

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY,  
JULY 12, 2012

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

NATIONAL CAPITAL PLANNING COMMISSION MEMBERS  
PRESENT:

PRESTON BRYANT, JR., Chairman  
Presidential Appointee

HOWARD A. DENIS, U.S. House of Representatives  
ARRINGTON DIXON, Mayoral Appointee  
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  
BETH WHITE, Presidential Appointee  
MINA WRIGHT, General Services Administration  
NCPC STAFF PRESENT:  
MARCEL C. ACOSTA, Executive Director  
ANNE SCHUYLER, General Counsel  
DEBORAH B. YOUNG, Secretary to the Commission

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

2 12:30 p.m.

3 CHAIRMAN BRYANT: Good afternoon  
4 everyone and welcome to the National Capital  
5 Planning Commission's July 12th, 2012 meeting.  
6 And if you would, please, all stand and join  
7 me in the Pledge of Allegiance.

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

13 CHAIRMAN BRYANT: Thank you. For  
14 all in attendance, I would note that today's  
15 meeting is being live streamed, and so please  
16 be aware.

17 And noting the presence of a  
18 quorum, I'd like to go ahead and call the  
19 meeting to order and we will proceed per the  
20 agenda that's been publicly advertised.

21 (INSERT - MEETING AGENDA)

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REPORT OF THE CHAIRMAN

CHAIRMAN BRYANT: Agenda item No. 1 is the report of the Chairman. And other than to make a special notation that I think the Commission will be glad to hear, I don't have much else additional to say.

There's been a suggestion more than once that we start our meetings at 1:00 instead of 12:30. Allow people take full advantage of their lunch period before we get started. And so starting in September we will start at 1:00. That will be the rule from now on. Of course we do not meet in August, so this gives us the month of August to make sure that everything is properly advertised and noticed and people know that this momentous change in the way we do business. So again, September 6th they're meeting and it will be begin at 1:00.

REPORT OF THE EXECUTIVE DIRECTOR

CHAIRMAN BRYANT: Agenda item No. 2 is the report of the Executive Director.

1 Mr. Acosta?

2 EXEC. DIR. ACOSTA: Thank you, Mr.  
3 Chairman. I just have a few announcements to  
4 make that might be of interest to the public.

5 First of all, on July 19th we're  
6 holding a public meeting and comment on the  
7 Southwest Ecodistrict Plan which we'll be  
8 hearing later on today. This meeting will be  
9 held at 6:30 p.m. at the Office of Planning on  
10 the southwest side. So we hope that you will  
11 all be able to attend.

12 In addition, we have just a couple  
13 of personnel announcements to make. First,  
14 Bill Dowd, who you all know is our Director of  
15 Physical Planning, began a six-month detail to  
16 the General Services Administration. Bill  
17 will serve as the Acting Regional Commissioner  
18 of the National Capital Region Public Building  
19 Service and Elizabeth Miller serve as NCPD's  
20 Acting Director of Physical Planning until  
21 further notice.

22 I'd like to also introduce

1 Cathleen Kronopolus.

2 Cathleen, if you would stand?

3 Cathleen is currently the Regional  
4 Public Building Service Commissioner for GSA,  
5 and she also started a six-month detail at  
6 NCPC. So she'll be focusing on a lot of  
7 important issues between NCPC and GSA,  
8 including the implementation of the Southwest  
9 Ecodistrict, as well as the Federal Capital  
10 Improvements Program and other things that I  
11 think we have a vested interest in. So we do  
12 welcome Cathleen to NCPC for the next six  
13 months.

14 Also we have a few interns that  
15 have joined us. Matthew Killian. Matthew  
16 joins the Office of Physical Planning as a  
17 summer intern. Matthew is a rising senior at  
18 Harvard University majoring in chemistry and  
19 he has supported our staff's effort to  
20 finalize the Southwest Ecodistrict Plan.

21 Also we welcome two summer interns  
22 from the District of Columbia's Summer Youth

1       Employment Program. Mary Mease. Mary is a  
2       rising senior at Frank Ballou Senior High  
3       School. And also Johnwilliam Carroll is a  
4       rising junior at the University of Oklahoma  
5       majoring in meteorology. And this is  
6       Johnwilliam's second year at NCPC. He enjoyed  
7       it so much, he decided to come back.

8                        So we welcome all of them here at  
9       NCPC. These interns have been great for us  
10       and I hope we've given them a great  
11       opportunity here. So we welcome all of them.

12       (ININSERT - REPORT OF THE EXECUTIVE DIRECTOR)

1 (INSERT - BROAD BRANCH STREAM DAYLIGHTING)

1 (INSERT - ROCK CREEK PARK BROAD BRANCH STREAM

2 DAYLIGHTING: PRELIMINARY & FINAL SITE

3 DEVELOPMENT PLANS )

1                   CHAIRMAN BRYANT: Thank you, Mr.  
2                   Acosta. On the NCPC/GSA partnership I would  
3                   say that obviously our organizations work very  
4                   closely together on many, many projects and to  
5                   have senior-level personnel exchange for a  
6                   six-month period, an NCPC person going to GSA  
7                   and a GSA person coming to here, is pretty  
8                   great. And so it's a good opportunity for  
9                   both organizations and for everyone involved.

10                   And for our summer interns, I'll  
11                   just say generally we remain grateful for the  
12                   many contributions you make to us in the weeks  
13                   and months that you are here. So thank you  
14                   very much for the work that you do.

15                   LEGISLATIVE UPDATE

16                   CHAIRMAN BRYANT: Agenda item No.  
17                   3 is the legislative update. Ms. Schuyler?

18                   MS. SCHUYLER: Thank you, Mr.  
19                   Chairman. I do have something to report  
20                   today. I'm pleased to announce that HR-2297,  
21                   which is a bill to promote the development of  
22                   the Southwest Waterfront in the District of

1 Columbia and for other purposes, has now  
2 become public law. The bill has previously  
3 passed both the House and the Senate, albeit  
4 in different versions, therefore there was  
5 need for reconciliation. Reconciliation  
6 occurred and the bill was presented to  
7 President Obama on July 29th and was signed on  
8 July -- I'm sorry, on June 29th and was signed  
9 into law. It is now Public Law 1112-143.

10 And since I know you would like to  
11 know what this bill actually provides for, it  
12 allows the transfer of the Southwest  
13 Waterfront development property to a  
14 redevelopment company or other private lessee  
15 or purchaser by the Deputy Mayor for Economic  
16 Development and it also repeals the U.S.  
17 Government's reversionary interest.  
18 Essentially what this will do is to allow  
19 redevelopment of the waterfront to proceed in  
20 a manner that we have heard about on several  
21 prior occasions.

22 CHAIRMAN BRYANT: Thank you. Are

1 there any questions for Ms. Schuyler?

2 (No audible response.)

3 CHAIRMAN BRYANT: That's an  
4 important piece of legislation. It will  
5 become more apparent in our first agenda item.

6 CONSENT CALENDAR

7 CHAIRMAN BRYANT: On the consent  
8 calendar we have one item. This is the master  
9 plan modification and installation of a  
10 perimeter fence and second containment fence  
11 at the Smithsonian National Zoological Park.

12 (INSERT - SECONDARY CONTAINMENT FENCE AND  
13 RELATED PLAN AMENDMENT)

1                   CHAIRMAN BRYANT: Do we have any  
2 questions or comments from Commission members  
3 on this one item?

4                   (No audible response.)

5                   CHAIRMAN BRYANT: Hearing none, is  
6 there a motion on the consent calendar?

7                   COMMISSIONER HART: So moved.

8                   CHAIRMAN BRYANT: It's been moved  
9 and seconded that the consent calendar before  
10 you with the one item be approved. All in  
11 favor, say aye?

12                   (Chorus of ayes.)

13                   CHAIRMAN BRYANT: Opposed, no?

14                   (No audible response.)

15                   CHAIRMAN BRYANT: It's passed.

16                   ACTION ITEMS

17                   Southwest Ecodistrict, SW, Washington, D.C.

18                   CHAIRMAN BRYANT: The first item,  
19 which is agenda item 5A on our open calendar,  
20 is very exciting. It's been quite a number of  
21 years in coming. And if you'll permit me, I'd  
22 like to say a few things about it. And of

1

course it is the Southwest Ecodistrict Plan.

2

(INSERT - DRAFT SOUTHWEST ECODISTRICT PLAN)

1 (INSERT - THE SW ECODISTRICT)

1                   CHAIRMAN BRYANT: The Commission  
2 received an informational briefing on the plan  
3 at the May Commission meeting. The purpose of  
4 today's meeting is to receive a full  
5 presentation on the Southwest Ecodistrict Plan  
6 so that we can then move to approve the plan  
7 for public comment. Today's presentation is  
8 going to be about 30 minutes, and it will be  
9 an exciting 30 minutes, I think.

10                   So at our next meeting then in  
11 September we will have the staff focus again  
12 on the plan. That presentation will be after  
13 the 60-day public comment period and we'll  
14 talk about any changes that have been made to  
15 the plan as a result of the very good public  
16 comment that we anticipate.

17                   I think the overriding point that  
18 I'd like to get across is that there are a  
19 number of synergies that are working right now  
20 that has allowed this plan to come together  
21 and achieve some focus and that also will aid  
22 in its implementation.

1                   And basically those synergies are  
2                   three: One is the Department of Energy  
3                   Building, which has no small footprint in the  
4                   15-block area that's been our focus. It is  
5                   now 40-50 years old and it's coming to a life  
6                   cycle decision that others who are responsible  
7                   for the property will make. And so that's  
8                   very important. Now there are other buildings  
9                   in the 15-block area that equally are entering  
10                  that phase of their lives that require some  
11                  detailed analysis as to what to do with them.  
12                  So that's kind of a fortunate thing. Second,  
13                  there's a private sector initiative that's  
14                  been under way in partnership with the  
15                  District on the Southwest Waterfront, and it's  
16                  a \$2+ billion project. And that's coming to  
17                  fruition, at least in the planning stages,  
18                  right now. Then third, we have the Maryland  
19                  Avenue project.

20                         And so all of these major  
21                         components are sort of coming to a head at one  
22                         time. And if we had planned it, we probably

1       couldn't have planned it for these things to  
2       sort of come together relatively all at the  
3       same time. And to not take advantage of these  
4       very fortunate coincidental synergies would  
5       almost be tragic. And so we have probably a  
6       once in a half century opportunity to do this  
7       and to get it right and with this plan and the  
8       two-plus years that it's been in development  
9       really gives us that opportunity.

10               The focus on this 15-block area,  
11       about 110 acres, is really because of the many  
12       extraordinary parts of the city. This is one  
13       quadrant that is really a workday quadrant.  
14       It's dominated by federal facilities. While  
15       there are some adjacent neighborhoods in the  
16       15-block area that we've studied, there really  
17       isn't a whole lot of significant post-5:00  
18       life. And so this is an opportunity to  
19       breathe new life in a very important part of  
20       the city as we look over the next two or three  
21       decades. And this will be a two or three-  
22       decade implementation.

1 I would also say that the plan is  
2 practical. We recognize that there's a lot of  
3 challenges, there's a lot of pieces, the stars  
4 have to align to see it come about and it  
5 provides that flexibility. There are a lot of  
6 public and private sector players that have to  
7 coordinate not just their planning activities,  
8 but capital, the investment. And so there's  
9 a lot that needs to be done in a very  
10 coordinated way. And so the plan, we believe,  
11 is fairly practical in its flexibility.  
12 That's a good thing. I'd also kind of state  
13 the obvious. To implement this is not going  
14 to be quick, easy or cheap. It's going to  
15 take a heck of a lot of coordinating along the  
16 way.

17 I want to acknowledge not only the  
18 Southwest District Task Force, Ecodistrict  
19 Task Force has been hard at work, which more  
20 than two years ago was started out being known  
21 as the 10th Street Corridor Task Force, and it  
22 certainly preceded my time joining the

1 Commission, but as it evolved and as the scope  
2 of its work evolved, it evolved into the  
3 Southwest District Task Force. The NCPC  
4 staff; Bill Dowd, Elizabeth Miller and Diane  
5 Sullivan, have been chief among many who have  
6 been working on this. As we just mentioned,  
7 Bill is now detailed to GSA and quite  
8 fortunately Cathy Kronopolus, whom you've just  
9 met, is coming from GSA, and she also in her  
10 previous position at GSA was very familiar  
11 with this. So there's a lot of knowledge  
12 transfer. We're not going to miss a beat.

13 The District of Columbia, Harriet  
14 Tregoning and her office, the D.C. Office of  
15 Planning, has been key, as has GSA, Commission  
16 of Fine Arts, and USDA, all of whom helped  
17 fund the last couple years of planning. D.C.  
18 Office of Planning also led the small area  
19 plan for this area, which was no small task  
20 and has been central to our thinking of what  
21 to do with this area. And then we've had an  
22 extraordinary number of consultants who along

1 the way have done the yeoman's work on this.

2 Now we enter after today and after  
3 your presumed support for this plan to go to  
4 the public comment period. We will go to a  
5 60-day public comment period. And, Elizabeth,  
6 if I remember correctly, you said that we  
7 already have about 50 or 60 people signed up  
8 for the first meeting, which as Mr. Acosta  
9 said, is going to be July 19th. And so we  
10 expect to get a great deal of significant  
11 public input.

12 So thank you for your indulgence.  
13 With that, I'll turn it over to Elizabeth  
14 Miller who will take us through the latest  
15 overview of this plan.

16 MS. MILLER: Thank you. Good  
17 afternoon, Mr. Chairman and members of the  
18 Commission. On behalf of the Southwest  
19 Ecodistrict Task Force, we are pleased to  
20 present the Southwest Ecodistrict Plan to  
21 circulate for a 60-day public comment period.

22 Before I begin, I would just like

1 to quickly introduce the project team who has  
2 been instrumental in preparing this plan. As  
3 mentioned, Diane Sullivan has been our lead  
4 sustainability planner. She's going to be co-  
5 presenting with me today. Also Sara Moulton,  
6 Amy Trace, Kenny Walton and of course Bill  
7 Dowd have been invaluable support throughout  
8 the project from strategic planning to urban  
9 design, building modeling, as well as public  
10 and stakeholder outreach and also a hands off  
11 to our interns who really helped this get here  
12 today, along with our Office of Public Affairs  
13 or Engagement. Otto Condon, urban design  
14 principal with ZGF Architects, who is also  
15 with us here today, led our consultant team.  
16 His firm provided the urban design and  
17 environmental expertise with support from ARUP  
18 Engineering, HR+A Economic Advisors, as well  
19 as Kittelson Transportation Planners and  
20 Engineers.

21 I just want to echo the Chairman's  
22 remarks and extend our thanks to the task

1 force for all that you've done to support our  
2 work. And it is an ambitious plan. It's a  
3 big undertaking, but I believe over time that  
4 we can really transform how future generations  
5 are going to live and work and visit and  
6 experience this part of the nation's capital.

7 So today's briefing, Diane and I  
8 are actually going to tag team. I'm going to  
9 introduce the project, review the key  
10 recommendations, our revitalization scenario  
11 and how the district scale strategies will  
12 help us yield greater results. Diane's going  
13 to cover how we can create a highly  
14 sustainable mixed-use community and why an  
15 ecodistrict makes economic sense, as well as  
16 how partnerships can make this happen.

17 For those of you that are familiar  
18 and to refresh the Commission's memory, this  
19 is our study area. It's about 110 acres  
20 between Independence Avenue and Maine Avenue,  
21 4th and 12th Streets, as shown within this red  
22 boundary. There's approximately 10 million

1 square feet of office here, primarily either  
2 owned or leased by the Federal Government.  
3 There's one hotel at this location, a little  
4 bit of retail and food service, and most of  
5 that is actually buried within these  
6 buildings.

7 So just to explain how our project  
8 relates to the work of the Office of Planning  
9 -- well first of all, I should say we kicked  
10 off this work in January of 2011 with 17  
11 agencies that made up or task force. And that  
12 included all of the federal tenants and in and  
13 around the study area, as well as those  
14 federal agencies who have jurisdiction over  
15 this area, as well as several key city  
16 agencies.

17 So this is a result of two  
18 collaborative planning efforts. This study  
19 area boundary which I've shown you is actually  
20 what we've focused on with the Southwest Eco  
21 Task Force looking at neighborhood development  
22 and environmental strategies. And this

1 corridor is the area that the DCOP focused on  
2 with the Maryland Avenue Small Area Plan. And  
3 their focus was how to deck the avenue,  
4 improve land use, transit and public space  
5 along this corridor. These plans were very  
6 closely coordinated. They were really  
7 prepared in tandem. We've held many  
8 individual as well as joint meetings with the  
9 task force working groups and advisory  
10 committee of private property owners and the  
11 public. I think we've held over 35 meetings  
12 in all.

13 So the overall goal of the  
14 Southwest Ecodistrict is to transform both the  
15 10th Street and Maryland Avenue Corridors into  
16 highly sustainable well-connected mixed-use  
17 communities and to create an environmental  
18 showcase of high-performing buildings and  
19 landscapes.

20 So the Ecodistrict Plan, which we  
21 provided to you all about a week ago and that  
22 we've also got online for the public; and

1 we're happy to provide you a copy as well, a  
2 hard copy if you'd like -- but this plan  
3 actually lays out the development scenario,  
4 the urban design and environmental strategies,  
5 as well as a governance strategy on how we  
6 believe we can move this plan forward.

7           So what is the ecodistrict? So  
8 the purpose of this study. The Southwest  
9 Ecodistrict is a comprehensive and forward-  
10 looking approach to sustainability and  
11 livability. It will capture, manage and reuse  
12 energy, water and waste beyond a single  
13 building to a group of buildings within this  
14 defined area. It will include an increase in  
15 mix of uses, transportation choices, to create  
16 a neighborhood of parks and plazas that will  
17 knit together a really vibrant, green and  
18 walkable community.

19           So most of you are familiar with  
20 the study area, but this is just a glimpse of  
21 what we're trying to fix. And we've got  
22 mammoth single-use buildings, no ground floor

1 uses, lack of pedestrian amenities, expansive  
2 amount of pavement, lots of level changes, the  
3 barriers that are created by not only the  
4 rail, but the freeway. And then when we get  
5 down to Banneker Park, which is sometimes hard  
6 to access. It's not easy also to get down to  
7 the waterfront. And I love this picture of  
8 the folks who are having to forge their  
9 sheep's path down this 45-foot embankment. So  
10 these are the things that we believe the  
11 ecodistrict will rectify.

12 So built during the urban renewal  
13 area, these mid-century modern buildings and  
14 landscapes are approaching their 50-year  
15 eligibility criteria for nomination into the  
16 National Register of Historic Places, and we  
17 do address this in our plan. One of the  
18 challenges that we have is that many of these  
19 buildings are outdated and costly to maintain.  
20 Work space is not efficiently used and they  
21 use way more energy and water than necessary.

22 So why now is the time to act?

1 The Chairman covered many of these things, but  
2 I'd also like to point out that there's two  
3 kind of fundamental policy directives that  
4 provide the foundation for our work. One is  
5 the Monumental Core Framework Plan that was  
6 adopted in 2009. And the purpose of this plan  
7 was to look at how we could extend the civic  
8 qualities of the National Mall and create new  
9 settings for cultural destinations, but also  
10 we can retain and improve the federal office  
11 space and create new places to live and work  
12 within the monumental core.

13 The other critical driver here is  
14 Executive Order 13514, the Federal Leadership  
15 in Environmental Energy and Economic  
16 Performance, that was signed by President  
17 Obama in 2009. This executive order is a  
18 transformative shift in the way that  
19 Government does business. It makes a  
20 reduction in greenhouse gas emissions a  
21 priority for federal agencies and it sets very  
22 aggressive targets for energy, water and waste

1 reduction. And Diane will cover this in more  
2 detail in a few minutes.

