

STAFF RECOMMENDATION



NCPC File No. 6546

**FORT LESLEY J. McNAIR,
NATIONAL DEFENSE UNIVERSITY EXPANSION, PHASE II
4th and P Streets, SW
Washington, DC**

Submitted by the Department of the Army

November 24, 2004

Abstract

The Department of the Army has submitted preliminary building plans and preliminary and final site utility and grading plans for a Phase II Addition to the National Defense University (NDU) at Fort McNair. The 240,893 gross square feet building would serve as a major free standing addition to Marshall Hall and would extend north of the existing Marshall Hall complex along 5th Avenue within Fort McNair. The facility is to provide educational classroom space and meeting and conference space for the NDU.

Commission Action Requested by Applicant

Approval of preliminary building plans and preliminary and final site utilities and grading plans pursuant to 40 U.S.C. § 8722(d) and Section 5 of the National Capital Planning Act of (40 U.S.C. § 8722(b)(1)) .

Executive Director's Recommendation

The Commission:

Approves the concept building plans for the National Defense University Expansion, as specified in the report *Design-Building Expansion of the National Defense University – Phase II*, and the preliminary and final site utility plans illustrated on the drawings shown within NCPC Map File No 24.50(38.00)-41499.

Commends the Department of the Army for the initiative to implement the U.S. Army's SPiRiT building certification program within the NDU Expansion undertaking.

Requires that the Army:

- Modify the connection between the NDU Expansion and Marshall Hall so that it connects to all floor levels within Marshall Hall or becomes a full-height vaulted space.

- Provide a continuous skylight or vaulted roof above the NDU Expansion central corridor, similar to that found on the existing Marshall Hall, to maintain the consistency and expressed importance of the central corridor throughout the NDU complex.
- Establish clearly-defined building wall setbacks /offsets along the east and west elevations to improve the relationship between window areas and the floor plan layout, and to create stronger shadow definition within the elevations.
- Maintain the existing free standing brick wall along 5th Avenue in the project site design.
- Develop additional emphasis to the NDU Expansion entry “drum” by elevating the height of the entrance element and integrating it with the recommended peaked roofline of the central corridor,
- Include with future submissions a design concept for the new entrance gate at the terminus of East Potomac Avenue, as shown in the Subarea Master Plan and in coordination with the Anacostia Waterfront Plan, along with a timetable for implementation.
- Submit a revised Fort McNair Transportation Management Plan (TMP) for Commission approval no later than March 2005 as specified by the Army in its current project information. The TMP should include a revised parking plan that must demonstrate:
 - An updated employee survey, as defined by the Transportation Element of the Comprehensive Plan
 - Adherence to the August 2004 Comprehensive Plan goals or justification as to why such aims can not be met
 - A commitment to undertake specific Transportation Management Strategies

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PROJECT DESCRIPTION

The Army has submitted preliminary building plans and preliminary and final site utility and grading plans for a Phase II Addition to the National Defense University (NDU) at Fort McNair. The building, consisting of 240,893 gross square feet of space, would serve as a major free standing addition to Marshall Hall and would extend north of the existing Marshall Hall complex along 5th Avenue within Fort McNair. The building would reflect current design themes of Marshall Hall and conform to the Installation Design Guidelines of the Fort McNair master plan. The facility provides educational classroom space and conference/meeting space for the NDU. Approximately 390 interim parking spaces are identified in the proposal but will be further revised and reduced in number with the introduction of the new entrance gate proposed for early 2005.

