lot of the
3 Roosevelt -- at the Roosevelt Memorial with
4 Larry Halprin, my first thought was great, Bob
5 and I are going to work together, but he died.

6 And then I looked around and
7 thought it's very difficult to find bronze
8 statuary that makes a significant statement,
9 that doesn't feel like, oh, another one of
10 those.

11 And I may be wrong, there may be
12 artists around that I don't know that could
13 rise to the occasion, but we would need
14 somebody like Giacometti or Picasso, if
15 anybody knows one.

16 But what -- so we were talking
17 about doing reliefs like the Greek, like the
18 marbles that would -- in stone and we know a
19 lot of artists that could do -- that can do
20 that.

21 When we arrived at this solution
22 with Bob Wilson, and as I said before, we

1 picked him to be on our team to help us find
2 the essence and to cut away all the extraneous
3 materials and get to as simple a statement as
4 Lincoln had.

5 There is a wall that is on the
6 terrace of the -- and Bob picked up one of
7 those little scale figures and put it on that
8 wall. And it was kind of a eureka moment for
9 all of us and the family loved it, because
10 that bridged -- it became, in their minds, a
11 bridge between the two sides of the more
12 intimate memorial between his presidency and
13 his military career.

14 And I don't know how many of you
15 have been to Venice, Italy lately, the Dogana
16 at the end facing San Marco, San Giorgio right
17 at the point, an artist, Charlie Ray, an L.A.
18 guy who I sail with a lot, made a statute of
19 a little boy in white marble holding a frog.
20 And it is the most eloquent piece of sculpture
21 I have -- representational sculpture I have
22 seen in a long time.

1 And it captures that whole point
2 of the Dogana better than the buildings,
3 better than everything, and people go there to
4 have their picture taken.

5 So when Bob put that figure on the
6 plank, so to speak, on the bridge, we were
7 going to -- we're looking at that. That's a -
8 - and maybe even get Charlie Ray if he can
9 help us to make an Eisenhower image. So we
10 are looking at it. It not out of the
11 question.

12 CHAIRMAN BRYANT: I have one
13 question and then I think this may be the last
14 question. Obviously, the tapestry is the
15 thing here. And can you say just -- you said
16 in terms of what I'll call material science,
17 the transparency, perhaps the longevity of the
18 images, other than I think the most you said
19 perhaps is you are getting close to a
20 solution.

21 Can you tell us a little bit more
22 about it? It's technical, but it's also

1 critical.

2 MR. GEHRY: I know.

3 CHAIRMAN BRYANT: Yes.

4 MR. GEHRY: If we fail, we fail.

5 CHAIRMAN BRYANT: Yes.

6 MR. GEHRY: Right. It's a big
7 deal. I realize that.

8 CHAIRMAN BRYANT: So just a little
9 bit more about where you are in your research,
10 the status, your level of certainty at this
11 point on transparency and longevity.

12 MR. GEHRY: Well, we have --

13 CHAIRMAN BRYANT: The life cycle.

14 MR. GEHRY: -- samples here --

15 CHAIRMAN BRYANT: Yes.

16 MR. GEHRY: -- that are in the
17 ballpark. And the people that have made those
18 are in Japan. And it takes eight weeks to
19 fire up these looms and get them threaded and
20 so it's driving us nuts that we can't get a
21 quick turnaround on them.

22 We are on, I would say, 10 or 12

1 different vectors. We are not relying on one
2 person.

3 CHAIRMAN BRYANT: Yes.

4 MR. GEHRY: And we are exploring
5 many other ideas. We believe that the
6 solution, at this point, will be a combination
7 of a very traditional loom image for the lower
8 part of the tapestry, which shows the land and
9 its house, which is maybe, what, 10 or 12 feet
10 high?

11 So the bottom edge of the tapestry
12 probably will be more opaque. And then we --
13 opening the threads as it goes up into the
14 sky, so that it becomes more transparent. We
15 know that somebody who does needlepoint can do
16 that. They can make it and open the threads
17 and you can do it. So we know it's possible
18 to be done.

19 And if nothing else, we will get a
20 bunch of people that do needlepoint to do
21 that. We are -- we have -- the original ideas
22 for the tapestries came from my working at

1 Philadelphia on the museum, the remodeling of
2 that museum where they have beautiful
3 tapestries. And they have a center for
4 weaving and tapestries and we have enlisted
5 their help as well.

6 And I could go through the list,
7 but I think the logic is so compelling for me
8 that I can't believe it can't be done. And we
9 are thinking of Plan Bs in case, but the Getty
10 has offered to do the testing, aging testing
11 of the tapestries when we get the final
12 schemes and -- through their labs.

13 And so we are going to do due
14 diligence and make sure it works.

15 CHAIRMAN BRYANT: Thank you very
16 much.

17 MR. GEHRY: But it is the key
18 issue more than all the other things.

19 CHAIRMAN BRYANT: Thank you very
20 much. This ends this section. Let's now
21 proceed to the public comment period and then
22 after that, we will return the discussion to

1 the Commission prior to voting on the comments
2 and the EDR.

3 We do have four people signed up
4 to speak. Three are representing
5 organizations. If you are representing an
6 organization, you have five minutes. Then
7 there is one person representing himself and
8 an individual has three minutes.

9 And then there is a clock on the
10 wall and there will be a slight chirp at the
11 end of your time.

12 In order of speaking are these:
13 First is Mr. Eric Waldo of the U.S. Department
14 of Education followed by Mr. Don Hawkins.
15 Third will be Mr. Arthur Cotton Moore and then
16 fourth will be Dr. Judy Scott Feldman.

17 Mr. Waldo, welcome.

18 MR. WALDO: Thank you very much.
19 Thank you for the opportunity to present here
20 today to the Commission. My name is Eric
21 Waldo. I am Deputy Chief of Staff at the U.S.
22 Department of Education. I am here on behalf

1 of Secretary Arne Duncan.

2 Hopefully you were all submitted a
3 copy of Secretary Duncan's letter which he
4 submitted on Wednesday to the Commission and
5 I hope you have all had a chance to look at
6 that. I'm using this opportunity to summarize
7 those comments and, obviously, speak publicly
8 about some of our concerns that we have.

9 In the past few years as the plans
10 for the Eisenhower Memorial progressed, you
11 know, we have appreciated that NCPC and other
12 reviewing agencies have always been willing to
13 hear our point of view. And we have always
14 had a collegial relationship with the
15 Eisenhower Memorial and we have been grateful
16 for their willingness to share information and
17 their offers to collaborate with us on issues.

18 However, as the Secretary
19 suggested in this letter, while we are
20 enthusiastic about having the Eisenhower
21 Memorial as a neighbor and we are thrilled
22 about the possibilities of engagement in

1 education that will come out because of this
2 memorial, we still have some significant
3 concerns that remain.

4 Those concerns are basically in
5 two realms. The first one is that we are
6 concerned about how the tapestry, which is
7 Alternative 3, which appears by all accounts
8 to be both the alternative of most interest
9 and attention, we have concerns that
10 Alternative 3 with the tapestry, that those --
11 the tapestry would obscure sight lines and cut
12 off light to the Department of Education.

13 And while we appreciate that some
14 changes appear to have been made to lift it
15 further off the ground and create some more
16 transparency, our concerns remain.

17 The Design Team had spoken to the
18 Department of Education about promising to
19 hang a large sample of the screen so we could
20 try to appreciate how it actually might affect
21 the over 1,000 Department of Education
22 employees who work at the U.S. Department of

1 Education. That hasn't happened yet. I can
2 hear from Mr. Gehry that, obviously, that
3 might just be a technical issue of getting
4 something that large and we understand that,
5 but we need to raise it nonetheless.

6 Until that happens, we just don't
7 know. We cannot appreciate how that will
8 affect the Department of Education employees,
9 who, as you can imagine, have their concerns
10 about how it will affect them in their regular
11 work day life.

12 Second, we are concerned that the
13 tapestry will significantly shroud the
14 Department of Education from the street and
15 the National Mall perspective. Beyond making
16 it difficult to approach or even locate our
17 headquarters, we're concerned that this
18 tapestry might hide the U.S. Department of
19 Education and the message that that would send
20 to the public at-large is something that we
21 are concerned about and we think would be
22 ironic and disappointing, given President

1 Eisenhower's legacy with respect to education
2 and his great works.

3 So we are here really today to,
4 again, emphasize our concerns and say that we
5 do want to move forward. We appreciate that
6 this is not the end of the process. We are
7 still in a reasonable step in that process and
8 we want to continue to move forward and talk
9 about what will happen, how we can continue to
10 get feedback and how you here can continue to
11 respond to that feedback and make sure that
12 the Department of Education employees and even
13 the public at-large with respect to the -- how
14 we perceive education here in D.C. and the
15 society at-large, that we can send the right
16 message and use this memorial as another
17 opportunity to enhance the state of education
18 of the United States.

19 Thank you for your time.

20 CHAIRMAN BRYANT: Thank you, Mr.
21 Waldo very much.

22 Next is Don Hawkins who will be

1 followed by Mr. Moore. Mr. Hawkins, welcome.

2 MR. HAWKINS: Thank you, Mr.
3 Chairman. I am here representing the
4 Committee of 100 on the Federal City today and
5 would like to start with some comments on, to
6 our mind, one of the most important aspects of
7 the design, the conception, the entire idea of
8 placing a memorial here, and that is the
9 planning of it as it relates to the L'Enfant
10 Plan for the Federal City.

11 L'Enfant Plan is almost always
12 described as a set of diagonal avenues laid
13 over a grid iron plan. It is not that. It is
14 a set of three distinct centers of radiating
15 streets and avenues complimented by three
16 principal points of entry, each of which has
17 a pair of avenues and an orthogonal set of
18 streets is set among those avenues.

19 The important part of this is that
20 the streets have always been used from the
21 very beginning as a device for -- or as a
22 moveable, flexible element that can maintain

1 the quality of the avenues. And that quality
2 is continuity.

3 Now, continuity, I think, there
4 was a good discussion a little earlier about
5 whether you should be able to see through on
6 the diagonal, through every reservation and
7 square; that is not a matter that L'Enfant
8 dealt with. It is also often said that this
9 is a baroque plan. It is not a baroque plan.
10 It is a unique plan and L'Enfant's
11 sensitivities and sensibilities were those of
12 a picturesque designer.

13 And there is a great deal more
14 flexibility in the plantings of a plan when
15 that is kept in mind.

16 The important point here is the
17 continuity of Maryland Avenue. It can be
18 continuous in the same way that every other
19 similar or even slightly similar condition has
20 been met in the L'Enfant City for the last 200
21 years. That is by surrounding the possibly
22 obstructive element with rights-of-way.

1 The avenue may easily, as the
2 Committee of 100 submitted a plan five years
3 ago showing and it's on the front of the
4 handout I have just given you, surround the
5 square. It would be wonderful to have the
6 Eisenhower Memorial in Eisenhower Square, not
7 in the front yard of the LBJ Building.

8 I don't think either one of them
9 would have wanted that close a relationship or
10 that kind of confusion among the claimants of
11 territory. It is wrong symbolically. It is
12 confusing and it is inconsistent with the
13 principles of the L'Enfant Plan.

14 Those principles are really quite
15 simple. I just said what they were. There
16 are no exceptions that are successful and I
17 don't know that there are any deliberate
18 exceptions at all in the city.

19 I have used, now, I regret it a
20 little bit, the plan of Freedom Plaza for
21 comparison, geometric comparison and spatial
22 comparison. And you can see that the

1 Eisenhower Square would be about 16 percent
2 large than Freedom Plaza.

3 The approach to the design and the
4 intent that Eisenhower Square would be,
5 obviously, quite different. But we can see at
6 Freedom Plaza that there is a lot of space.
7 It would not be crowding to make a distinct
8 square. It would be 2.66 acres and that is,
9 seems to us, a sufficient room to develop a
10 memorial.

11 If we only had a few more minutes
12 to talk about the essence of Eisenhower, I
13 think it would be -- it would not take much to
14 demonstrate that Abilene is not of the essence
15 of Eisenhower. His family was of the essence
16 of Eisenhower. Abilene, it could have been
17 anywhere. It could have been Duluth. We
18 would still have had Eisenhower out of that
19 family.

20 Thank you very much.

21 CHAIRMAN BRYANT: Thank you, Mr.
22 Hawkins. Mr. Moore?

1 MR. COTTON MOORE: Thank you.
2 Although we still feel that vehicular traffic
3 on Maryland Avenue and a grand memorial can
4 exist, my comments here have one goal, to make
5 sure that the openness and integrity of
6 Maryland Avenue, and it's a 160 foot wide
7 vista of the Capitol as shown in the L'Enfant
8 Plan, the Ellicott Plan, the McMillan Plan and
9 as confirmed by NCPC in its own Legacy Plan
10 and Framework Plan is not compromised in any
11 way whatsoever.

12 That integrity is important to the
13 history of our nation's capital and it is
14 beyond the claim by any person or entity for
15 any cause.

16 There are two troubling issues
17 that apply to all three concepts of the
18 submission. First, there is a drawing from an
19 alleged 50 foot wide supposed historic
20 cartway. And in keeping that open, somewhat
21 open, is all that is needed to maintain the
22 vista of Maryland Avenue.