3 The Southwest Ecodistrict  
4 Initiative was launched to show how  
5 collaborative planning and implementation at  
6 the district scale can improve sustainability,  
7 but also reduce cost and help revitalize an  
8 important area of the city. And I would just  
9 like to expand upon some of the drivers that  
10 why we believe now is the time to act.

11 The Federal Government,  
12 particularly GSA, is reexamining their  
13 property and how to meet these aggressive  
14 sustainability targets, but also how to create  
15 a more efficient work place, and of course  
16 reduce operating cost. The National Park  
17 Service is working diligently trying to  
18 protect the Mall as a cultural resource, and  
19 we've got really billions of dollars being  
20 invested by the private sector. The CSX is  
21 really on a fast forward motion to improve its  
22 rail corridor. The waterfront development.

1 L'Enfant Plaza, which is actually within our  
2 study area, is also expanding and renovating  
3 their facilities. And the District has also  
4 set out on the course to become the greenest,  
5 healthiest and most livable city in the  
6 nation. So I think the synergy of all of this  
7 happening is definitely an indicia that now is  
8 the time to act.

9 So I'm going to turn it over to  
10 Diane who's going to talk about our  
11 strategies.

12 MS. SULLIVAN: Good afternoon, Mr.  
13 Chairman, members of the Commission.

14 So we set out to achieve a highly  
15 sustainable mixed-use community in what you  
16 know of today as an isolated federal office  
17 enclave in the Southwest. And before  
18 Elizabeth comes back up here to talk about the  
19 focus areas, I thought I would do a brief  
20 recap of the framework that we presented to  
21 you in May. This is the framework that  
22 informed the development of the revitalization

1 scenario and it's a framework that is going to  
2 inform development in this area over the next  
3 20 to 30 years.

4 The framework includes guidelines,  
5 objectives and recommendations for this  
6 development. And really we look at it in two  
7 parts; neighborhood development and  
8 environmental systems. Neighborhood  
9 development includes public spaces, land use,  
10 transportation and street network. And this  
11 framework was largely informed by a market  
12 study and user survey that the D.C. Office of  
13 Planning did last year. The market study  
14 looked at the viability of land uses in this  
15 area. And the user survey asked people what  
16 would make this area a more desirable place to  
17 live? And not surprisingly the overwhelming  
18 response was a mix of better amenities in this  
19 neighborhood.

20 So the framework basically put  
21 together strategies for linking public spaces  
22 with new museums or new sites for museums and

1       memorials.  It looked at how to infuse mixed  
2       use into this federal office enclave,  
3       especially in that middle area there, while  
4       protecting the federal and cultural character  
5       of Independence Avenue and Banneker Park.  We  
6       looked at new places for retail nodes and how  
7       to activate building frontages.  And we did  
8       two transportation studies, the first which  
9       looked at whether it was actually possible to  
10      reconnect these streets and meet acceptable  
11      clearances.  And the second study actually  
12      looked at the development scenario and tested  
13      its impact on the street network and the  
14      existing transportation.  And these studies in  
15      turn informed our recommendations for creating  
16      a much better intermodal system here,  
17      improving walkability and mobility and  
18      improving just the overall transit circulation  
19      throughout the area.

20                   And then we also did a conceptual  
21      high-level analysis of looking at possible bus  
22      area layover parking for tour buses underneath

1 10th Street and under Banneker. This is  
2 clearly something that needs to be studied in  
3 more detail and we need to take into account  
4 the neighborhood concerns in this area, but  
5 these areas are possible solutions for the  
6 problem of tour bus idling in this area.

7 And then we also looked at street  
8 function and character. So recognize which  
9 streets should be more monumental in  
10 character, ones that emphasize view corridors,  
11 significant architecture, and that play host  
12 to public events, and which streets should be  
13 more local in character.

14 And then the second part of our  
15 framework was the environmental systems. And  
16 again, just a recap of what you heard in May,  
17 this looked at energy, water, waste and green  
18 infrastructure.

19 Very early on we worked with GSA  
20 and the private property owners to sort of  
21 establish an existing baseline of how the  
22 buildings are performing today. As you know,

1 the federal mid-century modern buildings are  
2 not performing that well in terms of energy  
3 and water use just because of their age, their  
4 size, their orientation.

5 After we established that  
6 baseline, we set targets for all of these  
7 areas, most of which are based on the  
8 executive order. And then we went forward  
9 with building strategies. These are low-  
10 hanging fruit. We always want to try and  
11 reduce our energy and water use first before  
12 looking at other sources for providing that.  
13 And then we looked at block and district  
14 strategies which really are the crux of this  
15 plan and allow us to meet our targets.

16 So at the building scale,  
17 basically we put together a list of different  
18 strategies that can be done based on whether  
19 a building was going to be around for the long  
20 term. Or if it was going to be fully altered  
21 or redeveloped in the near term, then  
22 obviously we're not going to employ as many

1 strategies in terms of making them more energy  
2 and water efficient.

3 And then at the block and district  
4 scale, let's start with energy. Our energy  
5 source, as you know, today is very dirty and  
6 most of it is from coal-generated electricity.  
7 It's very inefficient and it emits a  
8 significant number of greenhouse gas  
9 emissions. Our goal for this area was to  
10 strive for a zero net energy district as  
11 measured in carbon. This is very hard to do  
12 in an urban area, however, our block and  
13 district strategies do get us much closer to  
14 achieving this goal.

15 So at the block scale we had four  
16 bit strategies and all of these really allow  
17 for the sharing of energy in between buildings  
18 within a block. They're solar thermal, which  
19 is just basically heating hot water on the  
20 roof. There's solar PV, obviously using the  
21 sun's energy for electricity. Ground source  
22 heat, which is using the constant temperature

1 from the earth to provide heating and cooling  
2 in buildings. And then the central utility  
3 plant as well, which allows for the sharing of  
4 cooling and heating between buildings also.

5 At the district scale we had two  
6 very big strategies. One was expanding the  
7 central utility plant that is owned and  
8 operated by GSA. As you know, it is only  
9 allowed to service federal buildings, which it  
10 does in this area, and for buildings beyond,  
11 in some of the Smithsonian buildings as well.  
12 We see this as a very valuable resource  
13 because it runs on natural gas and could  
14 possibly run on a renewable source in the  
15 future. But it really plays a large impact in  
16 reducing this area's greenhouse gas emissions.  
17 We would really like to see the new  
18 development, private development come onto  
19 this plant as well.

20 And then the other is just to  
21 start to establish micro-grids in this area,  
22 which basically allows for the local

1 production and distribution of energy. It's  
2 more reliable and it can be more efficient.

3 We set goals for water. We tried  
4 to reduce our potable water use in half and we  
5 also set out to manage all of our storm water  
6 within the area, which is an awful lot, and  
7 also something very hard to do in such an  
8 urban area. And we have been able to meet  
9 these goals. At the block scale basically  
10 just taking all of the rain water from the  
11 roofs, from the streets, treating it in  
12 planters and then it ends up in our district  
13 water system. Waste water systems. Basically  
14 black water is going to continue to go to D.C.  
15 Plains where it makes energy through anaerobic  
16 digestion, and gray water will be reused in  
17 this area. At the district scale all of this  
18 will go to cisterns under 10th Street and if  
19 we're able to capture all of this water, send  
20 it under 10th Street and have all of the  
21 development utilize this water for its non-  
22 potable water needs. It will provide 71

1 percent of the total water use in the  
2 District, which is just an enormous reduction  
3 in water that now has to come from D.C. water,  
4 which is a huge energy reduction as well.

5 We set waste targets for both  
6 construction waste and building waste. This  
7 is where I think there is so much room for  
8 improvement. We right now divert only about  
9 35 percent of our waste from the landfill in  
10 this area. I always use the example of the  
11 entire City of San Francisco is diverting 77  
12 percent of its waste from the landfill. So we  
13 have a lot of room for improvement here. This  
14 is where we're still going to take advantage  
15 of the regional waste system because it just  
16 was not feasible for us to actually manage our  
17 waste within this tiny little district.

18 However, what we need to do is just improve  
19 our recycling. We need to start a composting  
20 program and continue -- just start buying  
21 products with less packaging. And I have to  
22 say that both GSA and the District are already

1 making great strides in this effort. So I  
2 think we're going to see a great improvement  
3 in this area very soon.

4           And then lastly is green  
5 infrastructure. And what is green  
6 infrastructure? It's a connected system of  
7 parks and open-space vegetated areas. And  
8 basically the idea is that being connected  
9 vastly improves human health and ecological  
10 habitat. We have chosen to measure this  
11 concept in three ways: One through the amount  
12 of pervious surface. So we set a target of 35  
13 percent in our area. Tree canopy. Right now  
14 only eight percent of the area has tree  
15 canopies, so we want to shoot for 40 percent.  
16 And then a green area ratio. GAR is an  
17 indicator that the District is using now, and  
18 basically it is a calculation that looks at  
19 the amount of tree canopy and permeable  
20 surfaces compared to the entire surface area.  
21 And so basically 0.45 is a pretty aggressive  
22 target here, but I do think that we can meet

1 it.

2 At the building scale this  
3 includes doing things like green roofs, edible  
4 rooftops, green walls and rain gardens. And  
5 then employing it at the district scale it's  
6 looking at corridors of tree canopies, using  
7 native vegetation, healthy soils, all the  
8 things that you would think of, and pervious  
9 areas of course.

10 So basically that's a quick recap.  
11 You heard a lot. You know, you heard more in  
12 May, and it certainly is in a lot more detail  
13 in the plan. What we then did was take this  
14 framework to inform the development pattern  
15 and the phasing of how things might occur or  
16 how development occur over time. And so I'm  
17 just going to quickly walk through that.

18 Here we have the area today. And  
19 then first you would probably start with your  
20 light rehab and full rehabilitation of  
21 buildings. So the buildings in the darker  
22 blue; you know, there's four of them there,

1 those the ones that we really think will be  
2 here for the long term and are worthy of, you  
3 know, larger investments because there will be  
4 time to pay them back. You can see the  
5 central utility plant there located south of  
6 the USDA building. And then there's the  
7 existing park spaces.

8 We see that three buildings could  
9 possibly be re-purposed over time. This means  
10 that they have the opportunity to expand in  
11 terms of maxing out to the building envelope.  
12 They could also change use and change  
13 ownership over time.

14 And then we have infill. Infill  
15 can happen on vacant under-utilized sites  
16 here. This does not preclude any major  
17 redevelopment from happening, so it could  
18 happen first and then the major redevelopment  
19 sites could follow. This actually is at the  
20 point where you would start to set up your new  
21 street network. And then finally you bring in  
22 the big moves, which are the big redevelopment

1 sites, the Forrestal site and the big  
2 development that could happen over the  
3 freeway.

4 And so here we have everything  
5 together. And we added in our solar canopy  
6 over the freeway as well.

7 And so now basically I'm going to  
8 hand it over to Elizabeth. She's going to  
9 actually go into what all of this looks like  
10 in more detail within the focus areas.

11 MS. MILLER: So each of these  
12 topic areas that Diane just reviewed comprise  
13 either a development or an environmental  
14 system that when we applied it to our study  
15 area really helped to inform our  
16 revitalization scenario.

17 And so chapter 4 of our plan lays  
18 out a lot of very site-specific  
19 recommendations for both parcels and streets.  
20 And it's way too numerous to recap here today,  
21 so I'm just going to spend a few minutes  
22 highlighting what we believe to be some of the

1 catalytic moves.

2 But to help us organize this and  
3 to help organize these site-specific  
4 recommendations into manageable projects, as  
5 well as sort of a logical action plan, we've  
6 designated four focus areas. And that's how  
7 I'm going to organize this part of the  
8 presentation.

9 The first is the 10th Street  
10 Corridor and Banneker Park. We also what  
11 we're calling Independence Corridor, which is  
12 between Independence and Maryland Avenue. The  
13 third is the Maryland Avenue Corridor and the  
14 7th Street Corridor, which also includes  
15 Reservation 113 at the intersection of  
16 Maryland and Virginia Avenues. And just to  
17 orient you, those streets really don't exist.  
18 That's right here. That's Reservation 113.  
19 And lastly the Southwest Freeway.

20 And so what I've done is taken  
21 shots of the model. So we've got the model  
22 here, which has really been an invaluable

1 working planning tool. And I'm going to walk  
2 you through again those key recommendations.  
3 So that's all the areas together.

4 But this is a shot of the model  
5 that represents the existing conditions along  
6 10th Street and Banneker Park. So 10th Street  
7 -- this is on axis with the Smithsonian Castle  
8 and it runs under DOE and then it actually is  
9 elevated across the rail tracks and the  
10 freeway terminating at Banneker Park. And  
11 this is a representation of the proposed  
12 develop scenario. And the 10th Street  
13 proposal -- the idea here is to create a  
14 permanent cultural corridor to serve really as  
15 a contemporary extension of the National Mall.  
16 We're proposing to narrow the street down to  
17 a width closer to that of L'Enfant Plan and to  
18 improve the street to be really a multipurpose  
19 boulevard.

20 This is a ground shot of what you  
21 see today looking back towards the Smithsonian  
22 Castle. And this is how we begin to envision

1 10th Street, to be a prominent densely-green  
2 mixed-use corridor that can extend the civic  
3 qualities of the National Mall and the  
4 Smithsonian Museums and Gardens down to the  
5 waterfront, but also a place that infuses the  
6 vitality of the city into the monumental core.

7           So we envision this to be  
8 walkable, an active street with places to eat,  
9 learn, rest and engage, to accommodate special  
10 events and exhibits, as well as daily life  
11 activities. And we also believe as the  
12 sustainability spine of the District that this  
13 area can exemplify state of the art urban  
14 design and environmental practices that will  
15 reintroduce nature back into the city and  
16 increase public awareness about the functions  
17 of an urban ecodistrict.

18           So at the southern terminus of the  
19 street this is Banneker Park, which is about  
20 an eight-acre open space. Currently it's an  
21 isolated tree-lined plaza in this location  
22 with a fountain that as I mentioned before

1 sits about 45 feet above Maine Avenue and it's  
2 bisected by several interstate ramps. So our  
3 proposal is to actually try to retain that  
4 central focal feature and use the topography  
5 here to help provide view sheds down towards  
6 the river. Because when you reach this  
7 location, we really want people to feel like  
8 they've reached the Potomac River, that  
9 they're at the waterfront.

10 And as the city's next cultural  
11 destination the idea here is that we would  
12 line the freeway, which currently sits back  
13 here, with museum sites, or cultural  
14 institutions, or different kinds of learning  
15 facilities. That would help buffer what could  
16 be a new signature landscape in this location.  
17 This site could be one major museum or  
18 memorial in a landscape, but we also believe  
19 that it could accommodate up to three to four  
20 museums and a memorial. So the range of what  
21 could happen here is quite extensive, and this  
22 is just one idea of how that could occur.

1                   This is an image taken from Maine  
2 Avenue looking back towards the Mall. You can  
3 see the Washington Monument in the background  
4 looking at Banneker Park. And this image  
5 illustrates how a signature landscape in view  
6 of the Washington Monument could become both  
7 an identifiable feature of the ecodistrict,  
8 but also a southern gateway to the National  
9 Mall. Stairs, ramps and garden terraces can  
10 provide commemorative opportunities at a lot  
11 of different levels.

12                   And this actually represents a  
13 structure that would be on axis with 10th  
14 Street and the Smithsonian Castle. And here  
15 we feel that by putting a major structure or  
16 feature we can programmatically extend the  
17 idea of the Mall to this cultural site and  
18 then actually use it as a pivotal point to  
19 connect you to the water and even on over to  
20 East Potomac park. And what's great about  
21 this; and we can use the elevation to our  
22 advantage, is that not only can we provide

1 ground floor uses at Banneker, but we also can  
2 use the building to engage Maine Avenue to  
3 improve the relationship with the new  
4 development, the new wharf development just to  
5 the south.

6 This shot illustrates the  
7 Independence Corridor that I mentioned  
8 earlier. And it's a little bit -- probably  
9 hard to orient you here, so just to recap,  
10 Independence -- this is where the train tracks  
11 go through. This is the proposed Maryland  
12 Avenue. Twelfth and Ninth Street. Tenth  
13 Street is here. And believe it or not, this  
14 site is about 19 acres. So it's quite large  
15 and highly under utilized.

16 So we believe that redeveloping  
17 this area is going to provide us the greatest  
18 opportunity to create a new walkable  
19 neighborhood that's going to help blur the  
20 boundaries between the local and federal city.  
21 And in this location we can reconnect the  
22 street grid, reestablish Virginia Avenue,

1 build a new state of the art Department of  
2 Energy Headquarters and still have quite a bit  
3 of space left to increase density for new  
4 housing, new office, hotel and even cultural  
5 uses.

6 This is an existing shot of the  
7 Maryland Avenue Corridor. We're looking from  
8 the Capitol towards the Jefferson Memorial.  
9 This would be the proposed Eisenhower Memorial  
10 site. Reservation 113. And you can see where  
11 the rail line is depressed here. This is also  
12 the area that was the focus of the Office of  
13 Planning's small area plan, which actually was  
14 approved by the City Council on June 26th.  
15 And because these two projects are so  
16 intricately related, I felt that it was  
17 important to kind of summarize those  
18 recommendations here.

19 So this is the proposal for  
20 Maryland Avenue. And we can actually deck the  
21 avenue by realigning and lowering the train  
22 tracks, and that will accommodate double-

1 stacked trains as well as allow the  
2 opportunity to add a fourth track that's going  
3 to help maximize both commuter, rail and  
4 freight rail through this corridor. And by  
5 establishing Maryland Avenue, we're really  
6 able to reconnect that street grid and develop  
7 these parcels that right now are just these  
8 kind of odd-shaped parcels along its edge.  
9 And we feel that because of their shape and  
10 configuration and location that they should be  
11 prioritized for residential development. And  
12 we also have a great opportunity here to  
13 design the avenue to feature really a series  
14 of small urban parks that really will benefit  
15 the monumental core.

16 This is an image from the small  
17 area plan. This image here in the upper right  
18 depicts kind of the idea of the park-like  
19 avenue. And you can kind of start to see how  
20 it would sit over the tracks. And in this  
21 particular location it would deck over a  
22 portion of D Street. Both plans actually

1 recommend expanding the VRE station and making  
2 this a really significant intermodal hub in  
3 the city. And so this actually will give us  
4 the opportunity to take some of the pressure  
5 off of Union Station as well.

6           So this is a view if you're  
7 standing on the VRE platform looking towards  
8 the Department of Energy. This is the  
9 Department of Energy here. And these are the  
10 three tracks. And the recommendation is to  
11 actually expand the number of platforms,  
12 improve vertical circulation so that you can  
13 access both the commuter rail above, Metrorail  
14 below, as well as the bus systems at the  
15 street level. And this starts to also show  
16 how we can start to kind of display the ideas  
17 of the ecodistrict. This is a solar canopy  
18 that we're proposing here. So we really want  
19 to use every opportunity to kind of strengthen  
20 sort of the interpretive vocabulary for the  
21 public to identify this as an urban  
22 ecodistrict. And I also would like to point

1 out the long view towards the Washington  
2 Monument that we can reclaim when Virginia  
3 Avenue is reestablished as the Department of  
4 Energy is redeveloped.

5 This is a view of Reservation 113  
6 looking down Maryland Avenue towards the U.S.  
7 Capitol. And we really believe that this area  
8 can really become kind of the central heart of  
9 the ecodistrict. Centered on the intermodal  
10 hub, which is just over here in this location,  
11 it can be a signature urban square as well as  
12 a neighborhood park. It can help support the  
13 transit activity in this area, provide  
14 flexible space for commemorative art,  
15 temporary art exhibits, as well as passive  
16 recreation opportunities.