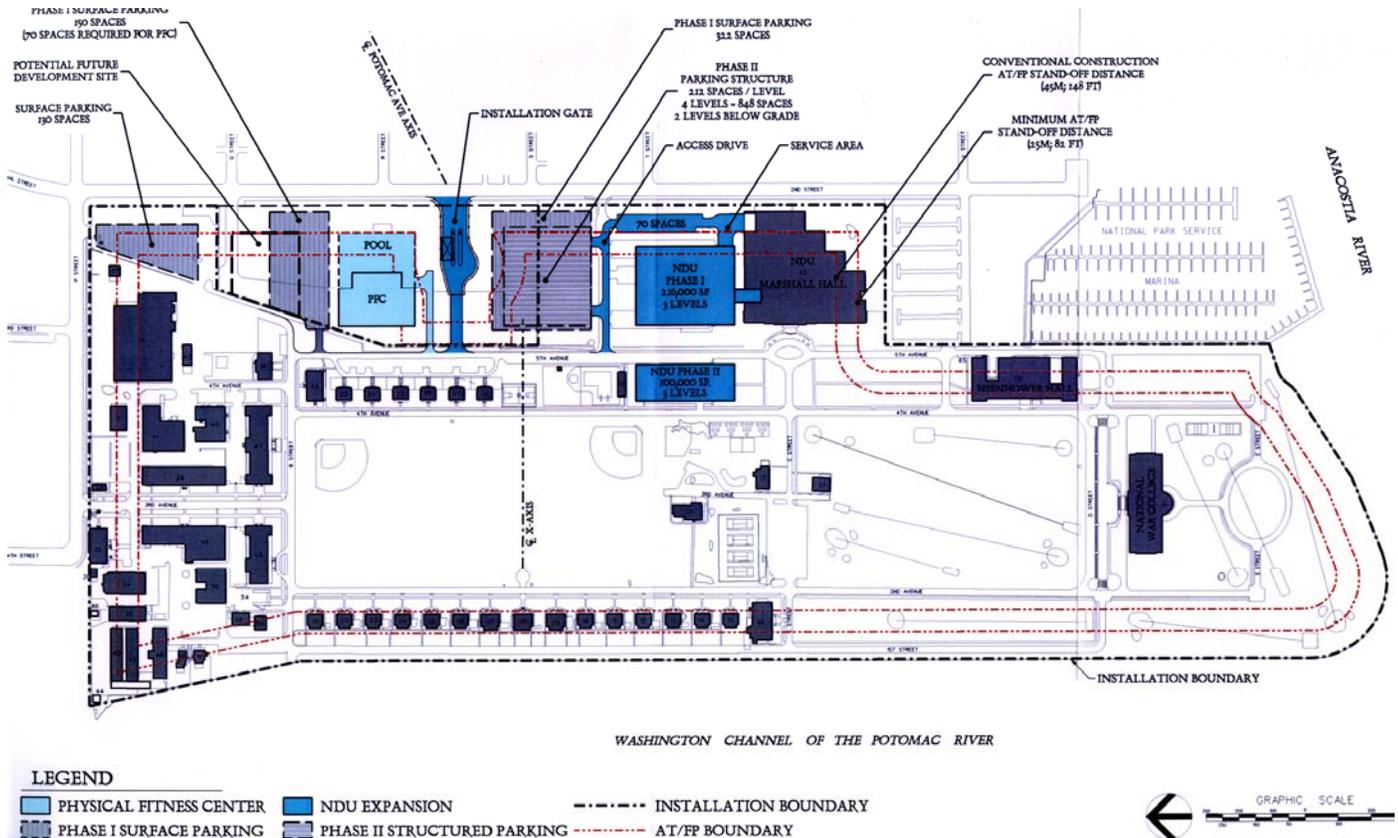
Site

The three level brick and stone detailed building conforms to the location identified in the Subarea master plan for the NDU Expansion reviewed and approved by the Commission. Fort McNair is

located in the southwest section of the District of Columbia and is bounded on the north by P Street, on the south by the confluence of the Anacostia River and the Washington Channel of the Potomac River, on the east by Buzzard Point, and on the west by the Washington Channel. Fort McNair is designated in the L'Enfant Plan as a military facility and one of the 16 original focal points of the plan. In 1903 the post was redesigned by the renowned architectural firm of McKim, Mead, and White into the Beaux-Arts campus setting that is visible today with its strong emphasis on building patterns.

Background

The primary mission of Fort McNair is to support the assigned and attached personnel stationed at the post facilities including, the National Defense University (NDU), the Inter-American Defense College, and Headquarters for MDW. The University has authority to grant master's degrees to graduates of the Industrial College and the National War College. The United States Department of Education conducted an extensive review of both programs and, in 1992, recommended to Congress and the President that the NDU have authority to confer the degree of Master of Science in National Resource Strategy upon graduates of the Industrial College, and the Master of Science in National Security Strategy upon graduates of the National War College. The University is accredited by the Commission on Higher Education of the Middle States Association. The post also provides housing for general and flag officers assigned to the Department of Defense. Fort McNair is the third oldest U.S. Army post in continuous active use in the United States.