1 Maryland Avenue as the twin of
2 Pennsylvania Avenue has been clearly set out
3 to be 160 feet wide and not to be reduced by
4 over two-thirds to 50 feet. This dimension is
5 10 feet narrower than the narrow tight
6 colonial streets of Georgetown.

7 Secondly, there is a strong bias
8 to superimpose the geometry, whether circular
9 or orthogonal, that has no relationship,
10 obscures and therefore denies the angularity
11 of Maryland Avenue.

12 The NCPC knows that each of these
13 transgressions is in direct conflict with
14 L'Enfant's basic intent to give importance to
15 the major boulevards by making them broad and
16 having them cut across the underlying grid of
17 streets in an angular and superior way.

18 It can't be emphasized enough that
19 the Federal Government while building on the
20 grid did so allowing the -- its buildings to
21 just touch with their corners and not intrude
22 into the 160 foot wide vista of Maryland

1 Avenue while eight new private adjacent
2 buildings were rightfully required to respect
3 this reservation and even help shape the
4 avenue.

5 In short, hundreds of millions of
6 dollars have been invested in preserving and
7 enhancing the vista of Maryland Avenue. The
8 L'Enfant Plan is arguably the most brilliant
9 Town Plan ever conceived.

10 For the last 210 years it has been
11 protected and its integrity has been guarded.
12 NCPC was established in part to be a guardian
13 of the historic plans for our nation's
14 capital. Asking the memorial sponsor to
15 revise its design would be a worthy example of
16 that guardianship.

17 Members of the Commission, we are
18 at a tipping point, a watershed moment on
19 which we will respect -- we respect the plans
20 for the nation's capital or allow a
21 destructive precedent and a significant
22 corruption of the L'Enfant and McMillan Plans.

1 I thank you for this opportunity
2 to testify.

3 CHAIRMAN BRYANT: Thank you, Mr.
4 Moore, very much. And the last will be Dr.
5 Judy Scott Feldman. Dr. Feldman, welcome.

6 DR. SCOTT FELDMAN: Good morning,
7 Chairman Bryant and Commissioners. I am very
8 honored to follow-on the testimonies of Don
9 Hawkins and Arthur Cotton Moore. They have
10 said much of what we tried to say in our
11 letter to the Commissioners and so I'm going
12 to address a few other issues.

13 First of all, the National
14 Coalition to Save Our Mall welcomes the new
15 memorial. The Coalition has written quite a
16 bit about the importance of narrative in
17 Washington, educational and cultural richness
18 and we believe that more memorials can be
19 well-incorporated into the city.

20 Secondly, we welcome the
21 accomplished architects working on the program
22 and we, of course, all acknowledge that the

1 site could use some real improvement.

2 The Coalition fully supports the
3 comments of Mr. Hawkins and Mr. Moore. Our
4 focus as theirs is not so much on the memorial
5 itself, but on how it protects and preserves
6 the unique character of the plan for
7 Washington, D.C.

8 The 160 foot avenue in both
9 L'Enfant and McMillan, the vistas and
10 reciprocal vistas, not just to the Capitol,
11 but also to the Jefferson Memorial.

12 In this -- my second point is the
13 staff interprets the L'Enfant Plan in a way
14 that we believe is not fully accurate or
15 adequate. Don has made some points to that
16 effect.

17 The avenue should not be seen as a
18 50 foot cartway, but a 160 foot avenue with a
19 grand vista.

20 The question we have regarding the
21 EDR then is are the guidelines established by
22 NCPC enough, so that if they are followed, we

1 will have an adequate design and we believe
2 that is not the case, in part because of the
3 Commemorative Works Act.

4 The Commemorative Works Act is
5 mentioned in the EDR, but you will notice that
6 the points made have to do with siting and
7 design of the memorial per se.

8 I would urge you all to read the
9 first provision, the first provision of the
10 1986 Commemorative Works Act, whose purpose
11 was, first, to preserve the integrity of the
12 comprehensive design of the L'Enfant and
13 McMillan Plans for the nation's capital.

14 So the very important first
15 question is what does that mean? And in this
16 respect, we believe the staff report, though
17 adequate in some respects, does not fully
18 understand that the L'Enfant Plan is not
19 simply lines or avenues as described so far.

20 My third point is the 106 process.
21 The Section 106 process is crucial not only to
22 satisfy NCPC, but to engage the public and, in

1 particular, people like Mr. Hawkins and Mr.
2 Moore. These are people with a deep, deep
3 understanding of why Washington is the unique
4 city it is and we have not been adequately
5 engaged and we would like also the Coalition
6 to be engaged.

7 The Washington design, the plan is
8 about the city as a symbol. It is not simply
9 lines, avenues, walkways and so on. It is
10 absolutely unique and we can't apply typical
11 planning procedures to it.

12 So in this respect, historians are
13 critically important, so we don't mess it up.
14 How does this memorial fit into that design
15 framework, not compete with it, not separate
16 itself out from it, but fit within it so we
17 don't ruin what has been handed down for 200
18 years?

19 And finally, my comment is about
20 the subject of the tapestry. It seems to be
21 an afterthought and is changing from time to
22 time.

1 The real question is why is
2 Eisenhower important to the nation, to the
3 Constitution, to our national story, to the
4 integrity of our democracy? In Washington,
5 our monuments are not just monuments to
6 people. They are monuments to people that
7 have made a crucial contribution in one way or
8 another.

9 The Jefferson is to the
10 Declaration of Independence, not to the man
11 who built the University of Virginia.

12 The Lincoln is to the Preserver of
13 the Union.

14 The FDR to the head of the New
15 Deal in World War II.

16 This is the question we need to
17 ask of Eisenhower and maybe the site and the
18 design will follow, rather than creating a
19 design and then trying to apply meaning.

20 We are certain that the architects
21 and the designers are able to answer these
22 questions, but we think that the 106 process

1 would help them better understand why there is
2 these questions -- why there are these
3 questions.

4 And we would be happy to
5 participate. Thank you.

6 CHAIRMAN BRYANT: Thank you, Dr.
7 Feldman. That ends the public comment period.
8 And so now, we return the discussion to the
9 Commission.

10 Further questions or comments
11 before we proceed to vote on -- Ms. Tregoning?

12 MS. TREGONING: Thank you very
13 much, Mr. Chairman. I would like to associate
14 myself with the comments that have been made
15 by the set of speakers who just addressed us.
16 I wanted to thank them for taking the time and
17 the care to put together, I think, a very
18 thoughtful analysis.

19 I reiterate the concerns that
20 several had made and that was also made in the
21 EDR that the consultation that is really
22 required as a mitigation of the finding -- to

1 get a finding of no significant impact has
2 really not been done under the 106 process.

3 And I think a lot of the issues
4 that have been raised today could be
5 appropriately addressed with that better
6 consultation. And I heard a lot of good ideas
7 already today that I think could be useful and
8 incorporated into the design.

9 Ms. Feldman actually made a point,
10 in particular, that struck me earlier when I
11 was hearing about Abilene and how this
12 monument might be best viewed from across the
13 street on the upper floors of another building
14 or through cars going 30 miles an hour past
15 the site.

16 Maybe for the creator of the
17 Interstate Highway System that is an
18 appropriate memorial, but it seems like it is
19 not really of Washington, if that's the case.
20 And I don't mean in terms of the columns or
21 the modern elements. I actually quite like
22 the tapestry, although I think the scale is

1 not sufficiently intimate for the space that
2 it's in.

3 I mean, half of the people, many
4 more than half the people who would be going
5 to this area every day are not coming through
6 here in cars. They are on buses. They are
7 walking. They are biking. Most of the
8 visitors, by the time they hit this particular
9 part of the city, they are on foot.

10 You know, however they arrived
11 here, it might have been by car, they are not
12 in their automobiles as they are going to the
13 Air and Space Museum or they are walking
14 through this part of town. They may be headed
15 to the Capitol.

16 You know, they are often, you
17 know, on foot. And that the scale of the
18 memorial design, I think, really needs to
19 recognize that.

20 The point has been made many times
21 that General Eisenhower, President Eisenhower,
22 was a modest man. You know, not grandiose,

1 not, you know, acquisitive. And I feel like
2 there are elements of this design that despite
3 the expansiveness of the space, wants to grab
4 the streets, grab the vista, overrule the
5 L'Enfant Plan and even extend itself across
6 Independence Avenue, you know, to the Air and
7 Space Museum to appropriate the best views
8 from that location.

9 And I just don't think that that
10 is really in keeping with, you know, the
11 President, the General, the humble man that we
12 are trying to commemorate.

13 I will also just say that, you
14 know, those are maybe appropriate issues for
15 the concept design. I'll just say, I have
16 something very mundane and prosaic just to
17 mention, that I probably need to take up with
18 Mr. May at some point in time, but, on
19 Maryland Avenue are a number of parking
20 meters.

21 You might have heard that the
22 District is not flush right now with funds.

1 And maybe over the 30-year life of the project
2 that we think about in terms of our
3 Transportation Plan in our region, you know,
4 things will be better in the city.

5 But it is \$15 million of parking
6 revenue that we expect to lose through the
7 changes to Maryland Avenue and it is not clear
8 how that is going to be replaced for the city.
9 So I do hope that as we get beyond design
10 concept review and into some of the more
11 practical issues, that that is something that
12 we can take up with the Park Service.

13 Thank you.

14 CHAIRMAN BRYANT: Any questions or
15 comments?

16 MR. MAY: Yes, there are a few
17 points. I'll just mention or address the last
18 first, since you mentioned that. I mean,
19 there have been meetings that have been going
20 on between the Eisenhower Commission staff
21 with the Park Service involvement for, I
22 think, a couple of years now.

1 And I understand that there was
2 even one just a few days ago and there
3 significant progress has been made on that
4 front. And so we are, at this point, not
5 knowing all the details, fairly optimistic
6 that it is going to get worked out.

7 MS. TREGONING: I didn't mean to
8 suggest you were unaware. I just wanted to
9 say it had not yet been resolved.

10 MR. MAY: That's right.

11 MS. TREGONING: But I do --

12 MR. MAY: It has not.

13 MS. TREGONING: -- appreciate
14 that.

15 MR. MAY: It has not yet and there
16 -- we are intent on having that worked out.

17 The are a few comments I would
18 like to make and some of these go to what I
19 think are some modifications that I would
20 suggest for the EDR.

21 In particular, I'm concerned about
22 the suggestion that somehow the Park Service

1 has simply been lax in doing or executing
2 Section 106. And I think that that's really
3 not the case.

4 While I will admit that in
5 hindsight it probably would have been good to
6 have a consulting party meeting or meetings in
7 the fall during that phase of the -- or those
8 -- that stage of the development of the
9 design.

10 We did engage in Section 106 early
11 and had a couple of meetings last spring and
12 we had ongoing discussion with the SHPO, which
13 is one element of that, and that has been
14 fairly continuous throughout the process.

15 I also think that because of the
16 complexity of what is being undertaken here,
17 that there are certain sort of threshold
18 issues that needed to be dealt with, both in
19 terms of the design and in terms of Section
20 106.

21 Threshold issues specifically
22 being determinations of eligibility for the

1 surrounding buildings, which was undertaken at
2 the SHPO's request. So I think that is one of
3 the reasons why perhaps we were not as
4 vigorous and immediately engaging the 106
5 part, because determining the area potential
6 effect and the impacted properties is a
7 crucial aspect of Section 106 consultations.

8 Now, maybe we were thinking too
9 strictly in terms of the normal Section 106
10 process and not in terms of the specific
11 guidance that had come from the Commission
12 before, but I think there are reasons why
13 perhaps it doesn't meet the Commission's
14 expectations at this moment.

15 The other aspect of this is that
16 we are still early in the process of
17 developing the design. This is a concept
18 review as Commissioner Wright mentioned
19 earlier. It is just the concept stage.

20 Shane in his presentation even
21 said the part of determination eligibility is
22 just the first step in the Section 106

1 process, so we are very early in the process.
2 And that's sort of the -- I'm not trying to
3 sort of catch you in having said something
4 that, you know, betrays the EDR, but just
5 simply to note that this is early in the
6 process overall.

7 And I think that there is some
8 sense that we are still early and that we
9 should all share, at this point. And I think
10 that there is still ample opportunity to shape
11 the design and inform the design through the
12 Section 106 process and through every means
13 possible. And we certainly have every
14 intention of doing that from this point
15 forward.

16 Toward that end, I do find some of
17 the particular phrasing in the Executive
18 Director's recommendation to be a bit more
19 harsh than it needs to be. And I would
20 suggest that couple of small modifications and
21 I would just offer them up there for
22 discussion, rather than making a specific

1 motion at this point, which is that on the
2 second paragraph that makes a finding that the
3 development so far has been inconsistent with
4 the Commission's site approval action.

5 I think to make that determination
6 is too judgmental of where we are in this
7 process. I, frankly, don't think that this
8 finding is necessary, at this stage, and could
9 be struck completely.

10 But failing that, I would suggest
11 that it could be altered and say that it
12 simply has not been enough so far. And I
13 think that that would be a more appropriate
14 finding at this stage in the process.