17 And lastly, this is the Southwest  
18 Freeway. This image is of those 10 lanes that  
19 I mentioned. Has lots of access roads and  
20 ramps that really create a barrier between  
21 10th Street or the National Mall, 10th Street  
22 and Banneker Park. And the recommendation

1 here is to deck the freeway to develop this  
2 with air rights development, which will give  
3 us the opportunity to increase private  
4 development for additional housing, offices,  
5 even hotels, maybe other types of cultural  
6 institutions perhaps. It allows us to improve  
7 connectivity through this entire area. And  
8 Diane mentioned solar canopies. Because of  
9 the incline of the freeway, we're proposing  
10 solar canopies that can help buffer the  
11 freeway from adjacent residential and office  
12 uses.

13 So at the onset of this project  
14 one of our objectives was to see if by using  
15 this district scale approach we can actually  
16 achieve greater results. And not only have we  
17 proven this to be true, but we really can't  
18 meet our sustainability requirements without  
19 doing this. And so I'd just like to kind of  
20 recap what we can achieve through this  
21 revitalization scenario.

22 So these are kind of the

1 neighborhood development stats. What we're  
2 able to do is retain and improve 7 to 9  
3 million square feet of federal office space.  
4 And if we improve the efficiency of that  
5 space, we actually believe we can accommodate  
6 up to 19,000 additional employees within that  
7 space. We have the opportunity to create 1  
8 million square feet of additional office  
9 space, 1 million square feet of residential or  
10 hotel space. We can actually increase our  
11 cultural inventory by 1.2 million square feet  
12 that we think can accommodate anywhere between  
13 four and five museums.

14 This plan also improves or creates  
15 14.3 acres of new and improved parks that we  
16 believe could accommodate up to five memorial  
17 sites. It also recommends, as I said,  
18 reconnecting the street grid. And what's  
19 amazing is that we can actually create 17 new  
20 intersections by basically decking Maryland  
21 Avenue and putting in the street grid C Street  
22 and 11th Street. We also can expand the rail

1 corridor, increase commuter capacity not only  
2 for this area, but for the region. And the  
3 environmental results here are also very  
4 significant.

5 So by planning at a district  
6 scale, we're actually able to reduce our  
7 greenhouse gas emissions by 51 percent. And  
8 by basically managing our storm water better,  
9 we can reduce our potable water use by 70  
10 percent. We can divert up to 80 percent of  
11 our waste from landfills. And as Diane  
12 mentioned, by transforming the federally-owned  
13 central utility plant into a highly-efficient  
14 -- and we can transform it into a highly-  
15 efficient and financially successful energy  
16 model.

17 So I'm going to turn this back  
18 over to Diane who's going to wrap up to talk  
19 about how this makes economic sense and about  
20 our implementation strategy.

21 MS. SULLIVAN: Okay. So it was  
22 not only important for us to show that these

1 strategies yield significant sustainability  
2 improvements and that we can transform the  
3 character of this area, but that they also  
4 make economic sense.

5 So we performed a high-level  
6 economic analysis to evaluate the major  
7 investments, and these include investments in  
8 open space and the major redevelopment  
9 projects and in the infrastructure. And we  
10 also evaluated the tangible and intrinsic  
11 benefits that we might receive from these  
12 investments. And over a 20-year horizon it  
13 found that the benefits from the recommended  
14 improvements will likely outweigh the initial  
15 costs of investment.

16 The federal benefits can be  
17 summarized as creating efficient work places,  
18 reducing leased space, reducing energy and  
19 water use and commuting and costs associated  
20 with all of those things, reducing building  
21 operating expenses, and then of course  
22 generating land sale revenues.

1                   The District of Columbia benefits  
2                   are incremental new revenue sales, property  
3                   and transfer taxes, residential and employment  
4                   growth, increased commuting capacity and  
5                   reduced travel times, and reduced storm water  
6                   runoff entering the D.C. system, and also  
7                   reducing our greenhouse gas emissions.

8                   And the private benefits of course  
9                   are increasing net operating income of  
10                  existing buildings, creating new residential,  
11                  retail and commercial real estate  
12                  opportunities, creating a more vibrant,  
13                  attractive and desirable neighborhood, which  
14                  in turn will increase property values as well.

15                  And then the intrinsic benefits,  
16                  the ones that are a little more difficult to  
17                  quantify, preserves the National Mall by  
18                  establishing new sites for cultural  
19                  facilities, connects the National Mall to the  
20                  waterfront, inspires district scale  
21                  sustainability of federal campuses and  
22                  communities nationwide; we hope that this can

1 be replicated, and establishes a high-quality  
2 employment center for a new generation of  
3 workers and reduces river contamination and  
4 the area's carbon footprint.

5           So to summarize, there's no doubt  
6 that the required investments in  
7 infrastructure, open space and redevelopment  
8 of the buildings are significant, but the  
9 overall benefits, too, over the long term to  
10 the Federal Government, the district, to  
11 taxpayers, to property owners, the private  
12 sector will likely outweigh the initial  
13 investment.

14           And this brings me to  
15 implementation. In many cases the Federal  
16 Government, the city or private sector will  
17 have the authority and funding to move certain  
18 projects forward. We've outlined five high-  
19 priority projects; three in the near term, and  
20 that's the streetscape improvements for 10th  
21 Street, the connection from Banneker to the  
22 waterfront, and a new business model for the

1 central utility plant. And the two long-term  
2 high-priority projects we see is the  
3 redevelopment of the Forrestal Complex and the  
4 decking of Maryland Avenue.

5 We think that these can actually  
6 happen with the partnerships that are in place  
7 today. There are, however, as Elizabeth  
8 mentioned in the Commission meeting in May,  
9 other areas where new funding tools and  
10 governance structures might be needed. This  
11 is for managing and paying for district-wide  
12 infrastructure projects and coordinating the  
13 multiple modes of transportation activity at  
14 L'Enfant Station and coordinating the  
15 development activity within the ecodistrict to  
16 ensure that the private and public development  
17 is moving forward in the same direction and  
18 towards achieving our goals.

19 So these types of efforts may  
20 require formal interagency agreements or even  
21 special legislation that would be specific for  
22 the Southwest Ecodistrict. And so we see

1 immediate next steps for implementation being  
2 developing a partnership agreement between the  
3 District and the Federal Government, creating  
4 a governance entity to provide district-wide  
5 coordination, financing and management. And  
6 on that note, the southwest business community  
7 is very excited about accelerating projects in  
8 this plan and is already undergoing due  
9 diligence for the establishment of a BID in  
10 this area. And coordinating regional transit  
11 investments. And this includes exploring the  
12 expansion of the Union Station Redevelopment  
13 Corporation's authorities to include  
14 transportation planning at L'Enfant Station.  
15 And while these get underway, NCPC is already  
16 committed to performing more detailed analyses  
17 on the storm water system, the district-wide  
18 solar array and further economic analysis on  
19 the entire project.

20 So just to give you a summary of  
21 what's happening over the next couple of  
22 months, as everyone has mentioned, we have a

1 public meeting next week. We will be doing  
2 public outreach from now until early  
3 September. We will have task force review of  
4 the final report in November. And we will be  
5 back to you in January. And this winter NCPC  
6 will also be starting that interim design  
7 streetscape for 10th Street and the Banneker  
8 connection.

9 And so with that, it is the  
10 Executive Director's recommendation that the  
11 Commission authorize the circulation of the  
12 July 2012 draft Southwest Ecodistrict Plan for  
13 a 60-day public comment period.

14 And with that, Mr. Chairman, we  
15 can conclude our presentation.

16 CHAIRMAN BRYANT: Thank you, Ms.  
17 Sullivan, very much. Ms. Miller, thank you.

18 Very exciting plan. Long time in  
19 coming. And I would now open it to Commission  
20 members for questions and comments.

21 COMMISSIONER DIXON: Mr. Chair, I  
22 would move we accept the Executive Director's

1 recommendation.

2 CHAIRMAN BRYANT: Okay. For  
3 discussion purposes it's been moved and  
4 seconded, so it's properly before us.

5 COMMISSIONER DIXON: And I have  
6 some questions.

7 One area. In front of the  
8 L'Enfant Hotel, there's a large space there.  
9 I think it's got fountains, doesn't it?

10 PARTICIPANT: Yes.

11 COMMISSIONER DIXON: But it's  
12 not --

13 PARTICIPANT: No, no. It's the  
14 pyramid.

15 COMMISSIONER DIXON: Is there?  
16 Oh, really?

17 MS. SULLIVAN: There used to be a  
18 fountain.

19 COMMISSIONER DIXON: Really? I  
20 just think it would be nice to be more, you  
21 know, usable by tourists and employees. And  
22 I don't think there's benches or grass

1 anything, but it's kind of almost like the  
2 Freedom Plaza, kind of barren. And I don't  
3 know if there's any thought about doing  
4 something about that or not. No negative  
5 comments on the Freedom Plaza, but it's kind  
6 of that kind of barren area.

7 MS. MILLER: Yes, actually that is  
8 under the jurisdiction of -- it's privately  
9 owned and --

10 COMMISSIONER DIXON: Seriously?

11 MS. MILLER: -- it's the  
12 jurisdiction of -- yes, JBJ.

13 COMMISSIONER DIXON: Really?

14 MS. MILLER: So it's not part of  
15 our -- however, we have met with the  
16 developers --

17 COMMISSIONER DIXON: Yes.

18 MS. MILLER: -- and they've  
19 actually been following our work.

20 COMMISSIONER DIXON: Yes.

21 MS. MILLER: And I believe that,  
22 you know, eventually there will be -- whenever

1 we -- when we begin the work on the 10th  
2 Street streetscape I'm sure that we'll have  
3 discussions about how those two areas will  
4 start to interface.

5 COMMISSIONER DIXON: Okay.

6 MS. MILLER: I do know that at  
7 least in the past the developer has indicated  
8 some desire to kind of redevelop that space.

9 COMMISSIONER DIXON: Yes, it seems  
10 like it's very useful. They could do  
11 something with it, make it more, you know,  
12 functional.

13 Also, the river view you  
14 mentioned.

15 MS. MILLER: Yes.

16 COMMISSIONER DIXON: I guess from  
17 the banner elevation you can see the river.

18 MS. MILLER: You can or can't?

19 COMMISSIONER DIXON: You can.

20 MS. MILLER: Yes.

21 COMMISSIONER DIXON: It's  
22 possible. Because obviously the buildings

1 that are being put in for the Maine Street  
2 development would block some of that. But  
3 with the height you'd still be able to see it.  
4 Is that the Potomac River, or what is that?

5 That's not the --

6 MS. MILLER: Technically the  
7 Washington Channel.

8 COMMISSIONER DIXON: It's the  
9 channel?

10 MS. MILLER: Yes. Yes.

11 COMMISSIONER DIXON: When you said  
12 Potomac, I said that's --

13 MS. MILLER: Well, you can see the  
14 river out beyond.

15 COMMISSIONER DIXON: Yes.

16 MS. MILLER: It's really part of  
17 the river.

18 COMMISSIONER DIXON: Okay.

19 COMMISSIONER MAY: But not from  
20 the current elevation of the circle. With  
21 their new buildings you have to be in a  
22 building or on top of a building to see over

1 what they have proposed.

2 MS. MILLER: Well, there's two  
3 views.

4 COMMISSIONER MAY: Even through  
5 the gap.

6 MS. MILLER: No, through the gap  
7 you can see from -- at a pedestrian ground  
8 level. You should be able to see through --

9 COMMISSIONER MAY: But not see  
10 water.

11 MS. MILLER: Yes.

12 COMMISSIONER MAY: No.

13 MS. MILLER: You'll get a glimpse.

14 COMMISSIONER MAY: You need to  
15 look at the current plan.

16 COMMISSIONER DIXON: The street  
17 looks to be a little bit off. That's what I'm  
18 thinking, right?

19 MS. MILLER: That's going to make  
20 me mad if we don't see water.

21 COMMISSIONER MAY: All right.

22 Well --

1                   COMMISSIONER DIXON: Well, the gap  
2 that they showed doesn't show you can see  
3 out --

4                   MS. MILLER: Well, yes.

5                   COMMISSIONER DIXON: I'm sorry.

6                   COMMISSIONER MAY: I mean, I'm  
7 sorry --

8                   COMMISSIONER DIXON: No, no.

9                   COMMISSIONER MAY: It's just that  
10 I've seen more recent renderings of that and  
11 that was a question that I had at the time.  
12 So I think maybe you want to take another look  
13 at that.

14                   MS. MILLER: Okay. We'll follow  
15 up on that.

16                   COMMISSIONER DIXON: Yes, because  
17 I mean, the river view is very nice to have  
18 that --

19                   MS. MILLER: Yes.

20                   COMMISSIONER DIXON: -- sense of  
21 that. And the trolley was once talked about  
22 coming into this area. Those tracks on slide

1 56 --

2 MS. MILLER: Yes.

3 COMMISSIONER DIXON: -- where  
4 tracks were for a trolley.

5 MS. MILLER: On, yes, I believe --

6 COMMISSIONER DIXON: A little  
7 small for a rail.

8 MS. MILLER: Well, 7th Street  
9 we --

10 COMMISSIONER DIXON: I mean, the  
11 train.

12 MS. MILLER: Yes, the 7th Street  
13 Corridor shows potential streetcar or trolley  
14 being able to go up that corridor --

15 COMMISSIONER DIXON: Right.

16 MS. MILLER: -- from Maine Avenue.

17 COMMISSIONER DIXON: Yes, because  
18 it was heading towards the monument, I think,  
19 and it wasn't heading up to 7th Street, that  
20 56 that you showed.

21 MS. MILLER: Yes, I'm not sure.

22 COMMISSIONER DIXON: But I'm happy

1 to see that.

2 MS. MILLER: Yes.

3 COMMISSIONER DIXON: And, you  
4 know, there's some controversy over the city  
5 about the trolley to start with, but I'm a  
6 believer that maybe we need to think about all  
7 that great connectivity which could be good  
8 for us.

9 MS. MILLER: Yes, we've thought  
10 about --

11 COMMISSIONER DIXON: If we can get  
12 past some of the other issues. So that's  
13 trolley.

14 MS. MILLER: Yes. Well, it's  
15 basically representing bus lines, Metro, you  
16 know, Metrobus lines, Circulator and  
17 streetcar.

18 COMMISSIONER DIXON: But they had  
19 one photo that had the -- on 56 that showed it  
20 and it was just a single track with people on  
21 each side of it, which is like a trolley jump  
22 off and jump on. It's not critical. I

1 appreciate seeing it there, I guess, and  
2 hopefully we can connect it. Thank you.

3 MS. MILLER: Okay.

4 COMMISSIONER DIXON: Great job.  
5 Very, very impressive.

6 MS. MILLER: Thank you.

7 COMMISSIONER DIXON: If somebody  
8 can write a check right away, we'd be --

9 CHAIRMAN BRYANT: Ms. Tregoning?

10 COMMISSIONER TREGONING: Thank  
11 you. I just wanted to commend Elizabeth and  
12 the staff at NCPC for their very hard work on  
13 this plan. I was part of the task force that  
14 has kind of been in from the very beginning,  
15 and I think that if anything there are more  
16 opportunities today for this plan to be  
17 realized than we might have imagined when we  
18 started.

19 And one of the important  
20 developments that's also unfolding is an  
21 announcement about an Amtrak and Union Station  
22 Master Plan expansion that I think will be

1       happening the week of the 25th of July. And  
2       I think there's a very intimate connection  
3       between MARC and commuter rail service that  
4       could be expanded here at the L'Enfant Station  
5       as part of this ecodistrict plan and the  
6       capacity at Union Station to handle Amtrak and  
7       commuter rail service and really give us  
8       between the two areas a much more robust and  
9       intense multi-modal connection that would  
10      really literally put lots more people in jobs  
11      within striking distance of the city, which I  
12      think would be a fantastic thing.

13                 So I just wanted to commend them  
14      on a really great job. Thank you.

15                 MS. MILLER: Thank you.

16                 CHAIRMAN BRYANT: Mr. Hart and  
17      then Mr. Provancha.

18                 Did you have something, Mr. Hart?

19                 COMMISSIONER HART: Yes, thank  
20      you. As a Commission representative to the  
21      task force, it was my pleasure to watch this  
22      plan evolve, and I think it evolved in stages

1 that really added layers of complexity and  
2 sophistication to what was originally a fairly  
3 simple challenge. The staff, the city, the  
4 task force members, the public and the  
5 consultants all contributed I think to a plan  
6 which puts together a very holistic vision and  
7 a challenge for implementation. None of these  
8 things are going to be simple, but I think  
9 what it does, it pulls it all together in a  
10 way that really shows how all these pieces fit  
11 together and the total is much better than the  
12 sum of the parts. Thank you.

13 CHAIRMAN BRYANT: Mr. Provancha?

14 COMMISSIONER PROVANCHA: Also  
15 commend the staff for the analysis that's been  
16 done.

17 On the high-level economic  
18 analysis, could you give us just even a rough  
19 order of magnitude? We know -- for example  
20 the Southwest Waterfront. Are we talking 2,  
21 5 10, \$20 billion effort? Just to get a --

22 MS. MILLER: Yes, it's expensive.

1 (Laughter.)

2 COMMISSIONER PROVANCHA: Yes, we  
3 sensed that.

4 MS. MILLER: Yes, basically we  
5 refrained from actually putting out a number  
6 right at the moment, because our analysis was  
7 very high-level and it kind of rolled up a lot  
8 of costs without disaggregating really what it  
9 means. So it doesn't really paint a true  
10 picture. And that's why we're basically  
11 confident as we go forward that the benefits  
12 are going to outweigh that cost.

13 But here's the good news: We  
14 actually have money in our budget and we're  
15 getting ready to start a more detailed  
16 economic analysis that will take those costs  
17 that we have, start to break them down and how  
18 they both impact and benefit all of the key  
19 stakeholders, like the Federal Government, the  
20 District of Columbia and the private property  
21 owners. So, you know, it's probably in the  
22 magnitude of the waterfront development.

1                   And what's interesting, I just  
2                   read something yesterday where the square  
3                   footage here that we're trying to develop and  
4                   to put forth and the area is about twice as  
5                   large as the waterfront development.

6                   COMMISSIONER PROVANCHA: Okay. So  
7                   you want to continue to refrain at --

8                   MS. MILLER: Yes.

9                   COMMISSIONER PROVANCHA: Okay. I  
10                  understand.

11                  MS. MILLER: Yes, I would like to,  
12                  mainly because it'll get blown of proportion.

13                  COMMISSIONER PROVANCHA: All  
14                  right.

15                  MS. MILLER: And we feel that we  
16                  really can give you a much better answer at  
17                  the next level of analysis.

18                  COMMISSIONER PROVANCHA: Couple  
19                  other comments. From time to time in these  
20                  plans we reference executive orders, which  
21                  sometimes come and go as we change  
22                  administrations. They either get revoked

1 entirely or modified, or sometimes expanded.

2 So just a cautionary tale that sometimes  
3 something that is an anchor requirement or a  
4 criteria or a code can be removed.

5 Couple of comments about the  
6 various strategies. The first that jumped out  
7 at us is the very -- and my comments are  
8 focused mainly on the sustainability aspect of  
9 it. LEED Platinum. Very, very ambitious  
10 goal. Far exceeding the goals of most of the  
11 federal agencies which are at the Silver  
12 level. Along with LEED Platinum comes some  
13 up-front costs. I can't remember exactly what  
14 the -- four to five percent additional up-  
15 front costs, as well as life cycle maintenance  
16 costs. In fact, there are some studies now  
17 available in the literature that says if you  
18 don't maintain a LEED-certified building, the  
19 costs of maintenance are higher than if it  
20 wasn't LEED-certified in the first place.

21 So I don't know, for example, if  
22 the current administration in the District

1 campaign was selected on the basis of  
2 expanding the investment in infrastructure,  
3 but without the investment the commitment to  
4 invest appropriately as we modify the usages,  
5 there's some risk involved.