APPROVED SUBAREA MASTER PLAN

In January 2004, the Commission approved the Subarea master plan for Fort McNair located at 4th and P Streets, SW and fully supported the Army's acquisition of the 8.5 acre site, known as Tempo C, as presented in the drawings and report titled, *Small Area Plan for the National Defense University / Physical Fitness Complex* dated July 2003, except for the identified surface parking spaces and parking structure locations. The Commission further required that the Army:

- Designate an Employee Transportation Coordinator (ETC) at Fort McNair to initiate the programs outlined in the 1996 Transportation Management Plan (TMP).
- Prepare an action plan for Fort McNair detailing how the employee parking ratio of the Commission's Comprehensive Plan will be met. This action plan should be completed within one year.
- Submit a revised parking plan for Commission approval within one year or with the submission of the preliminary design of the PFC. The revised parking plan must include:
 - An updated employee survey.
 - A commitment to undertake specific TDM strategies.
 - Updated data on the feasibility and frequency of public bus service to the Fort McNair site.
- Submit a revised land use plan for Fort McNair formally identifying and recording the land use areas established by the Army's new Subarea Plan. This land use plan should be completed concurrent with the submission of the preliminary design of the PFC and accommodate the presence of the planned Anacostia Riverwalk and Trail at the 2nd Street right-of-way when establishing the perimeter gate entrance and base boundary.

Proposal

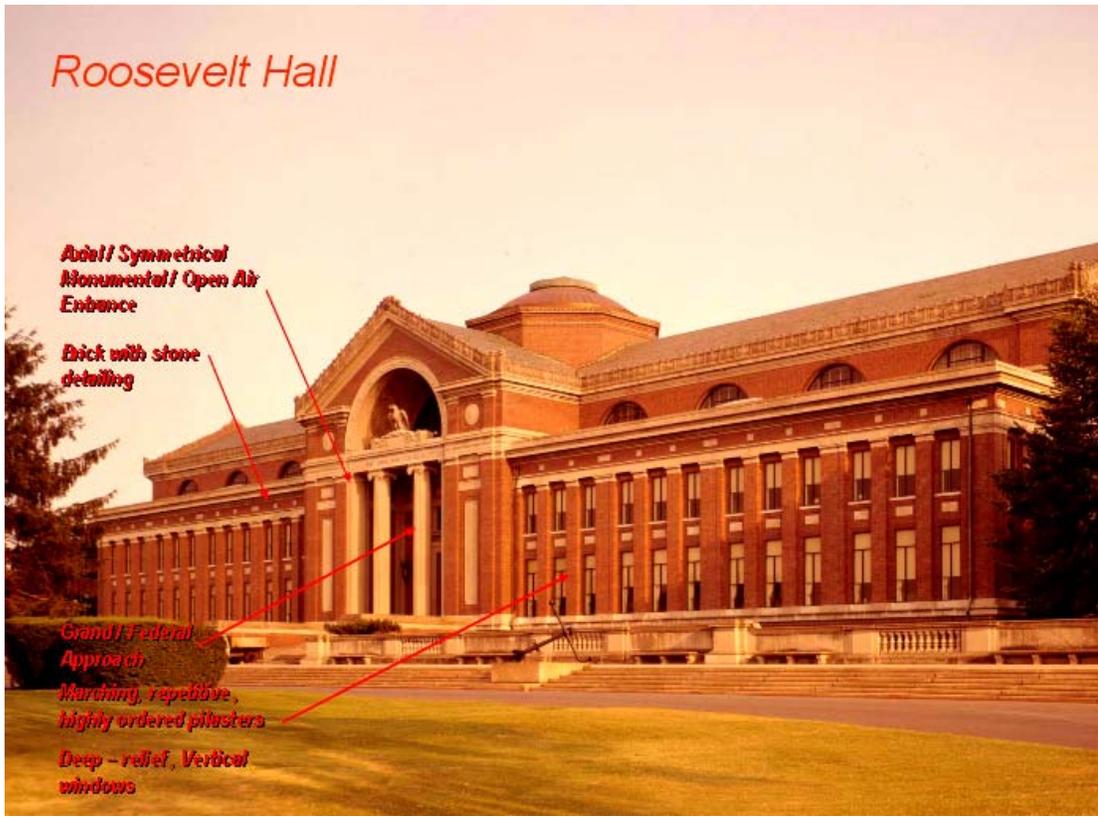
The NDU Expansion preliminary building design and the preliminary and final site utility plans identify the development of a large three level brick addition to the NDU Marshall Hall which is configured to provide three basic goals for the building. These are:

- Create three new campus spaces; a main entry focal space and ceremonial area; central courtyard; and shared atrium between Marshall Hall and the new building
- Create a hierarchy of circulation and way finding
- Create flexible program space for both conferencing and educational purposes

The new construction would include the classrooms, a formal auditorium, conference meeting rooms, administrative functions, dining facilities, interior courtyard, and study areas.

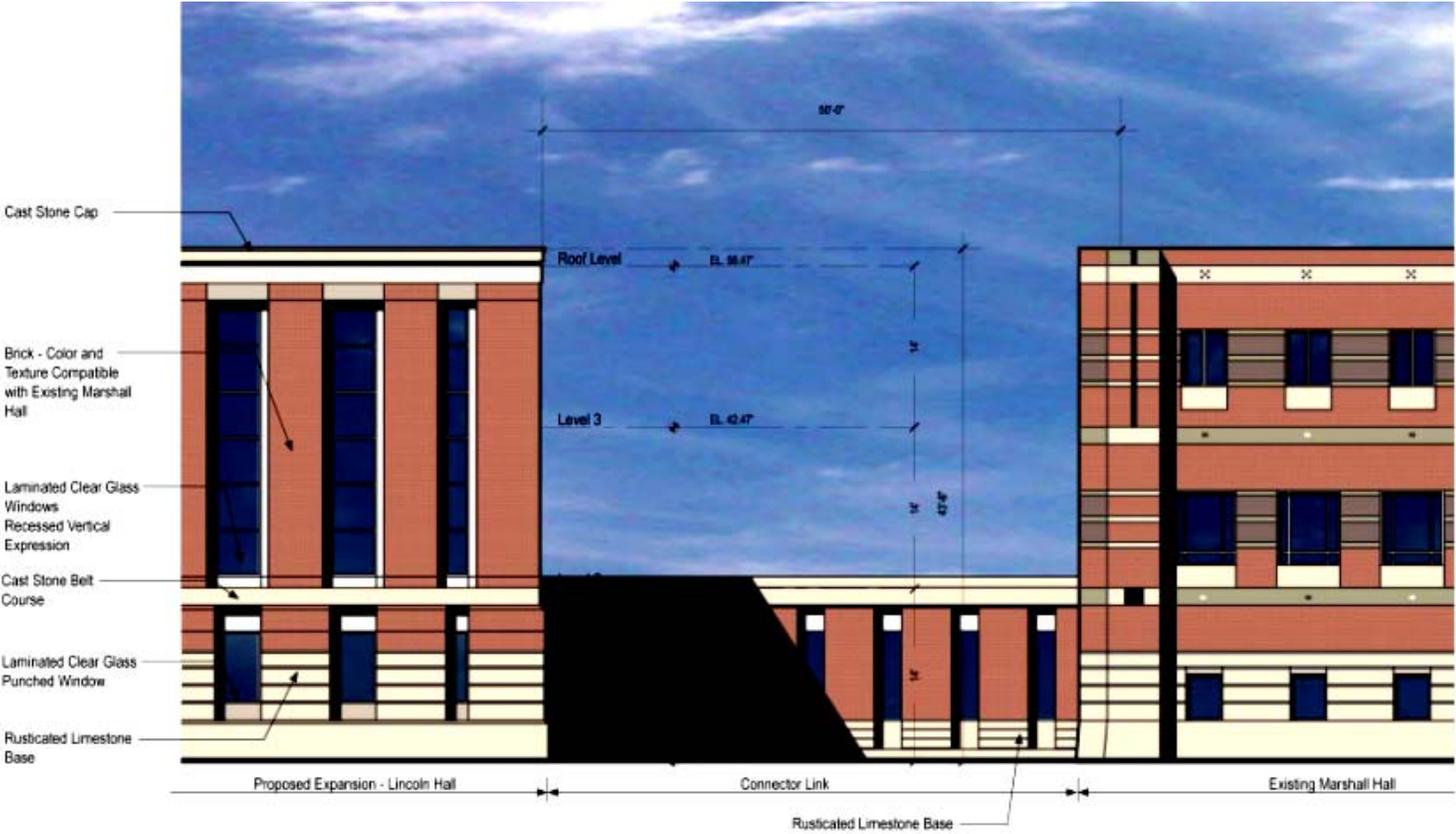
The exterior finishes for the new NDU building would adhere to the Installation Design Guidelines of Fort McNair and would harmonize with the finishes already existing on both Marshall Hall and Eisenhower Hall at the southern portion of the campus. Features that are sought for the new expansion include:

- Symmetrical but non-axial entrance
- Ordered, marching vertical windows and pilasters with simplified vertical window treatment that respects the original War College
- Brick with stone-like detailing



- Monumental / open air entrance with grand scale entry at the end of an “axis” relationship
- Rusticated base
- Maintenance of the central organizing corridor spine of Marshall Hall

The exterior design of the NDU Expansion, called Lincoln Hall, will feature brick matching the existing buildings and would display limestone rusticated detailing. Fixed window openings would be used to provide light while larger expanses of glass will be placed at the ends of corridors and along outside walls to minimize building mass.

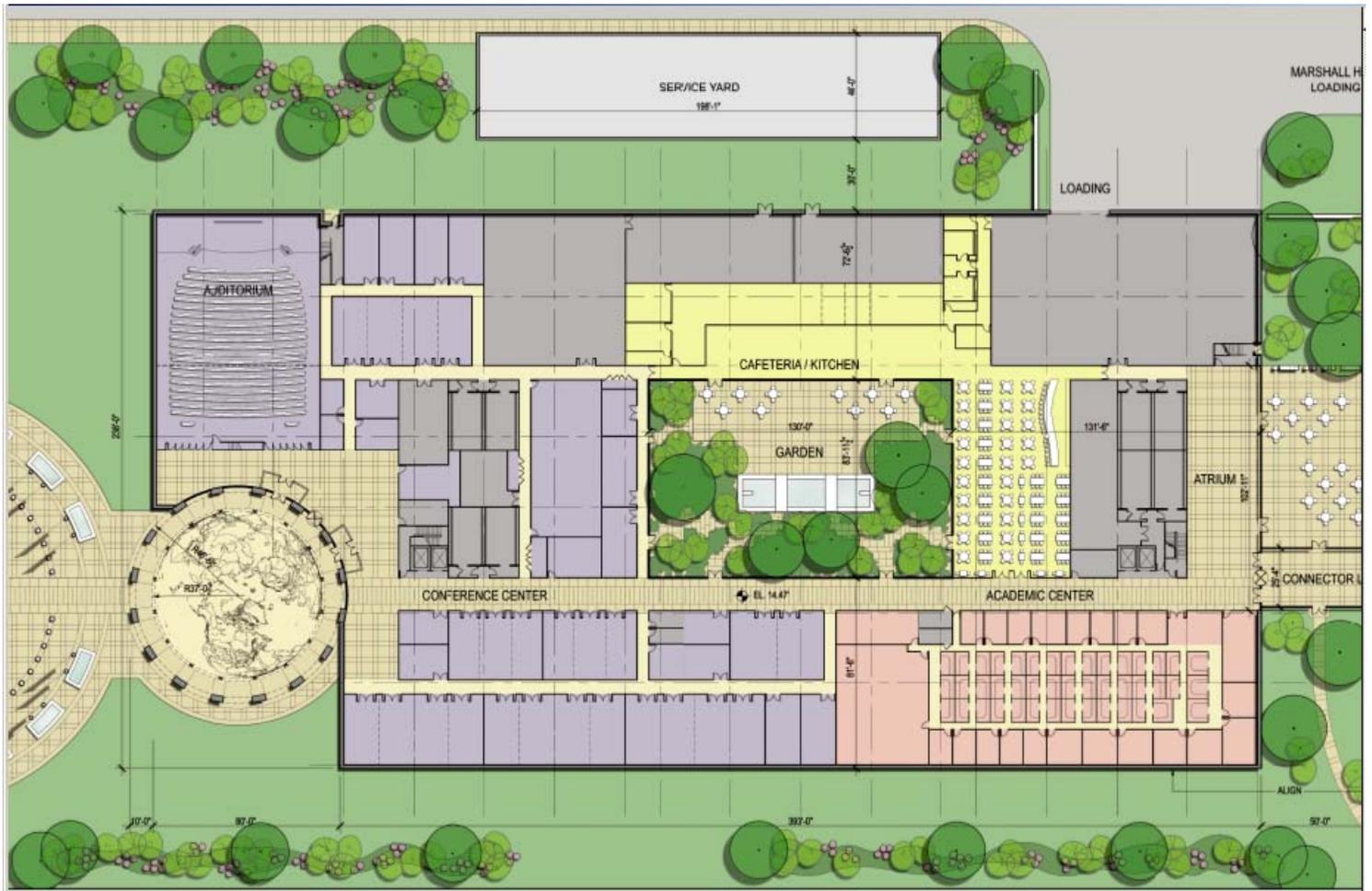


ENLARGED PARTIAL VIEW OF NDU EXPANSION BUILDING EXTERIOR DETAILS

The building elevations and exterior façade have been defined to modulate the structural massing using the vocabulary identified above. The new building’s exterior employs red-brown brick above a limestone rusticated base. The structure’s windows maintain the same width as those in Marshall Hall. A flat built-up roof with gravel surface and a small parapet wall topped by a stone cap finishes the exterior wall at its maximum height of 43 feet.

The entry to the new building is accentuated by serving as both the terminus and as a control point for all visitors and students to the NDU. The pedestrian central spine leading from Marshall Hall links directly to the space that continues the full length of the new building connecting the main entrance at the north. The pedestrian spine employs clear wayfinding throughout the two functional areas of the structure and leading to and from the central courtyard also.

The north entrance plaza and circular entrance feature provides a symbolic reference to military cadence, rhythm and order, while allowing a central distribution and check-in point that will serve both the conference functions and educational activity areas. The north entry circular “drum” also fully defines a ceremonial space identified in the building program that will provide an opportunity for features such as inscribed stone memorializing, banners, and flag displays. The location will facilitate occasions for award ceremonies, a venue for press conferences, and a welcoming space for visiting dignitaries and the President that will be visibly situated near the new east entrance to the Fort once that element is established.