15 The second thing is that when we
16 get to the last paragraph above the asterisk,
17 which states that -- it requires that the
18 applicant modify the design, I think that
19 requires, again, given that this is a concept
20 review and that we are early in the process
21 and that concept review is not a formal stage
22 of review and this is not an approval action,

1 that recommends is a better word than
2 requires, at this stage.

3 Now, ultimately, we have to meet
4 the design principles. There is no doubt. So
5 I don't think that changing that from requires
6 to recommends really changes what will
7 actually happen, but it does give us a little
8 more comfort going forward that there is an
9 opportunity to really explore all of these
10 designs and bring them to the best possible
11 conclusion.

12 CHAIRMAN BRYANT: Does anyone have
13 any follow-up discussion on Mr. May's general
14 discussion? Ms. Tregoning?

15 MS. TREGONING: I'm just playing
16 around here with one thing. So the second
17 paragraph, the finding, if it were to read
18 finds that the proposed concept designs have
19 yet to find consistency with the 2006 blah,
20 blah, blah, is that --

21 MR. MAY: Or are not yet
22 consistent with, something like that.

1 MS. TREGONING: But that's kind of
2 the general --

3 MR. MAY: Yes.

4 MS. TREGONING: -- thing you are
5 looking for. All right. All right.

6 CHAIRMAN BRYANT: Do you want to
7 make a motion on that?

8 MR. MAY: Yes. I would make a
9 motion that we adopt the language that Ms.
10 Tregoning has recommended. And then also on
11 the last paragraph change required to
12 recommend and propose that motion.

13 CHAIRMAN BRYANT: What?

14 MR. ACOSTA: Just to clarify. I
15 think we all know at the end of the process,
16 we do have to conduct the 106 process, so
17 whether you recommend it or require it, I
18 think the point is that has to be completed
19 before the Commission finally acts on the
20 proposal.

21 So I think the second paragraph,
22 you are correct that, you know, there is still

1 room to deal with it. And, in fact, at a
2 concept level you have not or it probably
3 wasn't realistic to expect that you would have
4 completed or conformed to all of that.

5 But I think at the end of the day,
6 you would hear -- as a Federal Agency, we are
7 required to undertake Section 106, you know,
8 whether it is NCPC or the Park Service.

9 MR. MAY: Right. And we are
10 required to get approval of this Commission
11 for the ultimate design, absolutely, but we
12 are not at an approval moment in the process
13 and that's why I'm -

14 MR. ACOSTA: And just to follow-up
15 with that. The last paragraph really is a
16 statement leading to the next phase, which is,
17 you know, saying that when you submit the
18 next, you know, the preliminary application,
19 you will have to, at some point, conclude that
20 106 process.

21 MS. TREGONING: I have a
22 suggestion, a language change thereto also if

1 it would help you. Notes that the applicant
2 is required to develop the design through.

3 MR. ACOSTA: The rest is all fine.

4 MS. TREGONING: Yes, the rest is
5 all fine.

6 MR. MAY: Yes, I would -- I think
7 that is a good way to revise it. I would also
8 -- well, we will just continue. That's fine.

9 CHAIRMAN BRYANT: Okay. So it has
10 been moved. I think you understood what the
11 amendment is. Any questions?

12 CHAIRMAN BRYANT: Hearing none,
13 all in favor of that amendment, those two
14 amendments and that motion, say aye.

15 (Chorus of ayes.)

16 CHAIRMAN BRYANT: Opposed no?
17 Those amendments are adopted.

18 MR. MAY: I am abstaining from the
19 vote.

20 CHAIRMAN BRYANT: Okay.

21 MR. MAY: Because I do not agree
22 with the assessment on the basis of the

1 principles, but I am not willing to fight the
2 fight over that in this context. I think that
3 we need to --

4 CHAIRMAN BRYANT: So you are
5 abstaining on the amendment?

6 MR. MAY: I'm abstaining on the
7 EDR. I'm not voting in favor of the EDR, but
8 it has been passed as it has been modified.

9 CHAIRMAN BRYANT: This is on the
10 amendment.

11 MS. TREGONING: To modify it.

12 MR. MAY: Oh, it's just to modify.
13 No, no, no, I'm sorry. I'm in favor of the
14 amendment.

15 CHAIRMAN BRYANT: Okay.

16 MR. MAY: Sorry. I understand.

17 MS. TREGONING: It's your
18 amendment.

19 MR. MAY: I'm in favor of my
20 amendment. Thank you.

21 CHAIRMAN BRYANT: Well, if you are
22 going to abstain going forward, you may want

1 to reserve your --

2 MR. MAY: Yes.

3 CHAIRMAN BRYANT: -- comments from
4 this point on.

5 MR. MAY: Right.

6 CHAIRMAN BRYANT: Any other
7 comments? I'll have a few before we vote,
8 but, Mr. Hart?

9 MR. HART: Yes. I appreciate the
10 work that the Design Team has done here. And
11 I recognize that in pursuing some innovative
12 technologies there is a lot of challenges yet
13 to be resolved.

14 I think that I would like to also
15 say that the comments that were received in
16 the public comment period, I believe, were
17 very much on target.

18 And, Dr. Feldman, I would like to
19 compliment you. This is the presentation that
20 I think that hit closest to home for me. That
21 the comments about respecting the L'Enfant
22 Right-of-Way, the full width of the avenue, to

1 me is a very important component of what we
2 are here to oversee.

3 The comments about the content of
4 the memorial was also well-taken.

5 What we are presented with here,
6 in my mind, are not three alternatives. What
7 we are being presented with is an evolution of
8 design that is, at this point, Alternative 3.

9 I think what Mr. Hawkins presented
10 was really more akin to a real exam of
11 alternate ways of approaching this design
12 problem.

13 The issues of scale respecting the
14 geometry of the context, I think, need
15 further reflection. As noted by Mr. Gehry, he
16 is referring to this as architecture and it is
17 architecture that intrudes into the historic
18 right-of-way of Maryland Avenue.

19 I believe we need to respect those
20 building setbacks the full width of 160 feet
21 for such major design elements.

22 And as an aside and not as a

1 criticism on the design, the design
2 incorporates a Ranger Contact Station, book
3 store and restrooms that really are an object
4 that does not contribute to the design of the
5 plaza and the memorial.

6 I would encourage dialogue between
7 the Design Team, the Park Service and GSA to
8 find ways of getting that functional element
9 off the plaza, perhaps in one of the buildings
10 surrounding, so that it is incorporated as
11 part of a greater sense of sustainability and
12 appropriate Government design of buildings in
13 the Capitol that incorporates alternate land
14 uses than simply offices.

15 And I think that I will be clearly
16 interested in seeing further development of
17 the notion of a fabric tapestry. In looking
18 at, you know, the durability, the maintenance
19 issues that might accrue to such a feature and
20 the -- what I'm seeing as a conflict between
21 an issue of a panoramic presentation and the
22 landscape in front of it.

1 And the plan that is shown has
2 trees that are right against the screen that
3 will never -- once they are -- once the trees
4 are mature, will completely obstruct those
5 elements of the tapestry.

6 So I have concerns that you are
7 building in a design conflict between the
8 landscape and your architectural elements.
9 Those are my comments.

10 CHAIRMAN BRYANT: Thank you.

11 MR. HART: Thank you..

12 CHAIRMAN BRYANT: Mr. Miller?

13 MR. MILLER: Yes, briefly. Just
14 following up on Ms. Tregoning's point about
15 the revenue loss due to the loss -- revenue
16 loss to the District because of the loss of
17 the parking meters.

18 One way that this project could
19 make up or compensate the District for that
20 loss is to file -- working with the District
21 and the Congress, if necessary, which probably
22 is necessary, to allow the book store items to

1 be subject to the local tax of the District,
2 local sales tax of the District of Columbia.

3 This is an issue which goes
4 beyond, of course, this project. All of the
5 Smithsonian National Gallery of Art and the
6 retail products that are sold along the Mall,
7 the revenue loss is, you know, in the
8 millions, tens of millions of dollars to the
9 District every year.

10 And it's one way this project and
11 the Congress could help us out here.

12 CHAIRMAN BRYANT: Mr. Provancha?

13 MR. PROVANCHA: Several comments.
14 One, starting with the role of the
15 Commissioners, I think it was reinforced to us
16 yesterday that it is our primary focus to
17 protect federal interests. It is difficult
18 sometimes to take off our organizational hats
19 and assume that role, but that's what we are
20 charged to do.

21 We are also reminded we are
22 supposed to look at the who, what --

1 MS. TREGONING: No, not for this.

2 MR. PROVANCHA: The methodology, I
3 think, fits. What is here, what is it
4 intended to do? Does it protect the interests
5 of the federal agencies or does it impinge on
6 it? And I think in the case here, as was
7 covered in the staff report, while there are
8 some innovative design elements, it is, I
9 think the quote was, unlike anything else on
10 the National Mall, I think one of the reasons
11 why Washington has such a unique character is
12 we are finding the right balance between
13 conformity with standards and innovative
14 approaches.

15 There was a comment made about
16 statuary not being inspired. I would take
17 exception to that. I think Iwo Jima is just
18 one of many examples that is inspiring. The
19 model on Iwo Jima, as you will recall, was
20 uncommon valor was the common virtue. And I
21 think it just reinforces that very powerful
22 statuary.

1 While there was a comment made
2 about inconsistency with design principles, I
3 think it varies. If you want to keep score,
4 Alternative 1 satisfies 4 of 7. Alternative
5 2 satisfies 6 of 7. And Alternative 3
6 satisfies 2 of 7.

7 So while -- and I think that is
8 relevant. I think also having design --
9 concept design principles, one of the -- in my
10 experience, sometimes it is hard to know where
11 to start. You have to start with what is not
12 in the scope and that instantly starts to help
13 you focus.

14 And I think having design
15 principles this early in the process has led
16 in the -- we see the success in front of us.
17 We have a site selected and we are down to
18 three alternatives down from 26 sites and I
19 don't know how many design alternatives.

20 So having principles that guide
21 and focus and begin to align our creative
22 efforts, I think, is something very positive.

1 I appreciate also the testimony of
2 the registered speakers. At our -- the last
3 time this was presented was at our 3 June 2010
4 meeting and I'm very respectful of Mr. Gehry's
5 personal service to our country in the 3rd
6 Infantry, so he has the personal connection
7 with President Eisenhower in his role as a
8 military leader.

9 However, this project, it was my
10 understanding, is to commemorate his
11 Presidential legacy. So I still see a little
12 bit of fluctuation now that we are considering
13 a bridge looking at his Presidency versus his
14 military career. So again, not uncommon here
15 at the survey stage of design.

16 We talked about the four other
17 Presidential Memorials. It looks like they
18 are located on the center of the site. This
19 is a little bit different. We talked about
20 the temple versus the object.

21 If you will, the temple is more
22 toward the center part of the site, but there

1 is no central object, i.e., a statute here, so
2 there are some similarities and some
3 differences.

4 We also looked at the other urban
5 plazas and I think they are -- upon visual
6 exam, there is also distinct differences
7 between this plan.

8 We keep coming back to issues like
9 scale and so forth. Just a quick quotation.
10 "The design exploits," and then I'll tell you
11 the source in a minute, "the dramatic contrast
12 between the immense scale of the colonnade and
13 the scrims and the intimate pedestrian scale
14 space within, but it raises fundamental
15 questions.

16 In any city in Washington, in
17 particular, why house a memorial in a new
18 quasi-enclosed room at great expense within a
19 larger urban room already framed by existing
20 buildings? And why does this or any other
21 memorial need to be so large and necessitate
22 so much construction?

1 As the architect's often say it
2 looks over-designed. The scale and dimension
3 aspirations of the project are not surprising,
4 given the compositional bent and tendency to
5 create imposing expansive memorials in the
6 capital's Monumental Core.

7 Several memorials have recently
8 consumed generous amounts of landscape. For
9 example, the artfully-hewn Franklin Delano
10 Roosevelt Memorial stretching along the
11 southwest edge of the Tidal Basin is
12 inspiring, but physically more extensive than
13 necessary and so forth.

14 It may appear that lots of public
15 properties remain on which to build memorials
16 in the heart of the nation's capital, that's
17 not necessarily the case. If we keep using
18 excessive amounts of land for each new one,
19 eventually, we are going to run out of sites.

20 Where will future generations
21 erect memorials, since surely many more
22 individuals and events will deserve

1 commemoration in the centuries to come? The
2 desire for grand memorials is understandable,
3 but creating an inspiring memorial does not
4 necessitate building something this vast,
5 grandiose or bristling with excessive amounts
6 of elements.

7 A simple but memorable design idea
8 beautifully uniting landscape and structure
9 can be very powerful. Example, Washington
10 Monument. A tall unadorned obelisk on a low
11 hill which exemplifies potent simplicity.

12 Also, the Veterans Memorial. In
13 size is a simple inscribed wall and walkway
14 within the landscape, an impressive gesture of
15 commemoration that profoundly moves visitors.

16 Fortunately, the Eisenhower
17 Memorial Project design is in the preliminary
18 stages. There is yet time and opportunity to
19 explore the notion that for this project, less
20 might be more. Let's hope that the architect
21 and his client do some serious aesthetic
22 editing."