6 MS. SULLIVAN: I think those are  
7 good points. I think that we in terms of, you  
8 know -- we see more and more private buildings  
9 here being built as LEED Platinum in  
10 Washington, D.C. And I think that, you know,  
11 our assumption for the federal buildings; if  
12 there were to be new federal buildings here,  
13 that these are long-term investments, that  
14 we're going to be around for a really long  
15 time and that the cost of doing LEED Gold and  
16 LEED Platinum is now coming down the more --

17 COMMISSIONER PROVANCHA: Sure.  
18 Absolutely.

19 MS. SULLIVAN: -- and more that  
20 people are doing it. So by the time these  
21 actually -- we are building these, that this  
22 is definitely something that we should shoot

1 for.

2           The other thing though in this  
3 plan though, too, is actually the idea of the  
4 block and district strategies, which we hope  
5 -- and as we study more in terms of the  
6 economics, actually pan out in terms of, you  
7 know, creating great sustainability results  
8 without costing too much more money. And we  
9 will be addressing that, too, in our further  
10 economic studies.

11           COMMISSIONER PROVANCHA: Okay.  
12 Solar energy. We commend you on exploring  
13 solar energy, but the key component of the  
14 solar energy capacity/capability is the  
15 storage system that goes along with that. So  
16 sometimes there's additional expense as well  
17 as the maintenance for those systems. Limited  
18 capacity I think for solar here in D.C. as our  
19 days get shorter. While it's ambitious  
20 probably to put the panels conceptually over  
21 the freeway, while it might be entertaining to  
22 watch the maintenance, it might be also

1 challenging to maintain a solar panel that  
2 bridges an active and wide expanse like the  
3 Southwest Freeway.

4 Ground source heat. It was cited  
5 as a good source of heat, as you mention I  
6 think in the plan. In the presentation though  
7 you also talked about the cooling aspects that  
8 you get.

9 MS. SULLIVAN: Yes.

10 COMMISSIONER PROVANCHA: So it's a  
11 double benefit. With this area being close to  
12 the river, is there any consideration of using  
13 the river as a heat sink to further improve  
14 the efficiency of --

15 MS. SULLIVAN: Our consultants did  
16 look at that very early on and felt that it  
17 wasn't as realistic as some of the strategies  
18 that we ultimately put in the plan. So, but  
19 that definitely did come up very early on and  
20 I know that some people have started to look  
21 at that elsewhere.

22 COMMISSIONER PROVANCHA: Sewer

1 mining. I saw that as another strategy. Is  
2 it realistic given the current level of  
3 investment in infrastructure that that might  
4 be feasible in the future?

5 MS. SULLIVAN: Again when our  
6 consultants did the analysis, they felt that  
7 it was. It's important for it to be near  
8 residential development, so it sort of  
9 ultimately depends on how close, you know, and  
10 how much residential development goes in. And  
11 so, that's where you would really take  
12 advantage of that opportunity. And, I mean,  
13 as you know, it's the same idea as ground  
14 source heat. You know, it's using that  
15 constant temperature already to start with.

16 COMMISSIONER PROVANCHA: Right.

17 MS. SULLIVAN: So if there is a  
18 concentration of residential development near  
19 the area which we've proposed, then yes, you  
20 know, it would be --

21 COMMISSIONER PROVANCHA: It sounds  
22 like what you're relying on heavily is the 20-

1 25-year --

2 MS. SULLIVAN: Yes.

3 COMMISSIONER PROVANCHA: --

4 target --

5 MS. SULLIVAN: Yes.

6 COMMISSIONER PROVANCHA: -- to  
7 either improvements in technology, political  
8 will, commitment of funds --

9 MS. SULLIVAN: Yes, and looking  
10 at, you know, the cost-benefit analysis.  
11 Again, it's over 20 years that we see it  
12 actually working.

13 COMMISSIONER PROVANCHA: Let's  
14 see. Oh, there's an energy strategy about  
15 shade and reflective structures. When I hear  
16 about reflective structures, I always think  
17 about who's gaining the heat that's being  
18 reflected? And if the entire District is not  
19 re clad with reflective structures, then you  
20 just radiate heat from a non-reflected older  
21 building from a newer one. Any plans to how  
22 we would protect, if you will, adjacent non-

1 reflected surface buildings from the heat  
2 again from the adjacent newer buildings?

3 MS. SULLIVAN: We did not look at  
4 it in that much detail, but I think that's a  
5 great suggestion and we certainly can do that  
6 over the next couple of months as we take in  
7 the public comment as well.

8 COMMISSIONER PROVANCHA: Water  
9 strategy. I think read something about  
10 waterless urinals. Also a maintenance cost  
11 for those.

12 Reuse of water. Did it talk about  
13 using non-potable inside buildings which would  
14 require you to have two separate --

15 MS. SULLIVAN: Dual plumbing.

16 COMMISSIONER PROVANCHA: And dual  
17 plumbing is one of the concepts that you --

18 MS. SULLIVAN: Yes, and that would  
19 be for new buildings, obviously.

20 COMMISSIONER PROVANCHA: Okay.  
21 Then additional expense there to --

22 MS. SULLIVAN: Yes, you know, but

1 I didn't --

2 COMMISSIONER PROVANCHA: --

3 install, operate and maintain dual systems.

4 MS. SULLIVAN: You know, we have  
5 looked though at the increasing costs of water  
6 here, too. So when you start to bring that  
7 in, again over the next 20 years it's not a  
8 small increase that we're going to be looking  
9 at.

10 COMMISSIONER PROVANCHA: Waste  
11 water. Is that not already going to Blue  
12 Plains and --

13 MS. SULLIVAN: It is. And they've  
14 just put --

15 COMMISSIONER PROVANCHA: --  
16 they're getting methane from the --

17 MS. SULLIVAN: Yes, it is going to  
18 Blue Plains and they have just put in I  
19 believe the nation's largest anaerobic  
20 digester facility, which is pretty amazing.  
21 We couldn't compete with that in our -- I  
22 mean, it just was not cost feasible for us to

1 do something like that within this  
2 ecodistrict.

3 COMMISSIONER PROVANCHA: Oh, we  
4 had a great briefing on that, an information  
5 briefing --

6 MS. SULLIVAN: Yes.

7 COMMISSIONER PROVANCHA: -- a few  
8 months ago. On the composting, based on our  
9 research the facilities that handle composting  
10 from commercial facilities are not even in the  
11 National Capital Region. You have to go all  
12 the way to Delaware.

13 MS. SULLIVAN: Yes.

14 COMMISSIONER PROVANCHA: So then  
15 you have the tipping and hauling fees.

16 MS. SULLIVAN: Yes, and I just --

17 COMMISSIONER PROVANCHA: Does your  
18 research confirm that?

19 MS. SULLIVAN: And I don't know  
20 the details yet, but this is somewhere we  
21 really would like to work closely with the  
22 District, because I know that they heard a lot

1 about this through their sustainability  
2 planning, you know, their sustainability plan  
3 exercise as well. And so, I'm confident that,  
4 you know, we can work with them to, you know,  
5 jump on board with their solution for that as  
6 well. You know, and USDA is --

7 COMMISSIONER PROVANCHA: Again  
8 leveraging the 25-year cycle, there might  
9 be --

10 MS. SULLIVAN: I don't know,  
11 Harriet, if you know more about this, but I  
12 think it's going to be happening a lot sooner  
13 than, you know, the next 20 years.

14 COMMISSIONER TREGONING: We  
15 actually got funds in the 2013 budget, so  
16 beginning in October we'll be able to fund  
17 pilot projects and feasibility studies that  
18 are going to touch on some of these areas that  
19 we're discussing today.

20 COMMISSIONER PROVANCHA: Very  
21 good. Construction waste. The Federal  
22 Acquisition Regulations at this time prohibit

1 use of salvage materials. Is that consistent  
2 with what's envisioned in the plan? While  
3 we're encouraged to use materials that have  
4 high recycle content, use of salvage  
5 materials, at least for federal projects,  
6 is --

7 MS. SULLIVAN: Yes, and did --

8 COMMISSIONER PROVANCHA: -- not  
9 permitted. Is that part of the governance  
10 structure and the change in regulations --

11 MS. SULLIVAN: We definitely  
12 alluded to the best practices for the  
13 construction waste materials in the plan. We  
14 didn't go into quite that much detail in this  
15 plan, but recognize that those are the  
16 practices that need to be employed when these  
17 buildings get redeveloped.

18 COMMISSIONER PROVANCHA: Okay.  
19 The plan talks about almost 8 million square  
20 feet of federal office space, accommodating  
21 19,000 employees. I just did the math quickly  
22 and that's over 416 square foot per employee.

1       Seems very, very generous.  It's two to three  
2       times sometimes the standards of some of the  
3       federal agencies.  I'm I using the wrong  
4       numerator or denominator to arrive at that?

5                   MS. MILLER:  In fact we were  
6       looking -- and my consultant can remind me of  
7       the number, but I believe we were looking at  
8       like 150 to 200 square feet, which is very  
9       generous on what GSA is currently striving  
10      for, which is like less than 100 square feet  
11      per person.  So I'm not quite sure.  I'll  
12      double check those numbers.  We came up with  
13      different calcs.

14                   COMMISSIONER PROVANCHA:  Okay.  
15      Let's see.  I think there's a minor  
16      inconsistency in the plan about the new  
17      intersections.  In one place it says 17 and  
18      another place it says 11, which is I think  
19      what you covered.

20                   MS. MILLER:  Yes.

21                   COMMISSIONER PROVANCHA:  I'm  
22      concerned about if we make this a drivable

1 zone people will drive there as opposed to  
2 only having emergency vehicles, garbage  
3 trucks, delivery vehicles, commercial taxis,  
4 that type of thing. How are we going to  
5 maintain the walkability? I think I heard  
6 early on we want to make this the healthiest,  
7 most walkable, greenest city in the U.S.

8 MS. MILLER: Looking at the  
9 transportation analysis that was done, we  
10 don't really believe that this development's  
11 going to really generate that much more  
12 vehicular traffic. It will probably generate  
13 a lot more transit traffic or capacity needs.  
14 And of course by creating that grid, we're  
15 going to provide a lot more maneuverability  
16 and a lot more mobility within this area. but  
17 I think those streets can handle it, just like  
18 any other. It really distributes the cars  
19 throughout the city in a better way. But  
20 we're really, really connecting the grid to  
21 improve pedestrian mobility.

22 COMMISSIONER PROVANCHA: Okay.

1 Final comment had to do with optimal uses of  
2 these lids that go over freeways. One that we  
3 would recommend -- I'm sure you probably have  
4 studied a little bit. In Seattle the I-90  
5 Corridor, they put a 20-acre park in a place  
6 called Mercer Island. That's a suburb. And  
7 because of the structural loading, it's much  
8 cheaper than putting an unoccupied space and  
9 it provided the same buffer and lowered the  
10 pollution and so forth. So would recommend --  
11 further reference that's a good benchmark,  
12 that 20-acre park. Thank you.

13 CHAIRMAN BRYANT: Thank you, Mr.  
14 Provancha.

15 COMMISSIONER MAY: I would also  
16 like to compliment and thank the staff for all  
17 their hard work on this, and the consultants  
18 as well, and the members of task force and so  
19 on. I mean, there are a lot of hands involved  
20 in this and it's been a lot of work. And I  
21 appreciate the fact that we've gotten this  
22 far, and it looks very good at this point.

1 I would just want to note a couple  
2 of things. You know, the majority of the  
3 impact of this plan is really focused on  
4 buildings, but certainly there are a couple of  
5 key pieces of parkland that are involved.  
6 Reservation 113 to one extent, and of course  
7 Banneker Circle. And we're very interested in  
8 seeing how this unfolds. I can't say that  
9 every idea that's been explored for both of  
10 those sites are completely palatable, but it's  
11 very early in the process. And we're actually  
12 I think quite anxious to see what can come  
13 from it and optimistic that it will be very  
14 good things, not that it's going to be easy or  
15 uncomplicated, because we never do anything  
16 easy and uncomplicated. But we're glad to see  
17 something happening.

18 I'm also very happy, or we're also  
19 very happy that a couple of issues that are  
20 near and dear to our hearts are being  
21 addressed. Water, in particular water  
22 retention and reuse, which is very important

1 to us. And by the way, we're still looking  
2 for some additional water to help water the  
3 lawn over at the Mall. We don't have too much  
4 capacity in the existing cisterns, but you  
5 know, if you've got some water to get rid of  
6 and you've got some money to build some  
7 cisterns -- maybe GSA. Maybe the District.  
8 I don't know. You know, we got some room  
9 underneath. We can hold the water and we can  
10 use it.

11 And the other topic is buses,  
12 which is a shared issue. And we're eager to  
13 look at every potential creative solution to  
14 try to address the bus issue. So, indeed we  
15 will meet on it soon.

16 So that's what I have to say.  
17 Thank you very much.

18 CHAIRMAN BRYANT: Thank you, Mr.  
19 May.

20 Any additional comments or  
21 questions? Ms. Wright?

22 COMMISSIONER WRIGHT: Since you

1 just reminded me about Harriet's bus parking  
2 issue --

3 COMMISSIONER MAY: I'm glad you  
4 call them Harriet's buses.

5 COMMISSIONER WRIGHT: Yes, this is  
6 her issue. I said it's her issue.

7 COMMISSIONER MAY: Oh, it's her  
8 issue? She keeps calling them our buses.  
9 They're not --

10 COMMISSIONER WRIGHT: Mine had  
11 been Banneker Park on this trip that's been  
12 the Southwest Ecodistrict. And I want to  
13 thank you for indulging me. I was Johnny One  
14 Note on what about Banneker? And I really was  
15 glad to see it receive the attention that it  
16 did in the final draft and particularly in the  
17 implementation plan, pushing it up in the  
18 order of issues to be addressed. Because I  
19 have always believed that it is the linchpin  
20 to the entire problem, because it does present  
21 such a vexing urban design problem. And we've  
22 sort of moved away from the one vision, which

1 was the sort of Spanish steps idea. And there  
2 are a bunch of ideas presented for it, which  
3 I appreciate.

4 And the other thing that I think  
5 is worth noting is that you hit just the right  
6 tone, I think. It's really easy to get so out  
7 there and get your Buckminster Fuller on and  
8 be incomprehensible to the public, or be very  
9 banal and not very imaginative. And I think  
10 the plan in its final draft really hits just  
11 the right place and pushes people to imagine  
12 and think hard and stretch, but not so much  
13 that they say, oh, those people at NCPC are  
14 out to lunch and nothing will ever happen. So  
15 I want to note that and thank you.

16 MS. MILLER: Well, thank you.

17 COMMISSIONER WRIGHT: And I also  
18 promised Bill that I would say something nice  
19 about the plan, and since he's my boss now --  
20 I know where my bread is buttered.

21 CHAIRMAN BRYANT: Mr. Provancha?

22 COMMISSIONER PROVANCHA: Two

1 additional comments. I think I read in the  
2 current plan there's 14.3 acres and you plan  
3 to double that. I just missed that though,  
4 where those would go in the --

5 MS. MILLER: No, actually there's  
6 just -- basically there's just -- I don't have  
7 the exact number what's existing.

8 COMMISSIONER PROVANCHA: Yes.

9 MS. MILLER: But the 14.3  
10 represents improving the existing parks plus  
11 adding -- there's a couple of new park places  
12 that we can create with this redevelopment  
13 plan.

14 COMMISSIONER PROVANCHA: Okay.

15 MS. MILLER: So that 14.3 is the  
16 total.

17 COMMISSIONER PROVANCHA: Just  
18 trying to reconcile, because part of the plan  
19 it talks about capturing and reusing all of  
20 the rain water, but it also talks about  
21 increasing the amount of pervious surfaces  
22 plus parks. So I was just trying to figure

1 out all the factors in that equation.

2 MS. MILLER: Pervious is parks.  
3 Pervious is roofs, you know, roof -- right,  
4 and as well as bio-retention and rain gardens.

5 COMMISSIONER PROVANCHA: Okay.  
6 Combination of all of those?

7 MS. MILLER: Yes.

8 COMMISSIONER PROVANCHA: And the  
9 last point was on the transportation. I think  
10 it was the Maryland Avenue study where you  
11 were going to raise and depress some tracks.

12 MS. MILLER: Yes.

13 COMMISSIONER PROVANCHA: I noticed  
14 that VRE and WMATA are not members of the task  
15 force, but they have participated and are on  
16 board at least conceptually?

17 MS. MILLER: Yes, they were  
18 actually on our working group.

19 COMMISSIONER PROVANCHA: Okay.

20 MS. MILLER: So they were involved  
21 and attended -- at least WMATA attended almost  
22 all of our meetings.

1                   COMMISSIONER PROVANCHA: Thank  
2 you.

3                   COMMISSIONER WHITE: I just wanted  
4 to echo Commissioner Wright's comments about  
5 tone and readability. And it really struck me  
6 as sort of a newer member and an at-large  
7 member of your ability to convey that this  
8 could really be a district, not just sort of  
9 a place where there are buildings. And coming  
10 from the outside every month, it really was  
11 striking to me how well you captured what's  
12 there and what could be in the quality of the  
13 graphics as well. So I mean, it's a really  
14 easy plan to read. And I think you said it so  
15 perfectly; it's not banal and it really  
16 strikes that balance, that it's accessible to  
17 the public. And so I really commend you for  
18 that. And I'm very curious to hear how your  
19 public meeting goes next week and see how  
20 folks respond. So congratulations.

21                   CHAIRMAN BRYANT: Thank you very  
22 much. Sensing no additional Commission

1 comment or questions, the EDR has been  
2 properly moved and second and is before us.  
3 So all in favor of the EDR as presented, which  
4 would put this to public comment, say aye?

5 (Chorus of ayes.)

6 CHAIRMAN BRYANT: And opposed, no?

7 (No audible response.)

8 CHAIRMAN BRYANT: Congratulations.

9 MS. MILLER: Thank you all very  
10 much. We look forward to bringing this back  
11 to you as a final document.

12 CHAIRMAN BRYANT: I think we're  
13 going to swap -- are we going to swap this  
14 out? Elizabeth, are we going to move this?

15 MS. MILLER: Oh, yes, thank you.

16 CHAIRMAN BRYANT: Let's just pause  
17 for just a second while we change exhibits.  
18 Vietnam Veterans Memorial Visitor Center, on  
19 the ground of the Lincoln Memorial bounded  
20 by Constitution Avenue, Henry Bacon Drive,  
21 Lincoln Memorial Circle and 23rd Street,  
22 NW, Washington, D.C.

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CHAIRMAN BRYANT: Agenda item 5B

is the preliminary site and building plans for  
the Vietnam Veterans Memorial Visitor Center,  
and we have Ms. Hirsch. Welcome.

MS. HIRSCH: Good afternoon, Mr.

Chairman and members of the Commission. The  
National Park Service on behalf of the Vietnam  
Veterans Memorial Fund has submitted  
preliminary site and building plans for the  
Vietnam Veterans Memorial Visitor Center.

(INSERT - VIETNAM VETERANS MEMORIAL VISITOR  
CENTER)

1 MS. HIRSCH: The center will be  
2 located on a portion of the Lincoln Memorial  
3 grounds within the boundary of the National  
4 Mall. This site was approved by this  
5 Commission and the Commission of Fine Arts in  
6 2006.

7 The site is bound by Constitution  
8 Avenue on the north, Henry Bacon Drive on the  
9 east, Lincoln Memorial Circle to the south,  
10 and 23rd Street on the west. It's directly  
11 across the street from the Vietnam Veterans  
12 Memorial. There's an existing food service  
13 kiosk that was approved by this Commission in  
14 2005 on the south side of the site. In the  
15 northeast corner there is a ball field. The  
16 remaining portion of the site is an open lawn  
17 panel surrounded on the perimeter by trees.

18 Here you can see some existing  
19 conditions on the site looking south toward  
20 the Lincoln Memorial. Here's the existing  
21 food kiosk. And this is looking down the  
22 sidewalk along Henry Bacon Drive.