NDU EXPANSION BUILDING PLAN – FIRST FLOOR

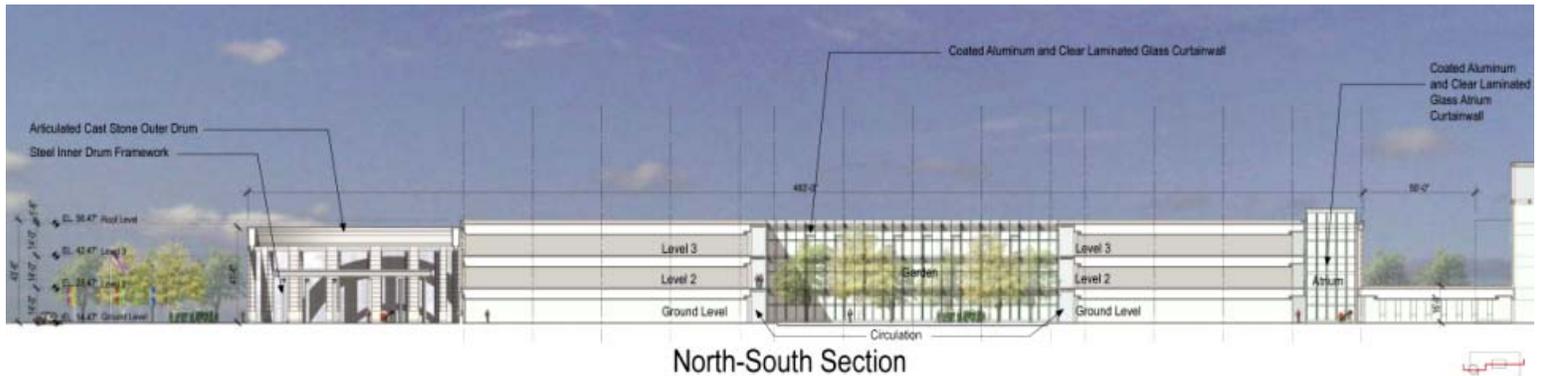


NDU EXPANSION SITE PLAN FEATURING SUSTAINABLE DESIGN ELEMENTS



North Elevation

NDU EXPANSION BUILDING ELEVATION



NDU EXPANSION BUILDING SECTION

Site development includes the relocation of several in-service utility lines and creation of new surface drainage systems to address site areas involved with the project. Low impact site drainage is planned in the preliminary and final site plans that include:

- Surface drainage recharge beds
- Bio-swale drainage areas adjacent to pavement areas
- Vegetated surface bio-swales

Other site and building design aspects of the project are being introduced that adhere to the U.S. Army’s SPiRiT building certification program. SPiRiT provides guidance to support sustainable design and development principles in Army installation planning decisions, balanced with funding constraints and customer requirements. It is intended to be used throughout the design process to guide the project towards a sustainable design program as well as to score

Fewer large pipes and fewer manholes needed to deliver stormwater to city storm sewer

Vegetated swales reduce peak flow rate and slow water volume decreasing amount of stormwater leaving the site

Vegetated swales allow pollutants to settle out and be broken down by plants and their associated microorganisms



NDU EXPANSION SUSTAINABLE SITE DRAINAGE PRINCIPALS AND FEATURES

and rate the resulting facility using the Green Building Council's (LEED 2.0)TM criteria. The project team has used the SPiRiT program to arrive at the rating level of gold for the project.

The submittal by the Army is seeking approval of the final site utility and grading plans because of the significant need to relocate underground power and pipe systems that will require extensive lead-time due to phasing, and limited opportunities for disconnect or full interruptions and outages. Cost and time impacts are substantial and consequently the utility and grading design have been provided as a final design submission in anticipation that these activities will be implemented upon Commission action on this project.

Development Program