1 This is attributed to Roger K.
2 Lewis, practicing architect and Professor
3 Emeritus of Architecture from the University
4 of Maryland. I tend to reflect many of these
5 comments.

6 The design as presented to us at
7 this point seems to be somewhat overwhelming
8 in the shape. The repetition of spaces and
9 the dimensions, it doesn't necessarily seem to
10 compliment the environment. It seems to
11 dominate and overpower the environment.

12 While I'm very much intrigued with
13 the idea of the tapestry, perhaps it could be
14 incorporated into some of the other
15 alternatives, such as Alternative 2.
16 Hopefully the technology will be mature at the
17 site at the time that it is needed for the
18 design and construction.

19 Thank you, sir.

20 CHAIRMAN BRYANT: Thank you for
21 the clarification. You read that letter into
22 the record from the professor, yes.

1 Just before we go ahead and move
2 to a vote, let me simply make a couple of
3 comments.

4 One, I think it is important to
5 remember as many have said, that we are still
6 in the early concept stage, despite the
7 advanced design model. And that for those who
8 don't know, we still have the preliminary vote
9 to do and then a final vote to do. So we are
10 very much on the front end.

11 Second, I would like to underscore
12 that which was said earlier that in terms of
13 what may appear to be our delving into the
14 weeds on this project, the EDR, we need to
15 read the Executive Director's report of nearly
16 30 pages in the context of and in keeping with
17 our responsibilities under the Commemorative
18 Works Act.

19 This is not like any other
20 planning, run of the mill, project that we so
21 frequently do.

22 Third, let me say that, just as

1 summary to the EDR, there are still a fair
2 number of issues to resolve. We have process
3 issues, especially relative to 106 and the
4 extent to which it has been adhered to may be
5 debatable, but nevertheless, it's an important
6 issue.

7 There are design issues. There
8 are material science issues. And then there
9 are site -- some site design issues, so we
10 still have a fair amount to do.

11 Any vote that I may cast -- and
12 the one question I did ask was about kind of
13 the material science of the tapestry
14 transparency and the imagery longevity. So I
15 will be very interested to learn more of your
16 still developing research on that.

17 And I think you, Mr. Gehry, said
18 you are still perhaps developing some Plan Bs
19 should you find that something just doesn't
20 work. So those are items that are important
21 to me.

22 CHAIRMAN BRYANT: Given that, I

1 would like to propose one amendment to the
2 EDR. It's in the first paragraph, the first
3 support section, to just include one word, the
4 word possible.

5 And so it would read "After
6 Washington, D.C., including the possible use
7 of woven stainless-steel," I don't think that
8 does any harm to the EDR and I think it's a
9 little bit more accurate. As written, it
10 sounds a little bit more like we are moving in
11 this direction and perhaps we are ready to
12 submit at this time.

13 Is there a motion on possible or
14 can I make my own motion on that?

15 CHAIRMAN BRYANT: I move. Is
16 there a second?

17 MS. TREGONING: Second.

18 CHAIRMAN BRYANT: All in favor say
19 aye.

20 (Chorus of ayes.)

21 CHAIRMAN BRYANT: Opposed no?
22 That's adopted.

1 The last call for any, not that we
2 need it, remaining comments. We have been at
3 this almost two hours and 45 minutes, which
4 reflects the importance.

5 Hearing none, all in favor of the
6 Executive Director's Report as amended, say
7 aye.

8 (Chorus of ayes.)

9 MS. TREGONING: We don't have a
10 motion. Do we have a motion?

11 CHAIRMAN BRYANT: I am sorry.

12 MR. MAY: I made the motion, I
13 thought, with those amendments.

14 CHAIRMAN BRYANT: I think you did.

15 MR. MAY: With two proposed
16 amendments.

17 CHAIRMAN BRYANT: I think you need
18 to separate them. Well, you need to abstain
19 for one thing.

20 MR. MAY: Well, hold on.

21 CHAIRMAN BRYANT: Your amendments
22 have been adopted.

1 MR. MAY: I'm --

2 MS. SCHUYLER: Your motion went to
3 amend --

4 MR. MAY: Right.

5 MS. SCHUYLER: Now, you made a
6 motion to take action.

7 MR. MAY: Right.

8 CHAIRMAN BRYANT: And you need to
9 stay out of that.

10 MR. MAY: Yes. I understand.

11 CHAIRMAN BRYANT: Okay.

12 MR. PROVANCHA: Motion to accept
13 the EDR as amended.

14 CHAIRMAN BRYANT: It has been
15 moved to accept the EDR as amended. Is there
16 a second?

17 MR. HART: Second.

18 CHAIRMAN BRYANT: It has been
19 moved and seconded.

20 All in favor of the EDR as
21 amended, say aye.

22 (Chorus of ayes.)

1 CHAIRMAN BRYANT: Opposed no? It
2 is adopted. And one abstention with Mr. May.

3 Mr. Gehry, Design Team, thank you
4 very much. We hope that this very long
5 meeting has been instructive and we look
6 forward to continuing to work very
7 collaboratively with you and other
8 stakeholders. Thank you very much.

9 As folks exit the room, we will,
10 please, do so quietly and we will continue on
11 with our next item.

12 MS. SCHUYLER: Mr. Chairman, we
13 really would like to move this out of the way,
14 so you could see this.

15 CHAIRMAN BRYANT: Okay. Let's
16 take a five minute break, so that we can move
17 the model and then we will move on. So we are
18 in recess for five minutes.

19 (Whereupon, the above-entitled
20 matter went off the record at 3:00 p.m. and
21 resumed at 3:05 p.m.)

22 CHAIRMAN BRYANT: Okay. If we can

1 bring the meeting back to order? If we can
2 resume and bring the meeting back to order and
3 resume proceedings?

4 The next item on the agenda is
5 Item 5B, which is the Phase III Development of
6 the Georgetown Waterfront Park.

7 Before we proceed, let me make a
8 couple of comments on this. This was a
9 carryover item. We tabled it for one month
10 during the last session and we did so in order
11 to allow the National Park Service to further
12 investigate species options relative to the
13 sycamore trees and some other related things
14 like that.

15 We did not table the item to
16 reconsider or relitigate the whole thing from
17 A to Z.

18 And so while the EDR remains
19 before us in an amendable state, I would say
20 that, first, we have already had a public
21 comment period last time. We have others who
22 are signed up today for additional public

1 comment and that is admittedly a little
2 unusual.

3 We usually do not entertain a
4 second round of public comment. So what I
5 would ask is this, for those who are
6 commenting, please, keep your comments in the
7 context of the reason for which we tabled it,
8 which was species-related, not for other
9 elements or as important as economic and
10 property value considerations may be, those
11 were not the reasons we tabled and don't bear,
12 they are important, but they do not bear,
13 directly on our decision making.

14 And so with that, let me turn it
15 over to Mr. May with the National Park Service
16 for his follow-up report. Mr. May?

17 MR. MAY: Yes, I would just ask, I
18 think, Steve Lorenzetti, the Deputy
19 Superintendent, for National Mall Memorial
20 Parks to make a short presentation about our
21 research into other variations of the sycamore
22 tree.

1 ACTION ITEM NO. 5B

2 GEORGETOWN WATERFRONT PARK

3 MR. LORENZETTI: Thank you, Peter,
4 Commissioners. Very quickly, maybe not.
5 There we go.

6 I'm just going to touch on these
7 four points very quickly: Park history; the
8 significance of these trees; the tree
9 qualities and tree selection.

10 The parkway in this area was
11 approved by Congress in 1913 and constructed
12 between 1929 and 1936. The original all,e of
13 trees was planted about 1934 and about 60 feet
14 on center and they were the Oriental
15 planetree, which is a type of sycamore.

16 The Watergate Complex was
17 constructed between '63 and '71. The Kennedy
18 Center between '65 and '71. And you will
19 notice in a second that the trees at the
20 southern end of this area, basically the
21 northern end of the Kennedy Center, were
22 replaced with Pin oaks as part of the Kennedy

1 Center construction.

2 This is a shot from 1959 showing
3 the historic all,e. You can see the trees
4 starting at Virginia Avenue going down past
5 where the Kennedy Center is today.

6 This shot is from 1968 when 67
7 percent of the Watergate Complex was
8 constructed. And you can see we have some
9 nice healthy all,e of trees here and you can
10 see the Pin oaks just starting on the southern
11 end.

12 Pardon the Kodachrome aspect of
13 this photo. It was popular in '84, I guess.
14 This shows with the Watergate complete and the
15 all,e of trees, some die back.

16 The significance of the trees,
17 it's a contributing feature to the section of
18 the parkway. Replacing these trees as they
19 die, we follow the Secretary of the Interior
20 standards for treatment of historic
21 properties.

22 They call for plantings in-kind

1 and in same location. These trees meet three
2 of our conservation goals. We have signed on
3 as a participant of the Chesapeake Bay
4 Initiative. The National Park Service at the
5 regional level in this area has a zero loss
6 policy of tree canopy and the DC Urban Tree
7 Canopy Goal is similar to what we have in our
8 own park.

9 This shows you some of the
10 existing trees in the area and their heights.
11 There are tons of different names for these
12 trees. There is the Latin genus species,
13 there is the common name and there are
14 actually more than one common name. But we
15 tried to stay with the planetree designation.

16 What you see up top are some of
17 the oldest trees. They are probably 70 --
18 well, we are sure they are 75 years-old. They
19 have topped out at, approximately, 60 feet,
20 which is not unusual in an urban setting.

21 These trees will get higher in the
22 wild where they have no competition, but where

1 you have soil compaction, the air quality we
2 have, et cetera, root restrictions, the
3 Oriental planetree tops out at about 61 feet,
4 60 to 61 feet.

5 You can see down below here we
6 have our Pin oaks from the Kennedy Center
7 construction. They are anywhere from 55 feet
8 to 28 feet. And you can see some of the newer
9 trees.

10 The London planetrees are the
11 newer ones, 11 foot, 12 foot, 19 foot.

12 This is from the Historic American
13 Engineering Record just to show how the trees
14 are marching down the parkway.

15 Here is one we didn't want to not
16 show them with leaves. Here is what you are
17 looking at when they are fully in flower. You
18 do see the sycamore is a nice tree, in the
19 sense that there are many gaps between the
20 limbs of the tree in full bloom.

21 Here is a picture that is actually
22 from the record and was used actually for the

1 Watergate nomination just showing the all,e of
2 trees going down the avenue.

3 The tree qualities that are on the
4 avenue here, the location on the street, the
5 size, the distinctive tree character, the type
6 of bar of the canopy shape, the erect nature
7 of the tree itself and we have disease
8 concerns, as was mentioned earlier.

9 Anthracnose is a problem with
10 sycamores, so we have been looking at trees
11 that are more resistant.

12 We looked at four trees. The
13 American sycamore which actually is not at the
14 site, but a lot of people believe these are
15 American sycamores, also called Occidental
16 planetree, can grow anywhere between 80 and
17 120 feet in height.

18 At this site again, they would
19 probably top out at 80. They are not very
20 resistant. And again, we haven't planted them
21 here, but we put this in here to let everyone
22 know what kind of tree this was.

1 The Oriental planetree is the
2 historic tree that originally was put on this
3 site. 60 to 80 feet and at this site, as I
4 have shown, it basically tops out at 60 feet.

5 The same family and genus as the
6 American sycamore. It's a little more
7 resistant than the American sycamore to
8 anthracnose, but still it has its own issues.

9 The London planetree is what we
10 have been using more recently. It is a cross
11 between the American sycamore and the Oriental
12 planetree. It is more resistant to the
13 disease than the Oriental planetree.

14 And the most recent one we have
15 looked at per the suggestion from the
16 Commission at our last meeting is the Liberty
17 planetree. This is a cross also between the
18 American sycamore and the Oriental planetree,
19 but it's a cross between species that have
20 proven to handle the disease better than
21 others.

22 This is a relatively new hybrid.

1 There is not a long track record of this. So
2 we went out and talked to various commercial
3 nurseries, our own experts, the USDA, their
4 best feel right now is this tree may reach 50
5 feet in about 25 years in an urban setting.
6 And the resistance is the highest of the four
7 trees here.

8 This gives you a rough idea of the
9 tree heights. These are assuming they are
10 planted on a city street. You have the
11 American sycamore, the Oriental about 60 feet,
12 which is what we have mostly now, the London
13 planetree, which we have been using recently,
14 and the Liberty planetree.

15 We have been in conversations with
16 the State Historic Preservation Officer. All
17 four of these trees do meet the Secretary of
18 the Interior's standards. They do meet the
19 requirements and support the historic all,e of
20 this area.

21 So we feel that it would be
22 appropriate to move the EDR as stated and we

1 are happy to work with the community with this

2 pallet of trees in the future. And I'm happy

3 to take any questions.

4 [INSERT - GEORGETOWN WATERFRONT PARK]

1 CHAIRMAN BRYANT: Question of Mr.
2 Lorenzetti?

3 Ms. Tregoning?

4 QUESTIONS/COMMENTS

5 MS. TREGONING: Let me just say as
6 the Commissioner that suggested that there
7 might be alternative trees to look at, that I
8 very much appreciate the effort that the Park
9 Service has taken to do that. And that it
10 looks like you found a tree that is, I guess,
11 almost half, not quite half, the height of
12 what we discussed at our last Commission
13 meeting, where I think we were discussing
14 heights of 80 to 100 feet at full growth. So
15 I think that's an enormous improvement.