1                   This photo is looking north  
2                   towards Constitution Avenue. You can see the  
3                   American Pharmacists building in the  
4                   background there.

5                   To provide some background on the  
6                   project, Congress authorized the visitor  
7                   center in 2003 with special legislation, and  
8                   that legislation specified that the visitor  
9                   center would be built underground, that the  
10                  visitor center would be considered a  
11                  commemorative work subject to the  
12                  Commemorative Works Act, that the center could  
13                  be sited within the reserve without any  
14                  additional approvals, that the size of the  
15                  visitor center would be limited to what is  
16                  necessary to educate the public about the  
17                  Vietnam Veterans Memorial and the Vietnam War.  
18                  And the legislation also amended the  
19                  Commemorative Works Act to allow NCPC and CFA  
20                  to develop site-specific design guidelines  
21                  that were mutually agreed upon.

22                  In 2006, as I mentioned, NCPC

1 approved what was known as Site A, the current  
2 project site. That was conditioned upon  
3 implementation of mitigation that was  
4 described in NCPC's FONSI. The mitigation  
5 consisted of 14 design guidelines, as well as  
6 an additional mitigation measure that was  
7 related to the potential loss of recreational  
8 space on the site. In 2007, CFA and NCPC both  
9 reviewed an initial concept design. And then  
10 in the spring of 2009 both commissions  
11 reviewed a revised concept design. More  
12 recently, February of 2012, CFA approved the  
13 design. And then in March of 2012, the design  
14 was presented to NCMAC.

15 In 2007, when this Commission saw  
16 the design, the underground facility was  
17 centered around a sunken courtyard. These  
18 right here. In addition, there were long  
19 linear skylights that extended into the  
20 landscape. The concept of a courtyard was  
21 introduced in order to get light and air into  
22 the facility, thereby reducing any need for

1 air intake grills or other kinds of mechanical  
2 equipment that would typically be necessary  
3 for a building like this. The building was to  
4 be accessed off of Henry Bacon Drive or  
5 Constitution Avenue with sloped walkways. And  
6 here you can see a photo rendering of that  
7 design.

8 The Commission commented at that  
9 time that they were concerned about the  
10 visibility of the center from the Lincoln  
11 Memorial, as well as the surrounding streets,  
12 and also the impact that the courtyard and the  
13 skylights had on the landscape. And the  
14 Commission recommended that the applicant  
15 reduce the size of the building and also in  
16 order to reduce the intrusions on the  
17 landscape.

18 When the applicant returned to  
19 this Commission in 2009, they had made a  
20 series of modifications to the design. They  
21 were proposing at that time to raise the grade  
22 of the site by approximately three feet. That

1 helped to simplify the design of the ramp.  
2 They also moved the building north on the site  
3 and were proposing to use a grass berm to  
4 decrease the visibility of the building.

5 At that time the Commission found  
6 that the design had improved and was  
7 consistent with approximately half of the  
8 design guidelines, but that the Commission  
9 asked for the applicant to eliminate the  
10 walkway, the skylights, the extension into the  
11 landscape and to also reduce the size of the  
12 courtyard and the guardrails that were  
13 proposed.

14 So here on the right you see the  
15 site plan as it proposed today. The applicant  
16 has been working to address the Commission's  
17 comments and also has completed the NEPA and  
18 Section 106 processes. In response to the  
19 Commission's comments, this walkway from  
20 Constitution, as you can see, has been  
21 eliminated. The concept of a courtyard has  
22 been retained, however, a green roof is being

1 used to cover portions of that courtyard. In  
2 addition, a horizontal rail condition has been  
3 designed along the green roof right here and  
4 also along the edge of this retaining wall.  
5 In addition, the approach the visitor center  
6 has been reconfigured only to be off of Henry  
7 Bacon Drive from this curvilinear ramp that  
8 will bring one down into the center. The  
9 applicant is still proposing to raise the  
10 grade approximately by three feet.

11 You can get a better idea of what  
12 the approach to the center would be like off  
13 of Henry Bacon Drive. Visitors can either  
14 approach from the curved walkway that will be  
15 an elliptical green area in the middle of that  
16 walkway that will be also bermed; that is to  
17 decrease the visibility of the center from the  
18 surrounding sidewalks, or take the stairway  
19 down to the entrance, which is right here.  
20 There's a skylight here to provide additional  
21 light into the entry vestibule. And then you  
22 also see that horizontal rail condition here

1 along the edge of the green roof. And along  
2 this condition here would be low-growing  
3 evergreen shrubs. And then here is the  
4 courtyard opening. The architect has designed  
5 a detail that's known as ha-ha, that I'll  
6 describe in a bit more detail, to protect the  
7 opening.

8 Views from the bottom of the ramp  
9 right here indicate -- this also gives you an  
10 idea of the materials that are being proposed  
11 for the center. Slate walls are here.  
12 Granite benches, as well as a stairway. And  
13 then the walkway itself would be precast  
14 concrete. This view is showing at the bottom  
15 of the entry stair what the view would be.

16 Here's a little more detail on  
17 that horizontal rail condition along the edge  
18 of the green lawn. When one is standing on  
19 that green lawn there will be a low concrete  
20 curb. The horizontal rail would consist of a  
21 concrete structure with a metal frame and  
22 tension wires. This is to provide a warning

1 to anyone who may be approaching that edge  
2 that there's an edge condition and it would  
3 not be a walkable surface.

4 And then the ha-ha detail around  
5 the courtyard opening. Essentially that is a  
6 low concrete curb here with a space to a  
7 higher concrete wall that would be capped with  
8 a guardrail. However, the top of that  
9 concrete wall will be flush with the lawn.  
10 And so any kind of visibility from the Lincoln  
11 Memorial would be very minimal.

12 As far as the landscape design,  
13 recommendations from the Lincoln Memorial  
14 Cultural Landscape Report would be  
15 implemented. Essentially rows of trees would  
16 be planted along the perimeter. A few trees  
17 will be removed, however, in the end  
18 apparently 20 more trees will be planted on  
19 the site than currently exist. And I wanted  
20 to note that the trees here on this south end  
21 of the site.

22 So staff's analysis of the project

1 focused on the response of the Commission's  
2 comments from 2009, as well as the consistency  
3 with the design guidelines. In this chart  
4 here you can see the Commission found the  
5 project consistent with approximately half of  
6 the design guidelines in 2009. And so the  
7 remaining portion of the presentation will  
8 focus on how the design is now consistent with  
9 the design guidelines that it was inconsistent  
10 with in 2009, and also where there was more  
11 information needed.

12 So design guideline 1 stated that  
13 the visitor center would be constructed  
14 underground and that no portion of it would be  
15 visible from the Lincoln Memorial or from the  
16 surrounding streets and view sheds. As you  
17 can see from this photo rendering, only a  
18 small portion of the horizontal rail and the  
19 ha-ha detail here would be visible. In  
20 addition, these red dashed lines indicate  
21 where after the trees that I pointed out in  
22 the landscape plan would be planted. When

1 they fill out their canopy they would also  
2 screen these two elements. This is a view  
3 from Constitution and 23rd. The center would  
4 not be visible. And then a view from Henry  
5 Bacon Drive. The top of the horizontal rail  
6 would be minimally visible.

7 So based on the revisions the  
8 applicant has made in terms of removing the  
9 skylights and the walkway the visibility of  
10 the center from the Lotus Notes as well as the  
11 surrounding streets has been greatly reduced  
12 and staff believes that it's now consistent  
13 with those design guidelines.

14 In 2009, there were two design  
15 guidelines related to the lighting of the  
16 center that the Commission did not have enough  
17 information to evaluate. At this time the  
18 applicant has submitted information that the  
19 center will be lit to the minimum necessary  
20 for public safety, security and maintenance.  
21 And therefore from these renderings you can  
22 see that any light that would exist would be

1 fairly minimal and would not interfere with  
2 the surrounding monuments or streetscapes and  
3 that the lighting from the street and also the  
4 surrounding buildings would be more dominant  
5 than the lighting of the center itself.

6 In 2009, this design guideline  
7 pertains to the center's intrusion into the  
8 landscape that no protrusions including  
9 skylights, monitors or light wells would be  
10 visible. As you can see from the two site  
11 plans, the plan that's proposed today is more  
12 compact and does not interrupt the landscape  
13 as much as the one that was proposed in 2009.  
14 By eliminating the walkways the Commission  
15 requested as well as the skylights and  
16 incorporating the use of this elliptical green  
17 bermed area the visibility of the center has  
18 been minimized.

19 And here's a view of the design as  
20 it was proposed in 2009. From Constitution  
21 you would have seen much more of that  
22 retaining wall. And then as it's proposed

1 today the view, although it would be visible,  
2 would be the top of the horizontal rail here  
3 along the edge of the green roof.

4 Design guideline 10 related to any  
5 new pedestrian crossing points that would be  
6 added as a result of the project. At this  
7 time no new pedestrian crosswalks are  
8 proposed. The Park Service has stated that  
9 the existing crosswalks along Henry Bacon  
10 Drive here as well as on Constitution would be  
11 sufficient to serve the center and that if in  
12 the future after the center's opened if any  
13 additional crosswalks are needed, they would  
14 return to the Commission with that proposal.

15 Design guideline 13 stated that  
16 the visitor center would not impede the use of  
17 the site for multipurpose recreation. In  
18 2009, based on the design of the center, a  
19 smaller area on the south side of the site was  
20 available. However, today, based on the  
21 modifications that have been made to the  
22 design, there are two larger areas that are

1 available for multipurpose recreation. It's  
2 approximately 26 percent of the site and so  
3 therefore staff is recommending that the  
4 design is now consistent with this design  
5 guideline.

6 Design guideline 14 stated that  
7 the center would be designed without  
8 guardrails or perimeter security elements. In  
9 2009, based on the size of the courtyard,  
10 there was an extensive system of guardrails  
11 that was proposed. These were going to  
12 extrude up from the ground plane and be  
13 vertical elements. As I mentioned, to keep  
14 part of the design as it exists today are  
15 these horizontal rail elements that are  
16 minimally visible from the surrounding  
17 monuments and the street.

18 As far as perimeter security, the  
19 park police have conducted a threat assessment  
20 and determined that three bollards would be  
21 necessary here at the top of the sidewalk  
22 along Henry Bacon Drive. It's primarily to

1 prevent an errant vehicle from being able to  
2 enter down the stairway or also enter somehow  
3 off of 23rd Street. In addition, the center  
4 has been designed to accommodate any kind of  
5 security screening that would be needed for  
6 visitors on the interior and the lobby.

7           And then as far as the additional  
8 mitigation measure that was included in NCPC's  
9 FONSI at the time of site selection, this  
10 required the Park Service to identify an  
11 additional site for recreational purposes  
12 within a half a mile of the project. At this  
13 point the site that's been identified is south  
14 of Independence Avenue just west of the MLK  
15 Memorial. In addition, because of the way the  
16 site has been redesigned and the design  
17 modifications there's additional recreational  
18 space actually available on the project site  
19 itself.

20           So overall the design  
21 modifications that have been made since the  
22 Commission last saw this project in 2009 have

1 greatly improved the project. It reduced the  
2 impact to the landscape as well as reduced the  
3 visibility of the center from the surrounding  
4 memorials and monuments. As I mentioned, the  
5 Park Service has completed NEPA, as well as  
6 NCPC. Both agencies have issued FONSI's. And  
7 the Section 106 process has completed with a  
8 memorandum of agreement. So therefore, at  
9 this time staff feels the project has  
10 addressed all of the Commission's concerns  
11 that were provided in 2009 and also satisfied  
12 the design guidelines.

13 I should note that the staff  
14 report included in your materials for the  
15 meeting today included analysis against the 14  
16 design guidelines.

17 So with that, it is the Executive  
18 Director's recommendation to approve the  
19 preliminary site and building plans for the  
20 Vietnam Veterans Memorial Visitor Center and  
21 notes that the applicant has addressed the  
22 Commission's comments providing in June of

1 2009. And also finds that the design of the  
2 visitor center meets the design guidelines  
3 included in the FONSI at the time of site  
4 selection, and that it notes also that as a  
5 condition of the Section 106 MOA additional  
6 consultation would occur over the courtyard  
7 opening, the skylight over the entrance, the  
8 development of the landscape and the night  
9 lighting of the visitor center. That  
10 concludes.

11 CHAIRMAN BRYANT: Thank you, Ms.  
12 Hirsch. Are there questions for Ms. Hirsch or  
13 comments on the EDR from Commissioners? Mr.  
14 Provancha?

15 COMMISSIONER PROVANCHA:  
16 Appreciate you addressing in turn each of the  
17 14 design guidelines and show how much  
18 progress. Some of our concerns remain safety.  
19 Did you indicate that also on the 23rd Street  
20 side there are some bollards that would  
21 prevent vehicles from coming in from that side  
22 and going into the courtyard?

1 MS. HIRSCH: There won't be any  
2 bollards on the 23rd Street. I was just --  
3 the ha-ha detailed around the courtyard  
4 opening, that that --

5 COMMISSIONER PROVANCHA: Right.  
6 Those are sufficient?

7 MS. HIRSCH: Yes.

8 COMMISSIONER PROVANCHA: Okay.  
9 I'm struggling just a little bit with the 3'6"  
10 change in the topography. For example, is  
11 that immediately adjacent to the center  
12 courtyard so that there's a change in  
13 elevation that would discourage -- I'm trying  
14 to think of the recreational activities that  
15 are immediately adjacent --

16 MS. HIRSCH: No, the change in  
17 grade --

18 COMMISSIONER PROVANCHA: -- both  
19 to the courtyard as well as to the entrance  
20 area.

21 MS. HIRSCH: Sorry. The change in  
22 grade would be very gradual. From the low

1 point it's Constitution Avenue --

2 COMMISSIONER PROVANCHA: Right.

3 MS. HIRSCH: -- which about 18  
4 feet. And it would slope up from there to --  
5 I think the highest point it would be would be  
6 about 22 feet.

7 COMMISSIONER PROVANCHA: What I'm  
8 trying to wrestle with is if you have an  
9 active sports activity going on immediately  
10 adjacent to the courtyard, even with those low  
11 guardrails. So have some danger. However,  
12 the low-growing evergreen shrubbery that's on  
13 -- is it on the south end of the -- close to  
14 the entrance --

15 MS. HIRSCH: Yes.

16 COMMISSIONER PROVANCHA: --  
17 provides a sufficient buffer to keep people  
18 away from the guardrail.

19 MS. HIRSCH: Yes.

20 COMMISSIONER PROVANCHA: Are those  
21 recreational facilities just impromptu, or are  
22 they going to be set up as a soccer field or

1 a baseball diamond, as that type of thing?

2 MS. HIRSCH: Right. No, those  
3 fields will be just open recreational for  
4 passive recreation. There won't be any  
5 assigned sporting activity.

6 COMMISSIONER PROVANCHA: Okay.  
7 That remains our only concern about the  
8 project, just the safety.

9 COMMISSIONER TREGONING: I think  
10 the applicant has made a lot of improvements  
11 and addressed a lot of the comments that were  
12 made by the Commission. I'd like to move the  
13 EDR.

14 COMMISSIONER HART: Second.

15 CHAIRMAN BRYANT: The EDR's been  
16 moved and seconded. Are there any additional  
17 comments? Mr. Miller?

18 COMMISSIONER MILLER: Yes, I agree  
19 there has been a lot of improvements and I  
20 appreciate you going through each of the  
21 Commission's previous recommendations and how  
22 much progress has been made and addressing

1 each.

2 I just had one question on the  
3 FONZI. It said that an additional mitigation  
4 measure would be the establishment of a ball  
5 field west of the MLK.

6 MS. HIRSCH: Yes.

7 COMMISSIONER MILLER: But weren't  
8 there already existing ball fields there, or  
9 was a new ball field established?

10 MS. HIRSCH: You're correct.  
11 Those are existing recreational fields, but  
12 think that the FONZI was indicating that  
13 recreational space be identified by the Park  
14 Service, not that they actually reconstruct a  
15 new field.

16 COMMISSIONER MAY: I think there's  
17 actually going to be some reconfiguration of  
18 those that will make more playing fields  
19 readily available, but I don't know the  
20 details of that. I mean, those fields have  
21 been used for different purposes over the  
22 years --

1 COMMISSIONER MILLER: Right.

2 COMMISSIONER MAY: -- and we do  
3 adapt them occasionally.

4 COMMISSIONER MILLER: It just  
5 seemed to me that the mitigation measure was  
6 calling for new or an additional field.  
7 Because I guess even though there is more  
8 recreational space in this design than the  
9 previous design, I don't know if it's big  
10 enough -- it doesn't appear to be big enough  
11 for a softball field.

12 COMMISSIONER MAY: Right. We'd  
13 stopped using that field for softball some  
14 time before this project was proposed. I  
15 mean, there's no extra land to be found in  
16 that area, unless we wanted to start cutting  
17 down trees to put in softball fields or take  
18 out golf courses. We tried that once  
19 actually, and that didn't go over very well.

20 COMMISSIONER MILLER: Right. I  
21 wasn't suggesting that.

22 COMMISSIONER MAY: Yes.

1                   COMMISSIONER MILLER: I just  
2 was --

3                   COMMISSIONER MAY: Right.

4                   CHAIRMAN BRYANT: -- I was just  
5 curious about the mitigation measure using  
6 existing as opposed to new to replace. So  
7 that was just my only comment.

8                   CHAIRMAN BRYANT: Mr. Denis?

9                   COMMISSIONER DENIS: What is a ha-  
10 ha condition?

11                  MS. HIRSCH: It's the term that  
12 the architect has defined as that condition  
13 around the courtyard opening. It's not a  
14 technical architectural term though.

15                  COMMISSIONER MAY: This is  
16 something that goes back to Medieval times.  
17 It's, you know, the idea that you have a wall  
18 that you cannot see from a distance. And so  
19 the grass, you know, the landscape slopes down  
20 to the wall. And the wall is there and it's  
21 a barrier, but you know, if you're storming  
22 the castle, you don't realize until you get

1 very close that you're now in the middle of a  
2 field and, oops, there's a wall there.

3 COMMISSIONER DENIS: You want to  
4 pass the laugh test, I guess. Thank you.

5 CHAIRMAN BRYANT: Anything else?  
6 (No audible response.)

7 CHAIRMAN BRYANT: Well, it's been  
8 moved and seconded. The EDR before you has  
9 been moved and seconded. All in favor of  
10 passing the EDR, say aye?

11 (Chorus of ayes.)

12 CHAIRMAN BRYANT: Opposed, no?  
13 (No audible response.)

14 CHAIRMAN BRYANT: It's unanimous.  
15 Thank you, Ms. Hirsch.

16 COMMISSIONER DENIS: Perhaps a  
17 better name might be the ah-ha moment.  
18 INTELLIGENCE COMMUNITY CAMPUS-BETHESDA, 4600  
19 SANGAMORE ROAD, BETHESDA, MARYLAND - PHASE 1  
20 (NORTH CAMPUS)

21 CHAIRMAN BRYANT: Agenda item 5C  
22 is really a continuation last time. As we

1 left it last time, we had received public  
2 comment and had returned the discussion to the  
3 Commission for deliberation. We all know that  
4 public comment participation has been  
5 critical, integral, very important to this  
6 project to date. So we will not take further  
7 public comment today since it rests with us at  
8 this time.

9 (INSERT - PHASE 1 (NORTH CAMPUS))

1 (INSERT - SUPPLEMENTAL INFORMATION: PHASE 1

2 (NORTH CAMPUS))

1                   CHAIRMAN BRYANT: Last month when  
2 we deferred it for one month, there were  
3 really two issues that were really at hand.  
4 One was around the solar array, the  
5 photovoltaic array that was on top of the  
6 parking garage. Then there were some  
7 questions and the need for additional  
8 information on storm water management for both  
9 state and federal -- that is Maryland and  
10 federal regulations.