16 And I appreciate your effort.

17 Thank you.

18 CHAIRMAN BRYANT: Okay. Mr.
19 Miller?

20 MR. MILLER: As the maker of the
21 motion to table to today with the request that
22 you do look at alternatives, I do -- I too

1 appreciate the effort to find alternatives
2 that were shorter and that maybe could allow
3 for a win-win situation.

4 But I'm not sure that is going to
5 be the case here. But the 25-year cycle that
6 it takes for a Liberty to grow to 50, is the
7 same true for the existing trees on the site,
8 25 years to get to the 60 to 80?

9 MR. LORENZETTI: The 25-year was
10 picked because that's all anyone was
11 comfortable with going with an estimate of
12 tree height.

13 Hybrids. It is not unusual for
14 hybrids to be shorter than the original trees.
15 But no one was, if you'll pardon the pun,
16 willing to go out on a limb and say what would
17 happen after 25 years? We all know that the
18 growth of the tree, the first 25 years, you
19 will see the most dramatic growth of the tree.

20 MR. MILLER: Thanks.

21 CHAIRMAN BRYANT: Mr. Provancha?

22 MR. PROVANCHA: Just one

1 question. I thought I heard you say the Park
2 Service is willing to work in the future with
3 the Watergate housing?

4 MR. LORENZETTI: Oh, with all of
5 the community.

6 MR. PROVANCHA: Can you
7 characterize what that means? Does that mean
8 we will --

9 MR. MAY: Can I interrupt for just
10 a second? I think until we hear what the rest
11 of the discussion is and what other folks have
12 to say, I'm not sure we are ready to take a
13 position on what we would actually do.

14 I think what the -- the only
15 statement we are making at this moment is that
16 we are happy to try to work something out.
17 And we have this full pallet to work with. So
18 it kind of depends on how the discussion goes
19 and where the Commission winds up.

20 MR. LORENZETTI: And we feel these
21 four trees meet the Secretary of the
22 Interior's standards. They would meet our

1 criteria.

2 MR. PROVANCHA: I will raise the
3 question at the appropriate time.

4 CHAIRMAN BRYANT: Okay. Mr.
5 Beltran?

6 MR. BELTRAN: Yes. The Chairman
7 of the D.C. Council commends the Park Service
8 for the great work that they have done on the
9 waterfront. However, these sycamore trees
10 will grow to, approximately, 60 or 80 plus
11 feet. This height will adversely impact the
12 residents of the buildings along the parkway.

13 And there is also 20 other trees
14 available, identified by the DOT, the D.C.
15 Department of Transportation, Urban Forestry
16 Administration as appropriate for this
17 development.

18 I have tried sharing this with the
19 NPS, but have not been able to get through.

20 More importantly, the Chairman and
21 the Ward 2 community, as well as Council
22 Member Jack Evans, are in opposition of this

1 plan at present.

2 So if we must vote on this plan
3 today, it's not a plan that has the
4 community's input. I would like to table this
5 again, so you would at least consider these 20
6 and add them to the pallet.

7 MR. LORENZETTI: If I could, I'm
8 sorry that we didn't get that. I haven't had
9 a chance to -- no one has brought it to my
10 attention yet.

11 MR. BELTRAN: I called you four
12 times, yes.

13 MR. LORENZETTI: I'm sorry, I have
14 no messages from anyone on this. I had a call
15 from Megan, but no one else.

16 These trees are not picked. There
17 is a wide variety of street trees that you can
18 use to plant along the street, but this is a
19 historic plan, so that limits you tremendously
20 in what you can plant.

21 As I showed in an earlier slide,
22 there are certain criteria that was originally

1 included in the plan that was approved.
2 That's the criteria that we go for when we try
3 to redo these trees.

4 I think 60 to 80 feet is probably
5 a little bit of a misnomer. I don't think any
6 of these historic trees will ever get to that
7 height. I don't think the new ones that we
8 are proposing or put out there will probably
9 get to that height.

10 Again, we look at this from an
11 historic point of view. This is really not a
12 new plan. This goes back to the '20 and '30s.
13 These are replacement trees. There were
14 always sycamores here. Again, we apologize
15 for not getting back soon enough in planting
16 them, that was a budgetary problem that we
17 have to deal with ourselves.

18 But it's not as if this is a new
19 change, that's all I'm trying to say.

20 MR. BELTRAN: Would you at least
21 consider the 20 that the community has
22 identified and the Department of

1 Transportation has identified?

2 MR. LORENZETTI: Well, we had our
3 experts take a look at what other trees met
4 this criteria and these are the only ones we
5 have come up with.

6 MR. BELTRAN: Will you still look
7 at the 20 trees that we have proposed?

8 MR. LORENZETTI: Um, these are the
9 historic trees. We stayed in the sycamore
10 family, because the sycamore family was a tree
11 that was approved. We tried to be very wide-
12 ranging in that family. If there are trees
13 there that are in the sycamore family, that
14 would meet the criteria, we could look at
15 those.

16 But I think we did a pretty
17 exhaustive search in the sycamore family.

18 MR. BELTRAN: So the answer is no?

19 MR. LORENZETTI: If they are
20 outside of the sycamore family, no, I'm
21 afraid.

22 MR. BELTRAN: Okay.

1 CHAIRMAN BRYANT: Mr. Miller?

2 MR. MILLER: I would say given the
3 experience here, not to delay things, but when
4 -- I would think in the future when you are
5 replacing a tree that has not been on the site
6 for a generation or more, I think there needs
7 to be more outreach to the community.

8 Not that there is a -- maybe there
9 is no statutory or regulatory requirement, but
10 I think there needs to be more outreach to the
11 affected community.

12 MR. MAY: I think that is a valid
13 point. I think that we have, you know, a
14 longstanding relationship with many of the
15 neighbors and with the Watergate residents
16 themselves and have had discussions with them
17 over the years about a variety of things.

18 It didn't sort of set off anyone's
19 alarm bell that replacing trees with what is
20 already there in the rest of the all,e and
21 simply has been missing what actually provoked
22 this kind of reaction, but I think that, you

1 know, we have learned a few lessons about how
2 to improve outreach as a result of those
3 discussions and the reaction that this has
4 caused.

5 So I think it is valid to say we
6 will be trying to do more in the future.

7 CHAIRMAN BRYANT: Let's go to the
8 public comment period. We have seven who have
9 signed up to speak. Two are representing
10 organizations and will have five minutes to
11 speak. And five are representing themselves
12 and will have three minutes to speak.

13 [INSERT - LIST OF REGISTERED SPEAKERS AND
14 SUBMITTED TESTIMONY]

1 CHAIRMAN BRYANT: I think there
2 has been a slight, because of the lateness of
3 the hour, change, so let me clarify.

4 Mr. Ehrenhaft, you are going to
5 incorporate Mr. Moody's comments into yours,
6 so we will extend, and he knows that, five
7 minutes, you to five minutes.

8 And then remind me what your --

9 MS. McNELIS: I'm Ms. Judith
10 McNelis speaking instead of Ted Smith.

11 CHAIRMAN BRYANT: Because Mr.
12 Smith had to leave.

13 MS. McNELIS: That's correct.

14 CHAIRMAN BRYANT: And he knows
15 that you are delivering his remarks. Okay.

16 First up will be Ms. Liz Sara
17 followed by you and then Elizabeth Elliott.
18 So, Ms. Sara, welcome.

19 PUBLIC COMMENT

20 MS. SARA: Thank you very much.
21 I'm here to speak on behalf of the Watergate
22 South Cooperative Building.

1 I do have some new information
2 today. First, we just wanted to make sure
3 that the record understands what is the actual
4 height that sycamore trees grow.

5 Since none of us are experts in
6 plant science or horticulture, we contacted
7 the College of Agriculture at the University
8 of Maryland and had one of the professors that
9 specialized in trees send some documents from
10 a Prentice Hall textbook. Those are part of
11 my testimony and are in your packet.

12 sycamore trees can grow as tall as
13 140 feet or more. Furthermore, sycamore trees
14 are very wide and they can have a diameter of
15 about 10 feet. Thirdly, sycamores are very
16 fast growing trees. So these are three facts
17 from the Prentice Hall textbook provided by
18 the professor at the College of Agriculture.

19 So we just want to make sure that
20 point is well-understood.

21 Second, we contacted the U.S.
22 Forest Service to get their viewpoint on some

1 alternative shorter trees that could replace
2 the sycamore. What better authority on trees
3 could exist than the U.S. Forest Service?

4 They are the largest forestry
5 research organization in the world, so that
6 agency put us in touch with the D.C. Forester,
7 Dr. Monica Lear. She is actually the State
8 Forester for the District of Columbia. Each
9 state has one.

10 We went to her and she provided a
11 list of trees that grow to a height of no more
12 than 20 or 30 feet.

13 In her letter, which is part of my
14 testimony, she defines what is meant by a
15 short tree. "In general, small trees are
16 those defined as growing to 20 to 30 feet tall
17 at maturity."

18 We think this is a pretty good
19 definition by the number of the Forest Agency
20 to use as we explore a full list of
21 alternative short trees.

22 So on behalf of the Watergate, we

1 strongly urge the National Capital Planning
2 Commission and the National Park Service to
3 gladly work with us in looking at the list of
4 these trees provided by the State Forester
5 that do not exceed 20 feet.

6 Finally, to illustrate the
7 importance of height in this whole
8 conversation, I would like to call your
9 attention to a photograph on page 3 of my
10 packet that you have in front of you. It is
11 a photograph from the Washington Post.

12 It was selected because it
13 portrays the impact of an object placed
14 between a viewer and what is in the
15 background.

16 So in this picture, someone is
17 crossing the street in Georgetown. And as you
18 see, that person appears as tall as the
19 traffic light and nearly twice as tall as the
20 three story buildings behind him.

21 The same phenomena will occur with
22 a tree planted between a viewer at the

1 Watergate and the river.

2 So in closing, we hope to work
3 with the National Park Service and the
4 National Capital Planning Commission in
5 reviewing the list, the expanded list that the
6 District Forester has provided today to select
7 one.

8 We love trees. And that is why we
9 are respectfully requesting a replacement of
10 the sycamores with one of these shorter trees.
11 That will be a win-win for everyone.

12 And I'm happy to answer questions.

13 Thank you.

14 [INSERT - LIZ SARA TESTIMONY]

1 MS. McNELIS: Good afternoon. My
2 name is Judith McNelis. For the record, that
3 is M-C-N-E-L-I-S. I serve as the General
4 Manager of the Watergate South Cooperative.

5 I wish to point out for the record
6 that Ward 2 Councilman, Mr. Jack Evans,
7 supports the Watergate and the Foggy Bottom
8 community on this matter.

9 His Director of Constituent
10 Services is here today. The National Capital
11 Planning Commission may recall that she
12 testified in January on this matter supporting
13 the Watergate's request to replace the
14 sycamore trees with short trees. She is
15 available for questions.

16 On page 9 of the National Park
17 Service recommendation, I call your attention
18 to the phrase regarding the planting of
19 sycamores and I quote directly from their
20 document. "Staff paid particular attention to
21 the planting of sycamore trees to replace
22 trees which the National Park Service believes

1 previously existed along the parkway."

2 Believes. It does not sound like
3 they are convinced. It has been many decades
4 during which there have been no trees in this
5 location. None for decades.

6 On page 18 of this same document,
7 I quote, "The line of sycamore trees along the
8 parkway will also provide a barrier between
9 parkway traffic and the users of the bike
10 path."

11 How may I ask do 60 or 80 foot
12 sycamores with a canopy at the top accomplish
13 that? The open space of these very tall trees
14 is at the bottom, the very place where the
15 Park Service wishes to create a barrier.

16 This National Park Service goal
17 can only be accomplished with a variety of
18 short tree or shrub.

19 Today you have been presented with
20 a list of short trees provided by the District
21 Forester. This is a great list provided by a
22 Government expert from which to choose.

1 We urge the National Capital
2 Planning Commission to confer with the
3 National Park Service to choose a short
4 variety from this list that does not exceed 20
5 feet at maturity. Thank you.

6 CHAIRMAN BRYANT: Thank you.

7 Ms. Elliott?

8 Ms. Elliott will be followed by
9 Mr. Ehrenhaft.

10 MS. ELLIOTT: Good afternoon,
11 Commissioners. I'm Elizabeth Elliott. I'm a
12 30-year resident of the Foggy Bottom/West End
13 community and I am here to add my support to
14 the National Park Service's recommendation.

15 I have been in the neighborhood,
16 as I mentioned, for 30 years and
17 interestingly, I didn't know the details of
18 where this particular project had -- was
19 standing at this point.

20 And I did want to point out I'm
21 also a Citizen Forester and have spent
22 probably the last oh, maybe, five, six years

1 as a Citizen Forester involved in tree
2 plantings around the city and have worked with
3 homeowner at Watergate East to revamp the --
4 there was a median that was sort of a trash
5 receptacle running down New Hampshire Avenue
6 between the Kennedy Center and Juarez Circle.

7 And this individual got the Saudi
8 Arabian Embassy to plant 22 trees total there
9 back in 2006. And through my Casey Trees
10 training, we ameliorated some of the problems
11 with -- they did some volcano mulching there
12 and really weren't stable with the trees and
13 weren't helping the trees out.

14 But one of the trees that is
15 planted there is a sycamore that is partially
16 -- it is a hybrid that is -- I don't know the
17 species of Maple that it has been bred with,
18 but it is very anthracnose resistant. And I
19 don't know whether it would be on the list.

20 But there is a perfect example
21 right at the end of that row of trees. There
22 are a whole series of White Crepe Myrtles. It

1 is on the northern end of the median strip.

2 So you all might want to take a
3 look at that and see what is going on there.

4 So again, I'm very much in support
5 of the Park Service and I'm glad that they
6 have finally gotten some funding to look
7 through this project.

8 And my only disappointment is that
9 there aren't more trees being planted down
10 there. I think we are -- our neighborhood in
11 specific has been so denuded of trees with the
12 development and more and more the fact that we
13 are having these issues with climate change
14 and the impact that any kind of development
15 has, we need to embrace as many trees as we
16 can possibly support. Thank you.

17 MR. EHRENHAFT: Thank you very
18 much, Commissioners. I welcome this further
19 opportunity to come before you. I'll try not
20 to repeat anything that I have said before.

21 Just in passing with regard to the
22 last comment made, I think it is important to

1 recall that right across the river is the
2 Roosevelt Island that probably has 10 or 1,500
3 trees on it. And so the existence of two or
4 three trees on the -- the same size as the
5 Watergate is not going to make a significant
6 difference to the environment, since there are
7 many, many, many trees just across the river.

8 But I would like to really focus
9 on four points that I included in my
10 testimony.

11 The first is that there is a lot
12 of statements about this all,e of sycamore
13 trees. It's supposedly going to be continued
14 along in front of the Watergate. I think that
15 the attachments to the testimony that I
16 provided show other parts of the Watergate
17 Parkway that show that there are many
18 varieties of trees other than these and there
19 is no real all,e that is present at that -- in
20 that particular area and need not be
21 continued.

22 I'm particularly concerned about

1 page 13 of the Park Service's previous
2 submission when it is compared to what is
3 included in my testimony from the photograph
4 that was provided and a diagram that was
5 provided by Mr. Moody, who is a tree expert in
6 the District working for the Casey Foundation.

7 He identified all of the various
8 trees that are along the Watergate frontage.
9 And as you will see there, there are many
10 varieties of trees that are already there.
11 And there is an effort now to put this all,e,
12 which consists of more trees than are shown in
13 the Park Service's own submission.

14 And I think that it would be
15 important to recognize that there are more
16 trees that are being planted there than their
17 submission suggests.

18 I would suggest that one of the
19 things that the Park Service could do in
20 cooperating with the neighborhood is spacing
21 the trees more widely apart than presently
22 contemplated.

1 There isn't any absolutely
2 requirement that the trees be placed 30, 40,
3 whatever the number is. They could be placed
4 much further apart in order to avoid this
5 obstruction from the -- of the view that is
6 the basis of our concern.

7 And so I suggest that if there is
8 a reconsideration of what is going to be done
9 there, the simplest and most productive might
10 just be taking away a couple of the trees,
11 retransplanting them elsewhere, but not
12 putting them in the direct view.

13 There is also suggestion that
14 these trees have been there for a long time
15 and they are only being replaced now. And
16 there was a further photograph that was
17 presented by the Park Service today that
18 supposedly demonstrates that.

19 I have attached to my testimony a
20 picture of the construction of the Kennedy
21 Center in 1970 that shows the Watergate right
22 after it had been completed. And if you will

1 look at that photograph, you will see there
2 are no trees along the park -- along the river
3 in that area, at that time.

4 So the notion that historic trees
5 always existed and are now just being replaced
6 just is not the case. Those trees were taken
7 away and, at that time, there was no
8 indication that historic trees were going to
9 be replanted there.

10 And the last point that I would
11 like to make concerns the fact that the Park
12 Service and the Department of the Interior
13 have designated the Watergate as a historic
14 landmark. And I have attached to my testimony
15 the pages of the landmark designation that
16 emphasized that part of the consideration of
17 making the Watergate a landmark was the fact
18 that the placement of the buildings takes full
19 advantage of the spectacular views of the
20 Potomac.

21 That the attribute of a view of
22 the river was a part of the actual

1 construction of the -- and design of the
2 building itself and the opportunity of people
3 in the neighborhood of looking through open
4 spaces at the bottom of the Watergate and
5 seeing the river that way as well.

6 So historically, if one is looking
7 at history, I think the fact that the
8 Watergate is regarded as a historic landmark
9 and that its landmark status includes the view
10 of the trees, that an appropriate compromise
11 that would -- could be done would be a wider
12 spacing of the trees that the Park Service
13 seeks to plant there. Thank you.

14 [TESTIMONY - PETER EHRENHAFT]

1 CHAIRMAN BRYANT: Thank you, Mr.
2 Ehrenhaft. We now have Ms. Nancy Hicks to be
3 followed up by Ms. Barbara Spillinger.

4 Ms. Hicks, welcome.

5 MS. HICKS: Thank you. I really
6 appreciate being able to be here again today
7 to address the issue of the planned sycamores
8 and how they are going to impact the Watergate
9 community.

10 I represent the Watergate East
11 community. I am on the Board for Watergate
12 East. And I want to say I'm going to address
13 the sort of new trees and what we can do in
14 that arena, but before I do, I just have one
15 comment to make that came out of the January
16 6th hearing.

17 It was said in the National Park
18 Service testimony "We can't remove a tree
19 every time someone's view is blocked." Now,
20 I think that is eminently sensible. We would
21 all agree with that.

22 But what we are talking about here

1 are hundreds of people and more. My building
2 alone has 250 apartments, Watergate South 230.
3 There is an office building with 12 stories
4 and, of course, a letter was submitted last
5 time on that. Plus, we are concerned about
6 the impact on our Foggy Bottom neighbors,
7 because all of our property values would be
8 affected.

9 So with that, looking forward, I
10 want to say that I'm happy to hear that the
11 Park Service is open to talking to us about
12 new kinds of trees. I think that is really
13 encouraging.

14 And as I said before in the
15 January 6th hearing, we have always had very
16 good relationships with the National Park
17 Service. We really respect their work. They
18 have helped us on a number of issues.

19 The thing that I would like to say
20 today though is that we would like the Park
21 Service to open their minds beyond just the
22 sycamore species of tree. You know, according

1 to Dr. Monica Lear, who you heard Ms. Sara
2 reference, there are many trees that would
3 serve -- that would fit the bill here.

4 And I'm going to list some of the
5 trees that we think would be -- would make a
6 really attractive landscape along the
7 Waterfront Park, which include Okame Cherry,
8 Kwanzan Cherry, Sargent Cherry, Harvest Gold
9 Crabapples, Washington Hawthorn, King Winter
10 Green Hawthorn and Kousa Dogwood.

11 Now, if you can imagine from
12 Washington Harbor all the way to the Kennedy
13 Center trees that are flowering in the spring,
14 other times of year, something like this would
15 be very appropriate to our community and would
16 be enjoyed by residents as well as, you know,
17 visitors to the area.

18 So we would urge you to consider
19 more species than just the sycamore, because
20 we are very concerned about the height and the
21 spread of these trees.

22 And we also want to commend the

1 Commission. We noted in your statement before
2 on your report that "to focus promenade users
3 on the river, including enhanced vistas and
4 views that are an integral part of the
5 nation's capital image."

6 You know, we are all concerned
7 about the image of where we live and work.
8 And we applaud you on that. And we think that
9 the right trees in this area will enhance the
10 quality of life for everyone.

11 So thank you.

12 MS. SPILLINGER: Thank you. Good
13 afternoon. I'm pleased to be here today. I
14 would like to make one comment before I go
15 into what I had prepared.

16 Obviously, not all the apartments
17 and all the office buildings and so forth in
18 the Watergate Complex face the river. I face
19 the city. I look at Juarez Circle and I like
20 my view. And I commend the Park Service and
21 the way they keep Juarez Circle. They do a
22 very good job.

1 I appear before you today to
2 express my strong endorsement of the National
3 Park Service proposal to complete Phase III of
4 the Georgetown Waterfront Park Project, which
5 would extend this attractive pedestrian
6 promenade from the Thompson Boathouse to the
7 Kennedy Center and includes replacement of
8 seven sycamore trees along the Rock Creek of
9 Potomac Parkway opposite the Watergate
10 Complex.

11 Although there have been some
12 questions raised concerning the view
13 encroachment, the Park Service has been
14 unflinching sensitive to the concerns of Foggy
15 Bottom/West End residents and they have
16 expressed the importance of tree foliage,
17 green canopy and the natural beauty in the
18 aesthetics of the neighborhood and the
19 parkway.

20 A particular concern to me was an
21 article in the January 19th issue of the Foggy
22 Bottom Courant titled "Watergate Fights Park

1 Service on New Trees." I found this to be
2 misleading and unfair.

3 The trees in question are not new,
4 but scheduled replacements of sycamores that
5 died and were removed over many years.
6 Further it is my belief that the majority of
7 Watergate residents are supportive of or not
8 opposed to this Park Service endeavor.

9 Watergate South -- I mean,
10 Watergate West, for example, has taken no
11 position on this at all, because they are
12 happy with the way things are.

13 I say this as a former Chair of
14 ANC-2A, an active member of the Foggy Bottom
15 Association, a member of the Watergate East
16 Neighborhood Issues Committee and a resident
17 of the apartment until -- since 1976.

18 I hope the Commission will embrace
19 this opportunity and encourage the Park
20 Service to continue doing what it does best,
21 blanket the District with flowers, plants,
22 shrubs and most importantly trees. Thank you

1 very much.

2 [INSERT - BARBARA SPILLINGER]

1 CHAIRMAN BRYANT: Thank you, Ms.
2 Spillinger. That ends the public comment
3 period and we return the discussion to the
4 Commission.

5 Further discussion? Mr. May?

6 MR. MAY: Yes. First of all, I
7 would like to thank everyone who came out to
8 testify either today for the first time or
9 again. We look forward to having this issue
10 resolved and everyone's input is important to
11 us in this process.

12 I think that the message from last
13 time from the last meeting was that the
14 Commission asked the Park Service to go and
15 investigate other species of trees that would
16 meet our requirements and would be shorter.

17 And we did do that and we did find
18 a species of tree that would be shorter. It
19 is apparently not enough to satisfy some of
20 the residents, but the suggestions that have
21 been made so far in terms of other species are
22 trees that, or many of them are trees that,

1 would not even remotely meet our requirements.

2 I mean, doing an ornamental
3 flowering tree as a street tree is simply not
4 going to work. Some of the other suggestions
5 perhaps in a different setting might make
6 sense, but we do have to be concerned about
7 preserving this historic landscape.

8 There are other trees that are
9 planted along the road there, but they are oak
10 trees. They are not going to be any smaller.
11 The other trees that are planted in the
12 vicinity are some smaller ornamental trees,
13 but those are planted there in those locations
14 and those particular species I think for a
15 reason.

16 And it has to do with preserving
17 or framing existing views. There are views
18 that we want to preserve under the trees for
19 people walking, driving, biking through the
20 parkway and there are views that we want to
21 have enhanced by the trees from further up.

22 I mean, one of the reasons why the

1 sycamores are more appropriate than oak trees
2 is that the density of the canopy is much
3 less. And so there is a better view through.

4 I would even go so far as to
5 suggest that the photograph that Mr. Ehrenhaft
6 showed us of the Kennedy Center under
7 construction, we are actually seeing something
8 that could be trees there, but it is either in
9 winter and you can't see any of the foliage or
10 it's because they are the sycamore trees and
11 it is hard to -- they don't have that dense
12 canopy and it's harder to see from a distance.

13 I think that from this point
14 forward, the Park Service would very much like
15 to have the EDR approved as it is. If we --
16 if it is the Commission's desire to get into
17 the specifics of the species of tree and want
18 to specify using either the existing trees or
19 the Liberty tree as a replacement, you know,
20 we would be okay with that as well.

21 But we think that given that we
22 are following the Historic Planting Plan, that

1 it is -- to do anything significantly
2 different, such as changing the species of
3 trees would require a modification of that
4 Historic Plan and may not necessarily be --
5 meet with the approval of the State Historic
6 Preservation Officer or not necessarily not
7 have an adverse impact.

8 We would like to be able to move
9 forward, at this point, with the existing
10 trees. We also said -- under the existing EDR
11 if the neighbors really would like us to
12 switch to the Liberty Planetree, we can work
13 with them on that.

14 And I think under the existing
15 EDR, we have that flexibility to do that and
16 we would be happy to pursue those discussions.

17 I would also say that it is not
18 clear cut to me that there is a single unitary
19 opposition to this. I think that, you know,
20 we have seen today people are testifying in
21 support of our plan. People went on-line and
22 signed petitions to support our plan. And I

1 think that it is -- you know, given that there
2 is not some other, you know, clear direction
3 from the neighbors, I don't see any really
4 good reason not to simply approve the EDR as
5 it is.