11                   So that's probably where most of  
12 the discussion, perhaps all of the discussion  
13 will be now. And to set it up we have Mr.  
14 Hinkle. Thank you.

15                   MR. HINKLE: Thank you, Mr.  
16 Chairman and Commissioners, and good  
17 afternoon.

18                   What you should have received is a  
19 supplemental analysis from staff in terms of  
20 storm water. And what I wanted to do is take  
21 a few moments to summarize those regulations  
22 and then I'll hand the floor over to Mr.

1       Manzelmann who represents the applicant.  And  
2       he'll be describing in more detail how the  
3       project is meeting those requirements as well  
4       as how the applicant has been working with the  
5       community over the past month.

6                       So to begin with, federal  
7       properties in Maryland have to follow two  
8       requirements for storm water management.  The  
9       first is to comply with Section 438 of the  
10      Energy Independence and Security Act, which is  
11      known as EISA.  And EISA also requires that  
12      federal facilities comply with state and local  
13      requirements.  And the state requirements are  
14      defined by regulations of the Maryland  
15      Department of the Environment, which through  
16      EPA regulations implements requirements of the  
17      Clean Water Act for federal facilities to  
18      obtain permits to control water pollution.  
19      And then as a side note, the state guidelines  
20      include performance measures that actually  
21      vary by the county, but Montgomery County  
22      does not have separate requirements from the

1 state.

2 And so what's the difference  
3 between EISA and MDE requirements? EISA  
4 requires federal agencies to use site  
5 planning, design construction and maintenance  
6 strategies to maintain or restore the pre-  
7 development hydrology of the property to the  
8 maximum extent technically feasible, and the  
9 EPA has provided guidance to help agencies  
10 establish appropriate performance goals and  
11 determine what is technically feasible.

12 For MDE, the requirements for  
13 federal redevelopment projects are defined in  
14 Maryland Storm Water Management Guidelines for  
15 State and Federal Projects. And these require  
16 federal redevelopment projects to detain and  
17 treat the first inch of storm water on  
18 impervious surfaces to the maximum extent  
19 practicable and to reduce impervious surfaces  
20 on the site.

21 So Mr. Manzelmann will be speaking  
22 in detail about how the project meets Maryland

1 storm water requirements. So I'm really going  
2 to focus my next couple of slides on how this  
3 project is in compliance with EISA.

4 So EPA's guidance on EISA provides  
5 two options for calculating the amount of  
6 storm water to be used in determining  
7 performance standards for sites. Option 1 is  
8 really to prevent off-site discharge of rain  
9 water from all events less than or equal to a  
10 95th percentile storm. Option 2 is to develop  
11 an estimate of pre-development conditions and  
12 then limit runoff volume and peak flow  
13 discharges to levels that do not exceed pre-  
14 development conditions.

15 However, the guidelines recognize  
16 that in the context of redevelopment projects  
17 that fully detaining the 95th percentile storm  
18 or restoring pre-development hydrology could  
19 be difficult to achieve due to some existing  
20 conditions on the site. So therefore the  
21 guidance actually recommends using a  
22 systematic maximum extent technically feasible

1 analysis once a performance standard is  
2 determined for the site.

3 So this is a graphic from the  
4 guidance document that depicts pre-development  
5 and post-development hydrology. If you  
6 actually look on the lower graph, the first  
7 one shows a pre-development condition, and  
8 then the second is of course a post-  
9 development condition. If you note, in terms  
10 of storm water and what falls onto the ground,  
11 there's a significant amount that evaporates  
12 and a significant that infiltrates into the  
13 ground with a limited amount of runoff on the  
14 pre-development site. And then of course, on  
15 the post-develop site you may have a condition  
16 where you still have a lot of evaporation, but  
17 you have limited infiltration into the ground  
18 and then a significant amount of runoff. So  
19 as you can see, existing site conditions can  
20 influence the amount of runoff of a site and  
21 may limit the ability to do on-site storm  
22 water management for redevelopment projects.

1 And so the guidance really does recognize this  
2 factor.

3 So what the guidance has is a  
4 process to develop storm water management  
5 plans. So the first step is to use option 1  
6 or option 2 to determine the performance  
7 standard for the site. And that again is how  
8 much water is required to be retained under  
9 EISA. The second step is to use green  
10 infrastructure, low-impact development design  
11 strategies really to the maximum extent  
12 technically feasible to meet that performance  
13 standard. So these design strategies of  
14 course; and we saw a lot in the previous  
15 presentation, include rain gardens or bio-  
16 retention facilities or porous pavements or  
17 green roofs and the like.

18 The third step is to document why  
19 some of these strategies are not technically  
20 feasible. And within the package of the  
21 supplemental information you should have  
22 received a copy of a memo from the applicant

1 that actually describes some of the green  
2 infrastructure low-impact development design  
3 strategies that they feel cannot be used at  
4 this site.

5 And then the last step is to  
6 determine and design appropriate runoff  
7 control measures if the performance standard  
8 cannot be met.

9 So then according to step 1, the  
10 EISA performance standard for the ICC-B North  
11 Campus site is to retain 1.7 inches of storm  
12 water in a 24-hour period. So after going  
13 through the remaining steps to determine what  
14 was technically feasible, the applicant  
15 actually designed a system that increases  
16 impervious surfaces, adds underground storage  
17 vaults and uses one bio-retention facility.  
18 And so this system detains actually 2.1 inches  
19 of storm water and then systematically treats  
20 and controls its release.

21 And I just want to note that the  
22 system is actually larger than that two-inch

1 capacity because it can actually manage a 25-  
2 year storm, which is over 6 inches of storm  
3 water over a 24-hour period before  
4 overflowing. And this is simply because as  
5 the rain falls water is actually concurrently  
6 passing through the system and then leaving  
7 the system. So because of all this, staff  
8 does find that the proposed detention,  
9 treatment and controlled released of the storm  
10 water at the site does meet the EISA  
11 requirements.

12 With that conclusion, what I would  
13 like to do is invite Mr. Manzelmann who will  
14 speak in more detail as to how the project  
15 meets the Maryland storm water requirements,  
16 as well as his work with the community over  
17 the past month. And he'll also talk a little  
18 bit about how the applicant proposes to  
19 address the off-site storm water runoff. So  
20 if you could hold the questions until  
21 afterwards.

22 CHAIRMAN BRYANT: Yes, Mr.

1       Manzelmann, welcome and we very much  
2       appreciate your diligence.

3                   MR. MANZELMANN:  Thanks to the  
4       Commission for this opportunity.  And what I  
5       wanted to do is come back -- as Commissioner  
6       Dixon had asked us to do, engage with the  
7       community.  So I'm going to go through this  
8       really -- if you think of it in two parts:  
9       Where we were based on our design 30 days ago  
10      and then the engagement with the community  
11      that we've done over the last 30 days.  And we  
12      did, sir, just exactly as you had asked.

13                   I am the executive agent for the  
14      intelligence community working on this  
15      project.  And if you recall -- and have been  
16      frankly working with the community since last  
17      December, because when we brought the master  
18      plan to you at that time, there were concerns  
19      there.  And my way of addressing concerns as  
20      a licensed architect as I listen to my client,  
21      kind of see what their concerns are and then  
22      work through solutions that address those

1 concerns.

2 I'm not a civil engineer. I  
3 basically went to school with the civil  
4 engineers. And so what I want to do is talk  
5 -- refresh on the impervious/pervious MDE, how  
6 we really exceed that in a few areas. And MDE  
7 is strict criteria. There was a discussion a  
8 little bit about retention and detention and  
9 what that means and how detention is helpful  
10 on the site as well, and then talk about the  
11 community engagement. And then last the PV  
12 panels, which I think we've addressed as well.

13 This is the existing site and what  
14 I want to call your attention to is basically  
15 the phase 1 side is up here at the north end  
16 of the property and it's almost 100 percent  
17 asphalt surface right now. So there is a lot  
18 of runoff off that site. And the design by  
19 itself improves that. So everything you see  
20 there in light green is now pervious surface,  
21 landscape surface that was asphalt before. So  
22 we actually reduced by 40 percent the amount

1 of impervious surface to the site.

2 MDE. MDE does have strict  
3 requirements. And I'm a -- actually practiced  
4 architecture in California for a considerable  
5 amount of time, and environmentally California  
6 can be very difficult as well, but I would say  
7 MDE has their strict requirements. It was  
8 important to us and important to me as  
9 representing the owner on this site that we do  
10 better than the standards. And in that case  
11 there are four areas where we exceed MDE  
12 requirements.

13 On the top on there, MDE would  
14 require us to look at -- if you recall the  
15 previous drawing, that we collect in the areas  
16 that were impervious only. So if you think of  
17 the top of the parking garage and the drives  
18 into it and the visitor center, that's all we  
19 were required to do. We chose to take the  
20 entire site, impervious and pervious, and  
21 design our system around the total. So if you  
22 go to line 2 there, we actually built the

1 capacity -- actually increased the capacity  
2 not quite, but almost threefold what MDE  
3 required us. And the importance of that; I'll  
4 show you in a minute, when it comes to  
5 detention, what we can do to help not only the  
6 site, the neighboring streams, but also the  
7 water quality downstream as well.

8           It was mentioned before; and I  
9 think Jeff hit on this -- is that in a  
10 rainfall they ask you to treat the first  
11 flush, which is basically that hard rainfall  
12 hits a parking surface, automatically picks up  
13 the oil residue off that and is generally the  
14 first to go. We actually did it for 2.1  
15 inches. So we have an additional factor there  
16 of really 100 percent.

17           And then lastly, MDE asked us to  
18 design to a 10-year storm. We're designed to  
19 the peak flow of a 25-year storm. So if you  
20 recall in the master plan we kind of discussed  
21 this and looked at it. And that was our  
22 target. We actually have now achieved our

1 target based on the size of the detention  
2 structure.

3 This is the storm event data. And  
4 as Jeff mentioned, the 6.11 inches is your 25-  
5 year storm. Mother Nature does different  
6 things. And when you ask a civil engineer;  
7 and believe me, I asked several of them, you  
8 know, the size of the structure and can you do  
9 this and can you do that, even if you take the  
10 case of a 100-year storm and it's a 24-hour  
11 period and it's only one inch more, this  
12 complex really can, you know, depending on how  
13 that water is spread over the number of hours  
14 -- can actually take care of that as well.  
15 But it is designed to the peak flow, the 25-  
16 year, which is our target based on the plan  
17 design.

18 Now this isn't as great as the  
19 graphics on the eco area in the District and  
20 all that, which were very well done, but  
21 having three kids myself and being the oldest  
22 of seven kids, this was the best analogy I

1 had. And so, if you think about retention,  
2 retention was talked about, and I think a  
3 couple of the speakers last time talked to  
4 that, retention would be like a reservoir on  
5 the site, be it one that's permanently filled  
6 with water or one that fills with water and  
7 then eventually it either evaporates or drains  
8 into the soil. And that would be with the  
9 plug in the tub.

10 Detention though also has a value,  
11 and the value here is -- you know, and when I  
12 was a little kid I used to do this, but you  
13 know, turn on the water faucet as fast as it  
14 would go, leave the plug open and see if you  
15 could fill the tub. Now, you know, I'm an  
16 architect, so I do crazy things like that.  
17 But in this case what's happening here and  
18 what the value to the neighboring streams is  
19 that we have a controlled outflow on this  
20 project. So we're detaining 250,000-some  
21 gallons. At the same time we're able to  
22 control the outflow to a smaller amount.

1 Again, erosion's caused by volume and  
2 velocity. So if we control that outflow --  
3 and additionally it gives us the opportunity  
4 to treat the water. So the water leaving the  
5 site is treated, so that helps the water  
6 quality down the watershed of the Potomac and  
7 on into the Chesapeake itself.

8 So this is, on the left -- if you  
9 look over here, and it's done by the different  
10 rainfall amounts. And then you see existing  
11 as it today and then proposed. You see that  
12 the gallons per minutes are greatly reduced,  
13 and generally in the case -- anywhere from 40  
14 percent -- really 50 percent plus or minus  
15 less than the current conditions. So that  
16 reduces the volume, and all that water that's  
17 coming out of there is treated.

18 Now on the Commission hearing on  
19 the 7th, sir, you asked us to engage with the  
20 community. And that was the motion and action  
21 of the Commission last time. And so,  
22 immediately the next day Mr. Berg -- I engaged

1 with him and Mr. Salop. Mr. Salop was very  
2 interested in the PV panels, which I'll talk  
3 about in a minute. Mr. Berg was very  
4 interested in the water and the storm water  
5 runoff.

6 I felt the best way to do that was  
7 just like the master plan. I went to them on  
8 the 8th and I said, well, could you craft some  
9 questions of things that you would want me to  
10 look at and work with with the design team of  
11 what we could do.

12 We got that the beginning of the  
13 following week and I worked through that with  
14 the engineering team. And then on the 21st of  
15 June we hosted a meeting at the site with the  
16 community, the community leaders, the county,  
17 NCPC, as well as the National Park Service  
18 attended that, and we discussed the issues.  
19 And out of that came four prime discussion  
20 points.

21 One was the adequacy of the north  
22 channel and the north channel is where the

1 north end of the site will go into. And  
2 basically it was a look at, okay, does this --  
3 you know, based on our design do we improve  
4 the dynamics and the operations of that  
5 channel? And we believe we have that taken  
6 care of and solved and designed to do that.  
7 And not only that, but improve the flow in the  
8 channel by changing the discharge point. And  
9 the other thing, and I'll answer part of this  
10 up front is -- one thing we talked about,  
11 okay, how do we ensure that? And in my letter  
12 of commitment to them is we're going to be on  
13 the site for the next four years.

14 This part of the project will  
15 actually be completed in 12 months. So we'll  
16 have the opportunity to work with the Park  
17 Service and periodically go out there, look at  
18 how the performance of the design is working  
19 and if there's anything we need to adjust,  
20 we're there to do it. But I'm convinced based  
21 on the efforts of our civil engineers that  
22 we're improving the overall situation and

1 reducing, as I showed, the volume of water as  
2 -- the velocity as well. Because when the  
3 velocity comes out, it goes into a drop. So  
4 in other words, it comes out your pipe, goes  
5 into a larger pipe which reduces your speed  
6 and velocity or the hydraulics of the water  
7 coming down the hill.

8           The second bullet there, they  
9 talked about the north discharge and moving it  
10 further down the hill and closer. Now we're  
11 going to do that design, take a look at it and  
12 then we're going to bring it back to the  
13 community and our partner in the NPS to make  
14 sure, because one of the things, if you recall  
15 in the master plan, we're trying to preserve  
16 is every tree possible. Moving the garage,  
17 realigning the garage. I don't want to do  
18 this if I'm going counter to that and start  
19 removing trees that we were trying to preserve  
20 before, so I'm going to bring that back to the  
21 community, that design to discuss.

22           The phase 1 site is limited. It's

1 less than a third of the overall project. So  
2 additionally, in working with the community,  
3 we're going to -- and as we go to the phase 2,  
4 which is the balance of the site, we're going  
5 to work on design solutions that increase the  
6 retention and the environmental site  
7 opportunities like bio-ponds and things like  
8 that. And we even talked about the cistern  
9 for gray water, because I have more  
10 opportunity in that phase 2. In the phase 1  
11 we basically have a parking garage and an  
12 entry, and it's a small portion of the site.

13 And then last, with sharing the  
14 MDE submittals, I have here on my slide mid-  
15 July. Those submittals were actually provided  
16 to MDE on Tuesday and were also delivered to  
17 NPS and to the community. So that actually  
18 occurred before the brief here today.

19 So the solution; and, you know, we  
20 talked through this, but the best solution,  
21 given the collective group that was there as  
22 we discussed through it, is, if you recall, I

1 did a commitment letter on the design of the  
2 project overall and was then to amend a  
3 supplemental to that that addressed the storm  
4 water management and also the PV panels. And  
5 that's what we collectively arrived at as the  
6 best solution. I prepared that document and  
7 sent that out to the community on the 6th,  
8 along with copies to NCPC and NPS as well.  
9 And then my understanding -- and I saw the  
10 communication from the community to NCPC that  
11 they supported that effort. It's my  
12 commitment to all of you that we're going to  
13 be on this project for several years and I'm  
14 here to meet and help the community and make  
15 sure we're coming up with the right solutions  
16 overall.

17 So with that, PV panels just very  
18 quickly. If you recall when I was last here,  
19 the design showed, or the elevation showed a  
20 penthouse that is something above my head and  
21 then the PV panels on top of that. What we've  
22 gone to is a different design where the PV

1 panels themselves have been lowered down. So  
2 they're -- this is sort of the deck, the top  
3 deck of the garage one foot four inches off  
4 the deck and then they slope up from there to  
5 about seven foot, two inches. So at eye level  
6 looking at that over the parapet wall you're  
7 only going to see a little over three feet of  
8 that top edge of that triangle. And then if  
9 you think about the garage, and if -- and most  
10 everybody around it is below the garage, if  
11 you're looking up, something would have to be  
12 in the neighborhood of 12 to 16 feet tall,  
13 depending on your distance, for you even to  
14 see an item. So in that case, from most of  
15 the surrounding areas the PV panels won't even  
16 be visible.

17 There is an actual engineering  
18 kind of cross-section. So if you look at the  
19 red dashed line on there, that's kind of your  
20 parapet wall height, and it shows how we  
21 lowered the panels down from starting at 10  
22 feet down to that one foot four inches. So I

1 think -- and Mr. Salop, we presented -- showed  
2 those drawings to him and my understanding  
3 it's in the response as well that he is  
4 satisfied that that meets their --

5           So, sir, Mr. Chairman and  
6 Commission, you know, I've worked this project  
7 really hard and I feel like we've done the  
8 right things for the community and, you know,  
9 hope you would agree and approve our submittal  
10 on this phase 1 portion of the project, and  
11 standing by for any questions you might have.

12           CHAIRMAN BRYANT: Thank you very  
13 much, Mr. Manzelmann. I'll note that in the  
14 packet, the supplemental packet, in case you  
15 haven't gotten through it, there are many  
16 communications from community members who --  
17 including those who were in opposition, or at  
18 least sought additional improvements that are  
19 now supportive of the project. There's also  
20 a letter from the engineer on storm water  
21 noting that they've met, in their opinion, the  
22 maximum extent feasible, technically feasible

1 for the storm water. So with that --

2 COMMISSIONER DIXON: Mr. Chairman,  
3 I'd move the approval that's been requested.

4 CHAIRMAN BRYANT: Okay. It's been  
5 moved and seconded. Is there any further  
6 discussion?

7 COMMISSIONER DIXON: Mr. Chairman,  
8 I just want to comment that, though I was  
9 given some note, it wasn't my action. It was  
10 the Commission's action that brought you back.

11 MR. MANZELMANN: Yes, sir.

12 COMMISSIONER DIXON: I just made a  
13 suggestion and I'm not surprised at the  
14 results at all. I'm not surprised, because --

15 MR. MANZELMANN: Yes, sir. Thank  
16 you.

17 COMMISSIONER DIXON: -- I've  
18 sensed that early on you guys would -- we all  
19 would work it out. And you did. And that's  
20 great. Thank you.

21 MR. MANZELMANN: Yes, sir. Thank  
22 you.

1                   CHAIRMAN BRYANT:   And before Mr.  
2                   May says something, I will draw to your  
3                   attention that -- if you recall in the EDR it  
4                   does delegate final approval to the Executive  
5                   Director for certain things, including site  
6                   and landscaping furniture.

7                   Mr. May?

8                   COMMISSIONER MAY:   No, I just  
9                   wanted to express my gratitude to Mr.  
10                  Manzelmann and the entire team working on this  
11                  for their cooperation with the Park Service.  
12                  In the end everything seems to be working out  
13                  well.  I also appreciate -- you know, we had  
14                  a few last-minute questions based on the  
15                  correspondence from July 6th.  Those were  
16                  answered and I know we owe you some  
17                  information on who the principal point of  
18                  contact will be for the Park Service as we  
19                  continue to work together on this.