6 And if it's appropriate, Mr.
7 Chairman, I would simply make a motion that we
8 approve the EDR.

9 CHAIRMAN BRYANT: It has been
10 moved that the EDR, as written, be approved.
11 Is there a second?

12 MR. HART: Second.

13 CHAIRMAN BRYANT: It has been
14 moved and seconded that the EDR as written be
15 approved. Discussion? Ms. Tregoning?

16 MS. TREGONING: I would like to,
17 at a minimum, propose an amendment. I think
18 that we actually had some very productive
19 discussion between this session and last
20 session and I hate the fact that it is in no
21 way memorialized in the EDR.

22 You know, so I would like to amend

1 the EDR that suggests that uses all the
2 current language, but says "using the
3 alternative variety of sycamore tree, the
4 Liberty Planetree proposed by the National
5 Park Service or other species that grows no
6 taller."

7 I think that leaves the door open
8 for further discussions with the community,
9 but it also does memorialize the good work
10 that has been done by the Park Service to find
11 a tree that, by my estimation, looks to be
12 half the size of the tree that we discussed at
13 our last meeting, which I think is enormous
14 progress.

15 Now, I realize we may not -- our
16 local folks may not have the votes to prevail,
17 but I do want to say how much I appreciate the
18 comments that have been offered by the
19 residents of the Watergate. And I would also
20 just point out that this is a big improvement.

21 And I also want to acknowledge
22 that we have gotten a lot of comments, our

1 office as well, very much in support of
2 restoring this all,e of trees along the river.

3 CHAIRMAN BRYANT: Let me ask a
4 question. "Or other species that may grow no
5 taller" or words to that effect, that is
6 pretty wide open. It may invite discussion on
7 species or not historic or appropriate. Do
8 you want a more narrow -- do you want to
9 narrow that?

10 MS. TREGONING: Well --

11 CHAIRMAN BRYANT: Or should I just
12 turn it over to Peter?

13 MR. MAY: Well, I mean, that
14 leaves us flexibility to consider substituting
15 another tree. I don't mind having that
16 flexibility, but you are suggesting that we
17 would be obligated to replant the existing
18 London Planetrees with Libertys, the way I
19 read this.

20 MS. TREGONING: I am. I am.

21 MR. MAY: And we are not in a
22 position to do that, to execute that. So I

1 would, you know, prefer that --

2 MS. TREGONING: I mean --

3 MR. MAY: -- we have the option to
4 keep the existing or substitute the Liberty or
5 something else.

6 MS. TREGONING: I mean, I might be
7 confused, but we did have offers, I think, at
8 the last meeting that the residents of the
9 Watergate were willing to fund the replacement
10 of the trees.

11 MR. MAY: Right.

12 MS. TREGONING: I don't know if
13 that is still the case.

14 MR. MAY: But the neighbors are
15 not obligated by the action of the Commission,
16 but the Park Service would be, so we don't
17 want to -- you know, if they for some reason
18 were not willing to support changing to the
19 Liberty tree, we would be obligated to do
20 that, based on the Commission's action.

21 MS. TREGONING: So --

22 MR. MILLER: Well, I would like to

1 second the motion and offer suggestions that
2 this is very unusual, but to make it
3 contingent upon the -- one of the Boards of
4 the Watergate Complex making a commitment to
5 you to pay for the cost of all that.

6 MR. MAY: Yes, providing the Park
7 Service is not obligated to fund the
8 replacement of the Londons with the Libertys.

9 MS. TREGONING: Fine.

10 MR. MAY: And then that gives us
11 the flexibility to keep the London Planetree
12 in place.

13 MS. TREGONING: Right. Or another
14 appropriate species that grows no taller.

15 MR. MAY: Right.

16 MS. TREGONING: Got it.

17 MR. MAY: But we would not be
18 obligated. If they are only willing to fund
19 another species of tree --

20 MS. TREGONING: A shrub.

21 MR. MAY: -- we don't want to be
22 obligated --

1 MS. TREGONING: Right.

2 MR. MAY: -- to replace that, so
3 we need to have the flexibility to keep the
4 London if we are not able to either come to
5 some agreement on another species or do the
6 Liberty.

7 CHAIRMAN BRYANT: Do you want to
8 repeat that incorporating those issues?

9 MS. SCHUYLER: Excuse me, Mr.
10 Chairman, can I ask Mr. May a question that
11 goes to the legalities here?

12 CHAIRMAN BRYANT: Sure.

13 MS. SCHUYLER: Mr. May, you and I
14 have talked just briefly about the fact that
15 you could accept money from private
16 individuals as a means of replanting the
17 trees, correct?

18 MR. MAY: Yes.

19 MS. SCHUYLER: However, I have
20 looked at your policies regarding gifts and
21 you may want to talk to your attorney about
22 this. You are not eligible to take gifts that

1 run contrary to interior policies.

2 And the question is is removing
3 trees going to put you contrary to policies
4 and unable to accept that money?

5 MR. MILLER: It would also include
6 the money for the Liberty that would replace
7 the tree and that was the offer that was
8 proffered here.

9 MR. MAY: Right. You wouldn't --
10 we wouldn't -- we are obligated for many
11 reasons not to violate interior policy.

12 MS. SCHUYLER: Right.

13 MR. MAY: So it's another reason
14 why we would not. I mean, this is one of the
15 reasons why I can't live with the motion the
16 way that you have made it.

17 MS. SCHUYLER: Right.

18 MR. MAY: Or the change the way
19 you made it. We have to follow our policy
20 whether it is our money or someone else's
21 money.

22 CHAIRMAN BRYANT: So is there a

1 refinement to make sure we have it crystal
2 clear, a repeating of the -

3 MS. TREGONING: I mean, my concern
4 is if I make it an or, that I don't know that
5 -- you know, the easiest thing to do is to
6 leave the trees there. And I don't know that
7 even if the money is -- the means are
8 provided, that we would have the replacement.

9 So that's my concern about the or.
10 I could say using either the Sycamore, London
11 Planetree variety or the alternative variety
12 of Liberty Planetree or an appropriate
13 alternative that grows no taller provided the
14 funds are made available to the Park Service.

15 MR. MAY: Right. I mean, at this
16 point, the only thing that we know that we
17 could do that would be in keeping with our
18 policy would be --

19 MS. TREGONING: The Liberty.

20 MR. MAY: -- the Liberty as an
21 alternative tree.

22 MS. TREGONING: Correct.

1 MR. MAY: But if you want to leave
2 the door open for us to do something else -

3 MS. TREGONING: I do.

4 MR. MAY: -- we are happy to leave
5 that door open.

6 MS. TREGONING: I do. Okay?

7 MR. MILLER: Sounds good.

8 CHAIRMAN BRYANT: The amendment
9 has been made and seconded. All --

10 MR. MILLER: It's just on the
11 amendment?

12 CHAIRMAN BRYANT: Just on the
13 amendment.

14 All in favor of that amendment say
15 aye.

16 (Chorus of ayes.)

17 CHAIRMAN BRYANT: Opposed no? The
18 ayes have it. There was no no, right? No no.

19 Now, we are back to the original
20 motion of the EDR as amended. Any burning
21 desire to have more discussion?

22 MR. PROVANCHA: Just --

1 CHAIRMAN BRYANT: Mr. Provancha?

2 MR. PROVANCHA: -- a couple of
3 points. Now, I would like to raise the
4 question that I attempted earlier.

5 CHAIRMAN BRYANT: Okay.

6 MR. PROVANCHA: And I think we are
7 headed in that direction. It started to
8 become clear to me. I heard Mr. Lorenzetti
9 talk about the Park Service is willing to work
10 with the resident groups and that is starting
11 to be, I think, a little bit more defined as
12 in entertaining other Sycamore species, that
13 type of thing.

14 We have had a lot of discussion
15 about the height of the tree, but I think you
16 need to look at this in three dimensions. We
17 are looking at, I think, the height is
18 relevant. The size, the diameter of the trunk
19 is relevant. The size of the canopy is
20 relevant. And the spacing between the trees.

21 Did I hear 60 foot on center? So
22 it looks to me like even the most mature

1 trees, we don't have even overlapping canopies
2 at this point.

3 The other thing you need to look
4 at is the Watergate is a 10 acre complex,
5 2.619 million square feet and it occupies a
6 sizeable portion of this parkway, but not all
7 of it.

8 So I think once you look at all --
9 weigh the importance of all these factors, I
10 think also part of the view of the river is
11 not going to be obscured by the trees no
12 matter how big they are or which species. And
13 the view is not currently restricted.

14 It talks about the view being
15 blocked. I think the view is only partially
16 filtered at best in full bloom during the
17 spring, summer and fall.

18 So my concern is that -- or my
19 issue is I'm very respectful of the position
20 of the residents and their elected officials
21 that have now either testified or provided
22 some input for us, but I think it is apparent

1 to me that the Park Service has met at least
2 three conservation goals that they -- have
3 been established for them and they have done
4 due diligence in the research and the
5 selection and the replacement of trees as
6 opposed to putting in new trees more with
7 closer spacing that would further impede the
8 view.

9 So I think I'm coming around to
10 supporting the Park Service in this. If they
11 can -- if there is a legal mechanism for them
12 to continue to engage with the homeowners and
13 perhaps to accept reimbursement for
14 replacement trees, I think that's the optimal
15 solution.

16 CHAIRMAN BRYANT: Thank you. The
17 EDR is before you as amended. Do we have a
18 motion on that to adopt the EDR as amended?
19 I forget.

20 MR. MAY: I originally made a
21 motion to adopt the EDR.

22 CHAIRMAN BRYANT: Okay.

1 MR. MAY: And then it was
2 subsequently amended.

3 CHAIRMAN BRYANT: Okay.

4 MR. MAY: So we need a motion to
5 adopt it as amended?

6 CHAIRMAN BRYANT: As amended.

7 MS. TREGONING: As amended.

8 CHAIRMAN BRYANT: Okay.

9 MR. MAY: Then I would make that
10 motion.

11 CHAIRMAN BRYANT: All right. Just
12 to be sure, there is a second to that?

13 MR. HART: Second.

14 CHAIRMAN BRYANT: Okay.

15 All in favor of adopting the EDR
16 as amended say aye.

17 (Chorus of ayes.)

18 CHAIRMAN BRYANT: Opposed no? The
19 ayes have it. Thank you.

20 The last item on the agenda, Item
21 5C is the Zoning Regulations Rewrite for Motor
22 Vehicle Parking, Bicycle Parking and Loading.

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Mr. Weil, welcome.

ACTION ITEM NO. 5C

ZONING REGULATIONS REWRITE

MR. WEIL: Thank you, Mr. Chairman. Thank you. Good afternoon, Mr. Chairman and Members of the Commission.

The District Zoning Commission has referred a proposed rulemaking for three chapters of the new general citywide Zoning Regulations, which are parking, bicycle parking and loading.

This rulemaking is part of a multi-year Comprehensive Zoning Regulations Rewrite Process which began in 2007. The process is ongoing in the District Zoning Commission working with the Office of Planning and District Department of Transportation is in the process of finalizing this text.

These chapters before you today are three of many that NCPC will review as part of our advisory role to the Zoning Commission.

1 The basic framework for the
2 existing Parking Regulations was established
3 from recommendations in a 1956 report that
4 concluded that streets were intended primarily
5 for moving traffic and for access to abutting
6 property.

7 Based on that report, existing
8 parking requirements for development assume
9 that cars are the preferred way to travel in
10 the city and that parking will be provided, as
11 needed, to accommodate maximum demand levels
12 for developments on-site.

13 The existing regulations seek to
14 design places for parking as much as for
15 people, which encourages more traffic on the
16 city streets, since the expectation had become
17 that on-site parking would be readily
18 available and inexpensive.

19 These assumptions were codified in
20 the current District of Columbia Municipal
21 Regulations, which were adopted in 1958. As
22 such, the existing regulations fail to

1 recognize the special qualities of thriving
2 District neighborhoods that were well-
3 established prior to 1958, such as Capitol
4 Hill, Georgetown and Kalorama.

5 These neighborhoods are desirable
6 because they were designed around people,
7 rather than the automobile and better
8 accommodate transit, walking and bicycling
9 compared to neighborhoods designed after the
10 current Zoning Regulations were adopted.

11 In recent years, the planning and
12 urban design fields have evolved the thinking
13 about the way streets, parking and travel
14 should be designed within cities away from
15 these earlier assumptions and that streets
16 should be designed for all users, including
17 cyclists, transit vehicles and riders and
18 pedestrians of all ages and abilities.

19 The citywide and area District
20 elements of the Comp Plan, Comprehensive Plan,
21 were significantly revised in 2006 to reflect
22 this more modern thinking with the strategies

1 listed on the slide. And the proposed Zoning
2 Regulations are designed to effectively
3 implement these strategies.

4 The District has designed the
5 proposed Motor Vehicle Parking Regulations in
6 Chapter 15 to overcome several existing key
7 issues, some of which are listed on the slide.

8 One issue is with minimum space
9 requirements and that a minimum amount of on-
10 site parking is required for all uses in all
11 zones, regardless of location within the city.
12 Although, exceptions are made for projects to
13 reflect good transit accessibility by allowing
14 fewer spaces than the required minimums.

15 Current practice assumes that good
16 transit accessibility deviates from the normal
17 condition. This is not the case, however, as
18 45 percent of District residents are located
19 within a half mile of a Metrorail Station and
20 96 percent are located within a quarter mile
21 of a bus stop.

22 A second issue is that

1 accommodating shared-parking is difficult
2 under the current regulations, even though
3 shared-parking is increasingly utilized in
4 other cities around the country and is cited
5 as a strategy throughout the District
6 Comprehensive Plan.

7 A third issue is that existing
8 parking requirements are currently calculated
9 based on six different factors. And while
10 each method of calculation may have valid
11 reasons, some of these methods are based on
12 factors that could be subject to frequent
13 change.

14 A fourth issue is that although
15 the current Motor Vehicle Parking Regulations
16 include limits on the location of parking
17 spaces, they are not consistent with the
18 District Comprehensive Plan which states that
19 "New parking should generally be set behind or
20 underneath buildings."

21 In addition, the regulations are
22 also inadequate to implement current District

1 policies that limit the impact of curb cuts on
2 streetscapes.

3 And a fifth issue is that the
4 current Parking Regulations are inadequate for
5 lot screening and landscaping, since they
6 require a minimal 5 percent of the surface lot
7 area to be covered with landscaping. And
8 there are no standards for tree planting,
9 despite demonstrated negative environmental
10 impacts from large impervious surfaces.

11 And the proposed regulations are
12 designed to overcome all of these issues in
13 support of the 2006 Revised Comprehensive
14 Plan.

15 This is the purpose section from
16 the new Parking Regulations, which provide an
17 overview of how the new standards will
18 implement the Transportation and Parking-
19 related Comprehensive Plan strategies.

20 The proposed regulations are
21 consolidated and reorganized from 21 to 13
22 distinct sections with special emphasis placed

1 on car-sharing, rules of calculation, access,
2 maintenance and landscaping, screening and
3 lighting.

4 While the existing Zoning
5 Regulations do currently address most of these
6 topic areas, these new sections were developed
7 to emphasize, to provide more detail and to
8 make their regulations easier to reference and
9 utilize.

10 And as noted in the Executive
11 Director's report, there are several specific
12 cap requirements still under review by the
13 District and these will be submitted to the
14 Zoning Commission and referred to NCPC for
15 review during the next few months.

16 The proposed Bicycle Parking
17 Regulations in Chapter 16 are also designed to
18 overcome several key issues with the current
19 standards, which are listed at the top of the
20 slide.

21 The first issue is that the
22 District has determined that the current

1 bicycle parking requirements are insufficient
2 to support the future level of bicycle use
3 desired through the 2005 District Bicycle
4 Master Plan and 2006 District Comprehensive
5 Plan.

6 No. 2, although DDOT recently
7 published a bicycle facility design guide,
8 this valuable resource is considered to be
9 advisory only, currently limited to facilities
10 located on public space under DDOT control.

11 The District would like to
12 incorporate the policies and standards from
13 this guide throughout the city.

14 And No. 3, the current Bicycle
15 Parking Regulations are directly linked to
16 motor vehicle parking requirements. And since
17 the proposed Motor Vehicle Regulations will
18 reduce or in some cases completely eliminate
19 minimum parking requirements, the number of
20 bicycle spaces would be reduced or eliminated
21 in these situations, which is contrary to
22 District policies and goals.

1 Shown at the bottom of the slide
2 is the purpose section from Chapter 16, which
3 provides an overview of how the new
4 regulations will reinforce the District
5 Comprehensive Plan.

6 Under the existing Zoning
7 Regulations where bicycle parking and motor
8 vehicle parking are combined, the new Bicycle
9 Regulations are located in a separate unique
10 chapter and will be independent from motor
11 vehicle parking requirements.

12 The new regulations are structured
13 into eight sections and are much more
14 sophisticated and detailed. For example,
15 differentiating between long- and short-term
16 parking and requiring changing facilities in
17 some new and significantly expanded commercial
18 development.

19 The proposed citywide Loading
20 Regulations in Chapter 17 are designed to
21 overcome the three key issues listed at the
22 top of the slide.

1 No. 1, the current Loading
2 Regulations fail to recognize that different
3 uses are able to locate at one building and
4 the existing standards require separate
5 loading facilities for each use with no
6 provision for sharing spaces.

7 No. 2, the existing regulations
8 struggle to accommodate today's delivery
9 operations, which are significantly different
10 from the operations of the late 1950s with
11 larger delivery volumes and different size
12 delivery vehicles.

13 And No. 3, as with parking,
14 loading areas and their associated curb cuts
15 can quickly diminish the urban design quality
16 of a street if not properly regulated.

17 And here is the purpose section
18 from Chapter 17, which provides an overview of
19 how the new regulations will reinforce the
20 citywide and area District elements of the
21 Comprehensive Plan shown at the bottom of the
22 slide.

1 The new regulations are more
2 detailed expanding the existing code from 5 to
3 10 sections with special emphasis placed on
4 access, size and layout, maintenance, trash
5 receptacles and screening and lighting.

6 While the existing Zoning
7 Regulations do currently address many of these
8 topic areas, the new sections were also
9 developed for emphasis, to provide more detail
10 and to make the regulations easier to locate
11 and utilize.

12 After thoroughly reviewing the
13 proposed new citywide Parking, Bicycle Parking
14 and Loading Regulations, staff has concluded
15 that the proposed regulations are consistent
16 with many policies in the 2004 NCPC
17 Comprehensive Plan and 2009 Monumental Core
18 Framework Plan.

19 And in addition, staff finds that
20 there are no adverse federal interest issues
21 with the proposed rulemaking. Some of these
22 policies will be summarized in the next couple

1 of slides and the complete list is included in
2 the Executive Director's report.

3 Here is a summary sample of
4 federal element policies that are consistent
5 with the proposed regulations. As you can
6 see, they address a wide range of topics,
7 including Transportation Management Plans,
8 encouraging alternative modes of travel,
9 increasing and conserving the tree canopy,
10 decreasing the use of single-occupant vehicles
11 and encouraging good urban design.

12 And here are the Monumental Core
13 Framework Plan policies that will be supported
14 by the new regulations. They encourage
15 environmentally sustainable transportation
16 alternatives, advocate for the design of Great
17 Streets to accommodate all users equally,
18 promote bicycle usage and advocate for the
19 physical design of streets to encourage
20 walkers.

21 And, therefore, it is the
22 Executive Director's recommendation to the

1 Commission that the Commission advises the
2 Zoning Commission that the proposed language
3 establishing new citywide Motor Vehicle
4 Parking, Bicycle Parking --

5 CHAIRMAN BRYANT: Can I interrupt
6 you for just a second?

7 MR. WEIL: Yes, sir.

8 CHAIRMAN BRYANT: Would someone
9 send a search party for Mr. Miller, since we
10 are approaching a vote and we don't have a
11 quorum? Go ahead.

12 MR. WEIL: I can -- shall I
13 continue?

14 CHAIRMAN BRYANT: Please do
15 continue.

16 MR. WEIL: Okay. Citywide Motor
17 Vehicle Parking, Bicycle Parking and Loading
18 Regulations as described in the rulemaking
19 will not adversely affect any federal
20 interests.

21 Commends the District on
22 developing citywide Parking and Loading

1 Regulations that are consistent with federal
2 policies contained in the 2004 NCPC
3 Comprehensive Plan and 2009 Monumental Core
4 Framework Plan and notes that there are
5 several citywide Zoning Regulations contained
6 in the maximum parking requirement section,
7 which are still under review by the District
8 and that these regulations are scheduled for
9 submission to the District of Columbia Zoning
10 Commission in spring of 2011 and will be also
11 referred to NCPC as well.

12 And that concludes my
13 presentation.

14 [INSERT - PROPOSED RULEMAKING]

1 CHAIRMAN BRYANT: Thank you, Mr.
2 Weil. Questions, comments? Ms. Tregoning?

3 MS. TREGONING: I would like to
4 move the EDR.

5 CHAIRMAN BRYANT: Thank you.

6 MS. TREGONING: And I also just
7 would like to thank the staff of the NCPC who
8 has been working with us for the last two
9 years on these regulations: Julia Koster,
10 Mike here and David Zaidan, in particular,
11 they have been really helpful and I think we
12 are ending up with one of the most progressive
13 Parking Codes in the country.

14 So thank you.

15 MR. WEIL: Thank you.

16 CHAIRMAN BRYANT: Thank you. It
17 has been moved. Is there a second?

18 MR. HART: Second.

19 CHAIRMAN BRYANT: It has been
20 moved and seconded that the EDR -

21 MR. MAY: Discussion?

22 CHAIRMAN BRYANT: In a moment.

1 MR. MAY: Oh, sorry.

2 CHAIRMAN BRYANT: That the EDR be
3 adopted. Discussion?

4 MR. MAY: Thanks. I just didn't
5 want to lose my chance to speak for a second.
6 I was reminded in the course of this
7 presentation or when you mentioned the
8 District's bicycle guidelines that have come
9 out of DDOT, I haven't seen those yet, but if
10 they codify the things that we have been
11 working with over the years in the Zoning
12 Commission and in other circumstances, I'm
13 sure it is going to be a very useful document.

14 And it may find extra life within
15 the work of this Commission in that, you know,
16 it may provide a good example for other
17 agencies to follow or it may be something that
18 could be codified or some elements could be
19 codified here, because I have found that the
20 advice that we get out of the Bicycle Program
21 Manager for the District always to be on
22 target for how to plan things properly when it

1 comes to bicycles.

2 There are aesthetic issues that
3 come up from time to time, but --

4 MS. TREGONING: In that narrow
5 area.

6 MR. MAY: Yes. But anyway, I find
7 it very useful and I thought it is worth
8 calling out.

9 The other thing that I wanted to
10 just underscore in this discussion is the
11 breadth of what is being undertaken in
12 rewriting the Zoning Regulations for the city.
13 This is absolutely a Herculean task.

14 And Commissioner Tregoning and her
15 staff have done an exceptional job. Travis
16 Parker, in particular, I would call out who
17 has done an extraordinary job of just keeping
18 it all straight.

19 I mean, the Zoning Commission has
20 to a lot of work with particular projects, but
21 rewriting the Zoning Regulations as we are
22 doing it and trying to keep all that

1 information straight and clear and digested in
2 a sensible manner, Travis and his staff have
3 done an exceptional job with it and I would
4 commend the District Office of Planning for
5 their efforts in making all this happen.

6 And everybody should really
7 appreciate it whenever we get one of these
8 things to vote on at this Commission.

9 MR. PROVANCHA: That was worth
10 waiting for.

11 MS. TREGONING: I know. Can I get
12 the transcript to frame it?

13 MR. PROVANCHA: I would like to
14 echo the kudos on this Herculean effort that
15 the city has gone through to update these 1958
16 Regulations.

17 I'm looking forward to receiving
18 Section 1503 on parking, I guess that is
19 coming in the spring.

20 Unfortunately, on my staff and we
21 appreciate Mr. Weil has interfaced with her,
22 I have a senior traffic engineer and some of

1 the comments that we have, this is a wonderful
2 effort, but we wish it would go a few steps
3 further. We don't see, at this point, that
4 everything is complete, coordinated,
5 streamlined and fully synchronized.

6 We notice that there is
7 duplication of information from one chapter to
8 another. We learned at our peril when you cut
9 and paste national standards into your local
10 regulations, and then the national standards
11 change, you have to update as opposed to the
12 more prudent and flexible approach is to
13 reference the national standards and then it
14 is updated semi-automatically.

15 It's a little bit more fluid
16 because those national standards are subject
17 to periodic revisions. And I can cite a
18 couple of examples.

19 So that would be our
20 recommendation that there just be a little bit
21 more effort. We are glad to provide some
22 specifics and some concrete examples.

1 One, for example, is in Chapter 17
2 about loading facilities. I think the city
3 goes a long way, particularly the loading
4 facilities that service the building. One
5 small gap we see is messenger services. The
6 city runs pretty much on messenger service
7 deliveries who don't typically use loading
8 docks and there wasn't any provision that we
9 saw that would facilitate the messenger
10 service types of deliveries.

11 Those folks frequently get
12 ticketed and/or towed because there is no
13 place for them to conduct their business,
14 which supports the business of the buildings
15 that they serve.

16 So those were our comments. But
17 again, kudos to the staff for the good
18 analysis as well as to the city for this
19 effort.

20 CHAIRMAN BRYANT: Mr. Weil, thank
21 you.

22 It has been properly moved and

1 seconded that the EDR be approved.

2 CHAIRMAN BRYANT: All in favor say
3 aye.

4 (Chorus of ayes.)

5 CHAIRMAN BRYANT: Opposed no? The
6 ayes have it. Thank you.

7 This has been a very busy day. We
8 had only three action items, but perhaps one
9 of the longer meetings which underscores our
10 penchant for thoroughness. So thank you to
11 everyone for your endurance today.

12 CHAIRMAN BRYANT: We stand
13 adjourned.

14 (Whereupon, the Open Session
15 Meeting was concluded at 4:18 p.m.)

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C E R T I F I C A T E

This is to certify that the foregoing transcript

In the matter of: Open Session

Before: National Capital Planning Commission

Date: 02-03-11

Place: Washington, DC

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