20                  MR. MANZELMANN:   Yes, sir.  
21                  Absolutely.  And I'm looking forward to that  
22                  relationship.  I've worked with several of

1 your folks and I'm looking forward to  
2 continuing that dialogue. And like I say,  
3 we'll have the chance to monitor and watch and  
4 make sure that the design is working as  
5 intended; yes, sir.

6 COMMISSIONER MAY: Right. And  
7 you'll be there for 40 years and I think we'll  
8 be there at least that long.

9 MR. MANZELMANN: Probably longer;  
10 yes, sir.

11 COMMISSIONER MAY: So anyway, I  
12 want to thank you and I also want to thank Dr.  
13 Berg and the neighbors who worked so hard --  
14 Yes, sir.

15 COMMISSIONER MAY: -- because they  
16 shared a common concern with the Park Service  
17 and helped us achieve the best possible  
18 result. So I appreciate that. And of course  
19 I appreciate the staff bearing with all of  
20 this and working through it as well. So thank  
21 you.

22 MR. MANZELMANN: Yes, sir. Thank

1 you.

2 CHAIRMAN BRYANT: Anything  
3 additional? Does our resident Bethesda expert  
4 have anything?

5 (No audible response.)

6 CHAIRMAN BRYANT: Okay. It's been  
7 moved and seconded.

8 COMMISSIONER PROVANCHA: May I  
9 comment, please?

10 CHAIRMAN BRYANT: Oh, I'm sorry.  
11 Yes, please.

12 COMMISSIONER PROVANCHA: I would  
13 like to add my appreciation for the  
14 extraordinary Herculean efforts above and  
15 beyond. I noticed that you're not wearing  
16 your Purple Heart from the flesh wounds --

17 MR. MANZELMANN: No, sir.

18 COMMISSIONER PROVANCHA: -- that  
19 you've incurred, you and Mr. Olsen.

20 MR. MANZELMANN: I think some of  
21 those special efforts need to be noted. We  
22 talked about the storm water management, the

1 retention versus detention. We talked about  
2 the photovoltaics. I think there's also an  
3 important piece of documentation in the  
4 package, a June 25th letter from Mr. Leggett  
5 issued well prior to even your supplemental  
6 letter of commitment. I think the  
7 extraordinary level of cooperation with the  
8 homeowners associations -- I think all nine of  
9 nine are now on board. In fact, there's even  
10 a comment in one of them saying further delays  
11 would be costly to the community and the  
12 federal taxpayer. I think we're in violent  
13 agreement that we need to please approve this  
14 project so that we don't incur schedule or  
15 construction delays.

16 In addition, all of the  
17 requirements from the staff have been met.  
18 The site development plan, the amended traffic  
19 impact study, the information about the  
20 comparison of the EISA versus the 438 and on  
21 and on, deforestation and so forth. So I  
22 think there's been clearly repeated

1 demonstrations of good faith on behalf of the  
2 applicant, for which you should be commended.

3 MR. MANZELMANN: Thank you.

4 COMMISSIONER PROVANCHA:  
5 Congressional Medals of Honor to follow.

6 MR. MANZELMANN: Yes, sir.

7 CHAIRMAN BRYANT: Thank you.

8 Again, it's been moved and seconded. Sensing  
9 no further comment, all in favor of the EDR as  
10 presented, say aye?

11 (Chorus of ayes.)

12 CHAIRMAN BRYANT: Opposed, no?

13 (No audible response.)

14 CHAIRMAN BRYANT: Mr. Manzelmann,  
15 congratulations.

16 MR. MANZELMANN: Sir, thank you.  
17 Thank you very much for the approval. I also  
18 wanted to acknowledge the University of  
19 Oklahoma intern having graduated from the  
20 Architecture School of the University of  
21 Oklahoma, but I think you already put him back  
22 to work.

1 (Laughter.)

2 MR. MANZELMANN: So, sir, thank  
3 you very much.

4 CHAIRMAN BRYANT: Again, thank you  
5 for your diligence.

6 MR. MANZELMANN: Yes, sir.

7 CHAIRMAN BRYANT: Now go away.

8 (Laughter.)

9 MR. MANZELMANN: You have more  
10 important things to do, I know. Yes, sir.  
11 Thank you.

12 CHAIRMAN BRYANT: Thank you. We  
13 have two remaining items, both information  
14 presentations.

15 INFORMATION PRESENTATIONS  
16 MEMORIAL TRENDS AND PRACTICES IN WASHINGTON,  
17 D.C. STUDY

18 CHAIRMAN BRYANT: Agenda item 6A  
19 is an informational presentation on the  
20 memorial trends and practice in Washington,  
21 D.C.

22 (INSERT - MEMORIAL TRENDS AND PRACTICE IN

1 WASHINGTON, DC STUDY)

1 MS. KEMPF: Hi, good afternoon.

2 CHAIRMAN BRYANT: Welcome back,  
3 Ms. Kempf.

4 MS. KEMPF: Good afternoon, Mr.  
5 Chairman. Today I'm offering a status of a  
6 memorial research project we've undertaken  
7 with the Park Service. The research was  
8 completed in 2011 and we're currently  
9 finalizing a draft summary. We anticipate  
10 bringing that draft to the Commission this  
11 fall with a request to release for public  
12 comment.

13 Today I'm pleased to welcome David  
14 Hayes -- give us a wave -- who is the Regional  
15 Planner and Transportation Officer at NPS  
16 National Capital Region, and he's been working  
17 with me on this project. And I'd also like to  
18 thank Peter May for his support and the good  
19 work of his staff.

20 So just a quick background note on  
21 the Commemorative Works Act, or the CWA, which  
22 governs the memorial process. In summary, the

1 CWA defines commemorative works. It provides  
2 guidelines on content. It requires Congress  
3 to authorize each memorial by separate law.  
4 It separates the legislative process on  
5 subject matter from site selection and design  
6 which is generally delegated to the agencies.  
7 It establishes a reserve in area 1. And it  
8 also establishes a National Capital Memorial  
9 Advisory Commission, or NCMAC as we like to  
10 call it, which is chaired by the National Park  
11 Service and provides guidance to Congressional  
12 sponsors, memorial sponsors, the Department of  
13 the Interior. It consults on sites and  
14 designs. Does a variety of things. And also  
15 the CWA precludes donor recognition. So these  
16 are just a few highlights. The Act does quite  
17 a bit more, but in terms of NCP's role in the  
18 memorial process, we do sit on the NCMAC. We  
19 approve site and design in addition with  
20 several other agencies.

21 So we have a lot of resources  
22 available to us about our memorials. The

1 public comment, for example, has a wealth of  
2 information on its Web site about memorials on  
3 park lands. Of course there's a really  
4 excellent Washington sculpture by Goode which  
5 provides a really comprehensive history of  
6 memorials. But we consistently receive a lot  
7 of very basic questions about our memorials  
8 from law makers and the public. How many do  
9 we have? Where are they located? Are we  
10 building more on average per year? So these  
11 are just very basic sort of fundamental  
12 questions.

13           And so with this study, we sat  
14 down with the Park Service and are basically  
15 taking a lot of our deep institutional  
16 knowledge and providing it to a public in a  
17 way that's accessible and to the agencies in  
18 a way that can be easily analyzed. So the  
19 report is really primarily an analytical  
20 document.

21           So there were four tasks  
22 associated with the research. First we

1 developed a memorial catalog which included a  
2 lot of information including about  
3 sponsorships. So for example, we know that  
4 the Joan of Arc statue was given by the women  
5 of France to the women of the United States.  
6 So little fun facts like that.

7 We identified the major subject  
8 matter themes, sort of a very broad look, but  
9 the information is in Excel, so the public  
10 could easily take a look at it and manipulate  
11 the information and draw its own conclusions  
12 about sort of subject.

13 To place our own process in  
14 context we explored the practices of other  
15 capital cities in the U.S. and abroad. So we  
16 asked some very general questions. What are  
17 some of the big challenges that you face in  
18 your memorial process? What polices and plans  
19 have you put together to address those  
20 challenges? So the list of cities that we  
21 interviewed include Ottawa, Canberra, Berlin,  
22 Salt Lake City, St. Paul and Boston.

1                   And finally, we documented the  
2                   sequence of decisions from authorization to  
3                   approval for four completed memorials here in  
4                   Washington with representative issues for  
5                   study. So we had a very large memorial with  
6                   a complex site selection process with the Air  
7                   Force Memorial. We have an international gift  
8                   and several smaller memorial projects. The  
9                   Victims of Communism Memorial had a rather  
10                  sort of modest memorial element, but they have  
11                  a robust e-museum. I don't know if that's  
12                  what they call it, but that's sort of -- it  
13                  provides a lot of interpretive information and  
14                  factual information in an online digital  
15                  format which may be something that we see in  
16                  the future more memorials exploring. The AIDS  
17                  Quilt, for example, which is here this weekend  
18                  on its 25th anniversary has a very robust  
19                  digital presence. So I think that will be an  
20                  interesting trend for us to follow moving  
21                  forward.

22                                   And so the study that we're

1 working on basically summarizes all of these  
2 research tasks. And then it provides some  
3 very basic information such as a summary of  
4 the major plans that have shaped our memorial  
5 work, agency roles and some key topics  
6 associated with memorials and venues that the  
7 agencies can explore to address those topics.

8 So why is this work important?

9 Memorials are complex no matter where you are,  
10 but in Washington, as in other capital cities,  
11 memorials take on heightened significance  
12 because these are places that reflect our  
13 relationships between nations, some of the  
14 most significant events and people in our  
15 nation's history. And so, this is a topic of  
16 interest for many Americans. Although  
17 memorials in Washington are a public decision  
18 involving these national moments, they're also  
19 very personal for the sponsors who advocate  
20 for those projects, and so we balance that  
21 here.

22 And so because of these

1 complexities the agencies really have a very  
2 long history of working together on memorials.  
3 In the past we've really explored physical  
4 planning strategies to protect them all, so  
5 you see that with the Memorials and Museums  
6 Master Plan, with the Monumental Core  
7 Framework Plan. This current study is sort of  
8 the other side of the coin that looks at some  
9 very broad trends about memorials over time.  
10 Over the years we've heard a lot of very  
11 anecdotal information about what's going on  
12 with our memorials. And we hope that this  
13 publicly accessible information will be a tool  
14 to sort of have a more substantive discussion  
15 about commemoration and some of the trends.

16 So I'll just go through just a  
17 couple of samples of the type of information  
18 that you'll see in the report. The research  
19 is designed to really give us a snapshot of a  
20 variety of angles. So here you see memorials  
21 over time. We are moving away from  
22 commemorating individuals to more groups. And

1 I think that's also something that's been  
2 documented in historical scholarship. We  
3 often hear that we are building more memorials  
4 now than ever before, but actually if you look  
5 at the trends of authorizations and completed,  
6 we're on a consistent path, I guess.

7 We looked at memorial themes so  
8 we'd have a better understanding of the types  
9 of projects from a content perspective that we  
10 are building and we can look at this in a  
11 spacial way, too. So here you see, maps some  
12 of the international gifts that we have in  
13 Washington. And as you can see, they're on  
14 16th Street, Massachusetts and Vermont. This  
15 is something we hope would be useful as we  
16 look at siting future international gifts.  
17 One of the many factors that we look at when  
18 siting memorials is nexus, so relating the  
19 subject matter to the site. That can be  
20 challenging with international gifts, but I  
21 think we've sort of over time formed nexus  
22 areas.

1                   So finally, we hope that the  
2                   research will help us measure our own success,  
3                   some sort of a very broad policy level look.  
4                   On the left we have the Memorials and Museums  
5                   Master Plan which clearly suggests that it's  
6                   important to locate memorials throughout  
7                   Washington. On the right we have our current  
8                   memorial distribution. We think that the  
9                   master plan has been very successful in sort  
10                  of its main objective of trying to encourage  
11                  sponsors to look at opportunities off the  
12                  Mall, but we certainly have a long way to go  
13                  towards introducing memorials throughout all  
14                  four quadrants of the city.

15                  So in terms of just an example of  
16                  the types of applications of this study, we  
17                  hope that it supports the work of NCMAC. We  
18                  hope that it can support how we site  
19                  memorials, and specifically international  
20                  gifts. We'd like to identify opportunities  
21                  other than permanent memorials for sponsors to  
22                  consider. NCMAC has an opportunity to meet

1 with many sponsors who have interesting ideas  
2 but that may not meet the standards of the  
3 Commemorative Works Act. Are there other  
4 options than permanent memorialization that  
5 they can explore? The AIDS Quilt is a great  
6 example of that.

7 Finally, one of the things we  
8 learned during the case study research is that  
9 there might be some issues that we could  
10 resolve by publishing a manual or some type of  
11 a process document that would help really  
12 explain who the key players are in the review  
13 process and what our interests are. We've  
14 been looking at this "Foreign Missions and  
15 International Organizations Guide," which is  
16 a Department of State manual giving foreign  
17 governments the facts if they want to build  
18 consulates or things here in Washington. I'm  
19 not saying what we do needs to be this sort of  
20 formal. It may be an online, you know, sort  
21 of document. But we like this because it  
22 involves a process that includes a number of

1 federal and local entities. And so if you in  
2 your capacities have interesting manuals that  
3 you think might be applicable to the memorial  
4 process, my door is open. So please let us  
5 know.

6 Finally, we wanted to offer the  
7 public a tool as well, so to give the agencies  
8 some interesting analytical work, but also we  
9 looked at an interactive map. This is sort of  
10 unsatisfying in a screen shot here, but  
11 basically most of the research is available to  
12 the public in an online Google platform.  
13 We've received about 13,000 comments on this  
14 map over the last year and people were so  
15 interested in adding memorials that aren't on  
16 Park Service land that we're going to do a  
17 phase 2 application. So we've got some really  
18 excellent interns out in the field taking  
19 photos in sites throughout the region. So we  
20 hope that we'll be able to do an interesting  
21 phase 2 application.

22 And so as I mentioned, we'd like

1 to bring this back this fall with the draft  
2 for the Commission to review and release for  
3 public comment. We'll be circulating the  
4 draft here in the next several months and then  
5 we'd like to have a final draft in 2013.

6 So thank you very much. Answer  
7 any questions you have.

8 CHAIRMAN BRYANT: I just want to  
9 make a comment. You have done such good work  
10 on the memorials writ large issue for so long.

11 MS. KEMPF: Thank you.

12 CHAIRMAN BRYANT: It's really  
13 extraordinary. Thank you.

14 MS. KEMPF: Thank you.

15 COMMISSIONER DIXON: I just want  
16 to ask a couple questions. What were the  
17 cities that you went to for some insight  
18 again? I just was curious about how that's  
19 spread out.

20 MS. KEMPF: It was very  
21 interesting. We had St. Paul, Boston,  
22 Canberra, Ottawa. I don't want to miss any.

1 And London and Boston I think were --

2 COMMISSIONER DIXON: Okay.

3 MS. KEMPF: It was very  
4 fascinating.

5 COMMISSIONER DIXON: Yes. I just  
6 wondered whether or not something south of the  
7 border, South America, some of those areas  
8 down there where they have a different spin,  
9 but I know that's money and time. But you  
10 know, other places like Egypt, which you may  
11 not be able to get in to at the moment, but --

12 MS. KEMPF: You know, it's an  
13 iterative process, so --

14 COMMISSIONER DIXON: You know, but  
15 places where they have like thousands,  
16 thousands, thousands of years of history of  
17 building memorials. Be kind of interesting to  
18 see how they evolved.

19 MS. KEMPF: Yes, that's a great  
20 idea.

21 COMMISSIONER DIXON: The other  
22 thing is your digital effort. I just wonder

1       whether it would be an interesting idea to  
2       encourage future folks in Memorials to include  
3       in their budget --

4                       MS. KEMPF:   Yes.

5                       COMMISSIONER DIXON:  -- a digital  
6       piece.  And maybe if they are encouraged to do  
7       that, it may not be such sizeable structures  
8       and sizeable -- I mean, the Vietnam Memorial,  
9       for example, which we just -- you all voted  
10      on; I wasn't here for it, the information,  
11      they went underground.  If it was digital,  
12      would maybe have saved that space for  
13      something else or keep it green.  But if we do  
14      that, maybe we could kind of redirect some of  
15      the energies and make it a part of it.  I  
16      don't know whether it's something the  
17      Commission or you all would think about  
18      adding.

19                      MS. KEMPF:   Sure.

20                      COMMISSIONER DIXON:  I don't know.  
21      Also action memorials, you know, like  
22      playgrounds.  The Kennedy Playground up on O

1 Street. I guess it's still there. Things  
2 where people not only have to see things, but  
3 they can do things for children, participate  
4 with a different type of a memorial, you know?  
5 I guess a basketball or a recreation facility  
6 could be a memorial that could be used and  
7 could still remember people, or actions,  
8 events.

9 And I also have to make my usual  
10 point. I just hope we can keep this  
11 percentage of memorials for a lot of reasons  
12 down related to wars. I mean, I won't be  
13 around, but hundreds of years from now; I  
14 won't be around, but maybe we won't be looked  
15 back as a country that didn't put so much  
16 emphasis on our central axis and our nation's  
17 capital focusing on war. Maybe we can find  
18 some other things. I mean, King's like an  
19 example of peace and non-violence. And there  
20 are other people historically that could be  
21 cited. So less war.

22 MS. KEMPF: Thank you.

1                   COMMISSIONER DIXON:  No wars  
2                   hopefully.

3                   MS. KEMPF:  Thank you

4                   CHAIRMAN BRYANT:  Ms. White?

5                   COMMISSIONER WHITE:  I couldn't  
6                   agree with you more, and I just wanted to echo  
7                   your comments.  And I'm curious:  In the  
8                   cities that you looked at, do any of them have  
9                   a comprehensive analysis like this?

10                  MS. KEMPF:  Two, yes.  That was  
11                  part of -- sort of it helped us to sort of  
12                  guide how we did the catalog, yes, both of  
13                  them in Canada.

14                  COMMISSIONER WHITE:  And are the  
15                  percentages roughly the same?  I'm very  
16                  curious because we both noticed that 51  
17                  percent were military related or war  
18                  memorials.  Do you have any idea how we  
19                  compare with the two cities in Canada?

20                  MS. KEMPF:  It's more heavily  
21                  weighted here to war, and statesmen also.  In  
22                  Canada they actually have policies that try to

1 encourage under-represented material. But the  
2 decision about subject is really squarely in  
3 Congressional purview, so the agencies have a  
4 very strictly advisory role as far as content  
5 is concerned.

6 COMMISSIONER WHITE: That's  
7 fascinating. Thank you.

8 MS. KEMPF: Thank you.

9 COMMISSIONER DIXON: I just want  
10 to make another point. I know that we have  
11 very little sometimes control on what goes  
12 in --

13 MS. KEMPF: Yes.

14 COMMISSIONER DIXON: -- because  
15 Congress gets involved often when we try to  
16 encourage them not to. But I mean, I thought  
17 about -- I mean, Rome, I mean, got to get --  
18 there are places where they have a lot of  
19 history. Seems to me that their idea of how  
20 they handle memorials -- it may not be  
21 helpful, but maybe at least it would be --  
22 they got a lot there, or in other countries

1 that we know about, all of us. So I just  
2 would raise that as maybe in the future maybe  
3 something could be looked at.

4 MS. KEMPF: Absolutely. We want  
5 to keep building sort of our repertoire. I  
6 don't see this as being a process that stops,  
7 so I welcome additional cities that we could  
8 study.

9 CHAIRMAN BRYANT: Oh, Mr. Denis?

10 COMMISSIONER DENIS: Thank you.  
11 Thank you for your great work and for this  
12 wonderful report. An aspect of our memorials  
13 I think that perhaps we locals are  
14 occasionally blas, about and which you can see  
15 through the eyes of our visitors who come here  
16 and are such awestruck by what they see all  
17 around is that so often the people who we  
18 memorialize and the events that we memorialize  
19 occurred here. And there are memorials to  
20 these people and these events all over the  
21 country, but here is where so many of these  
22 great events occurred and where so many of

1 these great people did their work. And to me  
2 that's an aspect that makes our devotion to  
3 our memorials so important and so  
4 extraordinary and so different. You get that  
5 impression; at least I do, when you go to Fort  
6 McHenry and people realize this is really  
7 where Fort McHenry is and where these events  
8 occurred, or to the Boston Commons and so on  
9 and so forth. But here it's all over and it's  
10 everywhere. And I think that's an extremely  
11 important aspect of why these memorials are so  
12 important to us.

13 MS. KEMPF: Thank you.

14 CHAIRMAN BRYANT: Thank you. Mr.  
15 May?

16 COMMISSIONER MAY: I just want to  
17 make a couple comments. First of all, doing  
18 something online, doing e-memorial-type work,  
19 that actually is becoming something that is  
20 starting to happen. I don't know that it  
21 necessarily has an effect on the size of the  
22 memorial itself that gets built or its impact

1 on the landscape, because the biggest e-  
2 memorial project we have going is also the  
3 Eisenhower Memorial, which is not small.

4 So and then with regard to war  
5 memorials, I don't know, did you look at  
6 anything in terms of how the trends are,  
7 because I would expect that over time we're  
8 doing a lot less and a lot of the war-related  
9 memorials are older memorials.

10 MS. KEMPF: Commissioner May is  
11 right. I mean, I think that sort of gets back  
12 to the trend from individuals to groups. I  
13 think we have 21 Civil War-related memorials  
14 and now, you know, as we commemorate wars  
15 we're doing it by a single war memorial. So,  
16 yes, I think that would be a good trend to  
17 highlight.

18 COMMISSIONER MAY: Right. The  
19 other thing is that the Commemorative Works  
20 Act addresses specifically war memorials and  
21 memorials to the military and so on. And I  
22 think that guidance also helps kind of keep it

1 a bit more restricted than you might expect.  
2 Although, you know, one of the restrictions is  
3 that 10 years have to pass from the end of the  
4 conflict before any sort of commemoration can  
5 be contemplated, and there's always somebody  
6 watching the clock. And so for example we  
7 have legislation that has been or will be  
8 introduced shortly regarding Desert Storm.  
9 And so those things just sort of happen sort  
10 of like clockwork.

11           Anyway, thank you very much for  
12 all of your work on this study and we look  
13 forward to continuing to work with you on  
14 getting the final product done in the least --

15           CHAIRMAN BRYANT: Thank you very  
16 much.

17           MS. KEMPF: Thank you.

18           PURPLE LINE LIGHT RAIL TRANSIT LINE

19           CHAIRMAN BRYANT: The last item on  
20 the agenda is also an information  
21 presentation, agenda item No. 6B about the  
22 proposed Purple Line light rail, which is no

1 small project. And Mr. Weil is here.

2 (INSERT - PURPLE LINE LIGHT RAIL TRANSIT

3 FACILITY)

1 MR. WEIL: Thank you. Good  
2 afternoon, Mr. Chairman, members of the  
3 Commission. The Maryland Transit  
4 Administration and their consultants are here  
5 today to provide you with background  
6 information on the proposed Purple Line  
7 project. This is in anticipation of  
8 Commission review of the project for concept  
9 approval this fall, preliminary review in  
10 2013, and final review in 2014.

11 The Purple Line is a proposed  
12 regionally-significant light rail transit line  
13 that will extend roughly east-west between  
14 Bethesda and New Carrollton through the inner-  
15 Maryland suburbs. The facility will provide  
16 direct access to a number of important  
17 transportation systems including Metrorail and  
18 Metrobus, MARC, Amtrak and the local bus  
19 systems from Montgomery and Prince Georges  
20 Counties.

21 While NCPC has an interest in the  
22 project through the comprehensive plan and the

1 WMATA Compact, in particular NCPC will review  
2 the project under the 1930 Capper-Cramton Act  
3 which utilized federal funding to acquire  
4 stream valleys in the District, Maryland and  
5 Virginia to preserve these lands as a regional  
6 park system. The Capper-Cramton Act gives  
7 NCPC approval authority over modifications to  
8 these parks' general development plans to  
9 ensure that their development is in accordance  
10 with plans approved by NCPC.

11 And here's a graphic that shows  
12 the four Capper-Cramton parks shown in green.  
13 And you can see their location in relation to  
14 the proposed Purple Line alignment. And  
15 again, the Capper-Cramton Act affords NCPC  
16 approval authority over the modifications for  
17 these parks' plans in order to accommodate the  
18 proposed alignment.

19 NCPC will also review the project  
20 relative to the Forest Glen Annex and NOAA  
21 Headquarters building in Silver Spring,  
22 Maryland, both of which are federal assets

1 located in close proximity to the proposed  
2 alignment, as well as the BW Parkway National  
3 Park Service property, which the proposed  
4 alignment will cross.

5 And with that, I'll hand over the  
6 presentation to Harriet Levine who is one of  
7 the lead consultants on the Purple Line  
8 project to provide the rest of the  
9 presentation.

10 CHAIRMAN BRYANT: Welcome.

11 MS. LEVINE: Thank you. I want to  
12 start with a general overview of the project  
13 and where we are in the process and our  
14 schedule and then get into some more details  
15 in terms of our coordination and public  
16 outreach.

17 First, I do want to thank Mike  
18 Weil for his continued participation with our  
19 study team along with National Park Service,  
20 who's here, and Federal Transit  
21 Administration, as well as the other agencies  
22 we're working with that I'll mention a little

1 later. It's been great in terms of helping us  
2 progress the project.

3 To give you a little bit of  
4 orientation, this is the Capital Beltway  
5 around the top. The Purple Line preferred  
6 alternative is light rail. It's a 16-mile  
7 corridor. We have 21 stations. As mentioned,  
8 we have major connections to transit at the  
9 Bethesda Metro Station, Silver Spring Metro  
10 Station, the new Takoma-Langley Transit  
11 Center, College Park Metro and then New  
12 Carrollton Metro. We also connect with local  
13 buses throughout the corridor.

14 The Purple Line will provide  
15 faster more reliable transit for the region's  
16 east-west travel. We also serve a lot of  
17 transit-dependent communities and communities  
18 where people have chosen to have one or less  
19 vehicles to access jobs in the area. It also  
20 strengthens and revitalizes communities and  
21 has a potential to increase transit-oriented  
22 development along our corridor at particular

1 stations which both counties are working with  
2 us to design as appropriate.

3 Our preferred alternative has 21  
4 stations. And I mentioned the connections to  
5 Metro. Also we connect to all of the MARC  
6 commuter lines, Amtrak and local bus service.  
7 Our projected ridership is 60,000 daily  
8 riders. And what's interesting is that 30  
9 percent of our riders are projected to use  
10 Metro for part of their trip. So it's people  
11 who are taking the Purple Line to get to Metro  
12 to come downtown, or maybe vice versa to go  
13 out to the suburbs. We also estimate that  
14 this will result in taking 20,000 cars off the  
15 road daily.

16 We have two projected storage and  
17 maintenance facilities, one in each county.  
18 We do go through both Montgomery and Prince  
19 Georges County and we've split those storage  
20 and maintenance facilities between the  
21 counties. And our year of expenditure cost  
22 estimate is \$1.9 billion.

1                   Our current schedule. On October  
2                   7th of 2011 we got approval to enter  
3                   preliminary engineering, which is the phase  
4                   we're in now where we do our preliminary  
5                   engineering work. We also prepare our final  
6                   environmental impact statement. At the end of  
7                   this process which is expected, I will hedge  
8                   on that spring. I'll say spring-fall 2013.  
9                   It's probably closer to fall 2013 when we'll  
10                  complete our final environmental impact  
11                  statement and get a record of decision. Then  
12                  we actually request permission from the  
13                  Federal Transit Administration to enter final  
14                  design, and that's the next formal step.  
15                  We're projecting construction to begin in 2015  
16                  with the beginning of operations in 2020.

17                         During preliminary engineering  
18                         phase, which we're in now, we're refining our  
19                         engineering, we're developing more detailed  
20                         cost-benefits and impacts of the project. We  
21                         are planning our construction phasing and  
22                         staging. We're developing more detailed

1 operating plans and funding sources and  
2 looking at right-of-way requirements for the  
3 project. We have extensive coordination with  
4 FTA throughout this process. And as I  
5 mentioned, they'll have final approval at the  
6 end of this stage before we can enter the next  
7 phase of the study.

8 A little bit about our public  
9 outreach. We have an extensive outreach  
10 program. We have a mailing list of over  
11 60,000 individuals. We also have an eBlast  
12 list that we use. We've held larger public  
13 meetings and open houses and hearings  
14 throughout the course of the project. We also  
15 have what we call our neighborhood work  
16 groups, and these are smaller work groups. We  
17 have one for each of our 21 station areas.

18 We also have working groups for  
19 some of our corridors where we might look at  
20 trail or streetscape elements. And these  
21 smaller groups really allow us to sit down  
22 with people in those communities and get into

1 the details of station access design  
2 amenities, bike facilities, how people might  
3 get to the station. You know, do bus  
4 connections or bus stops need to move a block  
5 in one direction or another so we have better  
6 connections in those areas?

7 We have what we call our speakers  
8 bureau where by invitation we'll go out to any  
9 group, and we've gone to hundreds and hundreds  
10 of meetings over the years with special  
11 interest groups, stakeholders and residents.  
12 We also do stakeholder meetings. If there are  
13 groups we feel we need to talk to or groups  
14 that we feel are under-represented through the  
15 process, we'll reach out to them and do  
16 targeted outreach in those areas.

17 And finally, we do smaller  
18 community outreach events, and these are  
19 events where we'll go out to major employment  
20 centers or community activities with  
21 informational displays. We'll be at farmers  
22 markets. We've also had tables at NIH and

1 other major employers on the area so that we  
2 can reach out to our potential ridership.

3 Tied to the public involvement is  
4 our agency coordination. We have formal  
5 interagency review meetings, which is all of  
6 our regulatory and resource agencies. We go  
7 to them on a regular basis at various times in  
8 the project when we have new information or  
9 progressing into another phase. We've done  
10 targeted field reviews with the agencies,  
11 wetland field reviews, taking them out to see  
12 specific resources in the area. And we also  
13 do agency-specific coordination where we've  
14 been meeting with the National Park Service,  
15 the Corps, both counties' park departments,  
16 Maryland, National Capital, your Commission  
17 staff, as well as National Park Service and  
18 Department of Environment and Department of  
19 Natural Resources. This is just a sampling of  
20 the list of the agencies we've been working  
21 with. And it's through those coordination  
22 meetings that we're talking about where we

1 traverse through the corridor, potential  
2 impacts.

3 We talked about the four stream  
4 valley parks. We do cross all of those at  
5 existing crossings. To minimize impacts there  
6 are minor projected impacts in terms of strip  
7 takes along existing roadways. We don't  
8 affect any of the park facilities or developed  
9 areas within the parks and we're working with  
10 -- in the case of the Parkway, the National  
11 Park Service and the other parks with both  
12 counties' park departments to look at both  
13 minimization, as well as mitigation options at  
14 each facility as well as county-wide  
15 mitigation.

16 In terms of your future steps; and  
17 Mike mentioned this schedule, we anticipate  
18 coming back to you in the future with  
19 additional more detailed presentations about  
20 the project, looking for a concept  
21 presentation in the fall of 2012 with  
22 preliminary approval in 2013 and final

1 approval in 2014.

2 And that's what I have, unless  
3 there's any questions.

4 COMMISSIONER DENIS: Yes, thank  
5 you for the presentation. It's been awhile  
6 since I had a briefing on this project, and I  
7 appreciate it very much.

8 I heard \$1.9 billion. Is that how  
9 much more, or is that the total cost?

10 MS. LEVINE: That's the total cost  
11 estimate in the year of expenditure.

12 COMMISSIONER DENIS: How much more  
13 will it cost than has been spent now and who  
14 will pay what?

15 MS. LEVINE: We hope to get up to  
16 50 percent federal funding for the  
17 construction.

18 FTR's here. Can I ask for more?

19 Typically transit projects now are  
20 receiving approximately 50 percent federal  
21 funding, the other 50 percent of the  
22 construction funding coming from local,

1 meaning state, local or private contributions  
2 to the project.

3 COMMISSIONER DENIS: And you said  
4 that it's -- well, it's not a Metro project,  
5 right?

6 MS. LEVINE: No, it's not a Metro.

7 COMMISSIONER DENIS: It's MTA.

8 MS. LEVINE: It's Maryland Transit  
9 Administration.

10 COMMISSIONER DENIS: Okay. So it  
11 will be MTA. So the modal split would be to  
12 -- if you were going east to west, would be to  
13 get from Metro onto the Purple Line and off to  
14 the Purple Line and onto Metro, if that was  
15 the route you were taking, if you were going  
16 east to west. Is that correct? Because you  
17 said there were connections to Metro stations?

18 MS. LEVINE: We have four stations  
19 that are adjacent to existing Metro stations;  
20 Bethesda, Silver Spring, College Park and New  
21 Carrollton.

22 COMMISSIONER DENIS: Okay.

1 MS. LEVINE: So in those areas  
2 we're right outside the Metro station.  
3 Somebody in Takoma Park, for instance, either  
4 instead of driving over, taking a bus, could  
5 take the Purple Line over and then transfer  
6 and get onto Metro if they wanted to go  
7 downtown.

8 We also see a lot of people --  
9 most people don't take -- aren't projected to  
10 take the Purple Line from end to end. Most of  
11 our riders aren't going from Bethesda to New  
12 Carrollton or back. They're doing midpoints  
13 in between suburb to suburb or suburb or Metro  
14 and then either in or out on the system.

15 COMMISSIONER DENIS: Are there any  
16 studies as to the number of modal splits it  
17 would take to discourage people from using  
18 transit of this nature?

19 MS. LEVINE: There are studies and  
20 it's built into the model. There is a slight  
21 penalty every time you have to transfer,  
22 whether it's an auto-Metro transfer or a bus-

1 Metro, or Purple Line-Metro transfer. That  
2 does go into the modeling effect.

3 COMMISSIONER DENIS: Would two be  
4 at the upper limit, or more than one?

5 MS. LEVINE: No, I mean, even  
6 within our system today a lot of people make  
7 two transfers. So a lot of people will take  
8 bus to Metro now and then they have to  
9 transfer within the Metro system from one line  
10 to another. And tied to that is that we also  
11 look at the propensity of people to use  
12 transit, and we're a very transit-friendly  
13 area where we have a high percentage of people  
14 who already use transit. And that also goes  
15 into the model because we know that people are  
16 inclined to use transit. And then they would  
17 be inclined to make a transfer or an  
18 additional transfer. So that goes into it.  
19 I don't recall the exact number. It  
20 diminishes the more transfers you add,  
21 obviously.

22 COMMISSIONER DENIS: Thank you.

1                   COMMISSIONER PROVANCHA: Couple of  
2 questions. All at-grade or a mix of above and  
3 below?

4                   MS. LEVINE: Mostly at-grade. We  
5 have one very short tunnel where the grades of  
6 the road are too steep for us, so we sort of  
7 punch into the side of a hill and come back  
8 out. It's less than a mile long. And then we  
9 have one or two aerial segments, but they're  
10 really bridges. We go over Connecticut  
11 Avenue, we go over Rock Creek Park and we're  
12 aerial through the Silver Spring Transit  
13 Center, and over CSX.

14                   COMMISSIONER PROVANCHA: Are you  
15 going to be elevated in some areas that are  
16 prone to flooding? Is that part of your plan?

17                   MS. LEVINE: We look at flooding.  
18 We're mostly along existing roadways and  
19 trying to stay at those elevations to avoid  
20 being within the flood plain. There's one  
21 area where we actually will be in the flood  
22 plain at the crossing of Sligo Creek. And the

1 existing road already is --

2 COMMISSIONER PROVANCHA: That's  
3 the one I was thinking of.

4 MS. LEVINE: Right, we're aware of  
5 that. We're doing studies now in looking at  
6 -- we have to replace that bridge and we're  
7 doing hydraulic studies to see about the  
8 capacity under the bridge, what that does to  
9 flows, where the storm level might be and then  
10 what the elevation of the bridge and tracks  
11 would be to the -- what storm year we get to.  
12 We don't want to raise that bridge more than  
13 we have to because of the tie-ins from Sligo  
14 Creek Parkway and the rest of the facilities.  
15 So we're really trying to stay as close as  
16 possible to the existing road grade.

17 COMMISSIONER PROVANCHA: Okay.  
18 Any protections for going through residential?  
19 I'm thinking about the walls to buffer the  
20 noise of the passing cars for commercial  
21 and/or residential.

22 MS. LEVINE: Transit is different

1 than highways.

2 COMMISSIONER PROVANCHA: Right.

3 MS. LEVINE: It does generate  
4 noise. Most of the noise comes off the  
5 rail --

6 COMMISSIONER PROVANCHA: Yes.

7 MS. LEVINE: -- instead of higher  
8 up traffic noise.

9 COMMISSIONER PROVANCHA: Right.

10 MS. LEVINE: In some areas through  
11 the town of Chevy Chase we are talking about  
12 very short noise walls, four-foot walls --

13 COMMISSIONER PROVANCHA: Yes.

14 MS. LEVINE: -- that capture most  
15 of that noise along the Capital Crescent  
16 Trail, the interim trail where we're through  
17 some backyards there.

18 COMMISSIONER PROVANCHA: Yes.

19 MS. LEVINE: What we tend to find  
20 when we do our noise studies is where we're  
21 along or in the median of existing roads you  
22 don't really hear the -- the delta is very

1 small. It's almost like another bus or two in  
2 the mix of traffic.

3 COMMISSIONER PROVANCHA: Okay.

4 MS. LEVINE: So you don't notice a  
5 difference. But we are doing detailed noise  
6 studies now as part of the FEIS. And if we  
7 see any, we'll do mitigation.

8 COMMISSIONER PROVANCHA: Okay.  
9 Operational question for many years down the  
10 road, but ease of -- for the traveling public  
11 from going from one system to another, do you  
12 currently -- are there electronic connections,  
13 for example, between MTA and WMATA? I'm  
14 thinking about just ticketing and --

15 MS. LEVINE: In terms of fare  
16 cards?

17 COMMISSIONER PROVANCHA: Fares,  
18 yes. Those sorts of things that are  
19 interchangeable.

20 MS. LEVINE: Our goal is to be  
21 smart card compatible --

22 COMMISSIONER PROVANCHA: Got it.

1 MS. LEVINE: -- in our system. So  
2 you might have to go buy a ticket vending  
3 machine, but you'll be able to hold the card  
4 up like you do --

5 COMMISSIONER PROVANCHA: Right.

6 MS. LEVINE: -- in the Metro  
7 system and it would --

8 COMMISSIONER PROVANCHA: And it  
9 would be recognized?

10 MS. LEVINE: -- be recognized for  
11 a ticket. We want to be fully compatible.

12 COMMISSIONER PROVANCHA: Very  
13 good. Thank you.

14 CHAIRMAN BRYANT: Thank you, Mr.  
15 Provancha.

16 Additional questions for Ms.  
17 Levine?

18 (No audible response.)

19 CHAIRMAN BRYANT: Hearing none,  
20 thank you very much.

21 MS. LEVINE: Thank you for your  
22 time.

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CHAIRMAN BRYANT: We look forward  
to seeing you again.

Is there anything else to come  
before the Commission?

(No audible response.)

CHAIRMAN BRYANT: Hearing none,  
the Commission will rise.

(Whereupon, the meeting was  
adjourned at 3:16 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: Meeting of the National Capital  
Planning Commission

Before: Preston Bryant, Jr.

Date: 07-12-12

Place: Washington, DC

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