Applicant: Department of the Army

Estimated Cost: A magnitude estimated of \$79,053,800.

Architect: Skidmore, Owings & Merrill in conjunction with Design-Build Contractor Turner Construction Company

Completion Date: First phases of construction to begin in January 2005.

Urban Design Context

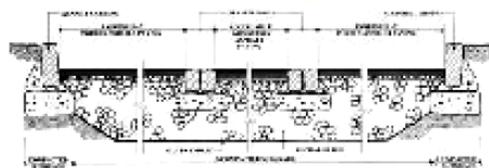
The most recent urban planning initiatives within the District of Columbia addressing the general area of Fort McNair include the Anacostia Waterfront Initiative (AWI). Fort McNair, in the context of the Anacostia Waterfront Initiative, is located between two main target areas of the plan. The Initiative in this area of the city envisions the Southwest Waterfront functioning as a major focal point for growth. The plan envisions replacing parking lots and underutilized streets with a mix of public plazas, cultural venues, restaurants, shops and residences to create a vibrant neighborhood and regional waterfront destination. The proposed uses include more than 2 million square feet of new construction including 14 acres of new parks along the waterfront – three times the existing open space. To the east of Fort McNair, the South Capitol Street Plan portion of the Initiative would become a grand symbolic gateway into the heart of Washington, highlighting a mixture of new uses and new jobs. Transformed into a great urban boulevard, the redesigned South

Economical use of land where same area provides both Surface use and sub-surface stormwater management

Plants thrive on air and water of gravel recharge beds beneath the parking lot

The soil beneath the recharge beds filters pollutants.

Mitigates increases in peak flow and reduces volume of stormwater run-off



**NDU EXPANSION SUSTAINABLE DESIGN
UTILIZING SITE DRAINAGE RECHARGE AREAS**

Capitol Street is envisioned in the Plan to provide a gracious environment for a variety of transportation modes. With a new signature bridge replacing the aging Frederick Douglass Bridge, the reconfigured area will improve access to the Anacostia River.

Specifically, in the element of the AWI adjacent to Fort McNair, a street-plan bikeway corridor or trail is located on Second and P Streets, SW. The bikeway corridor is addressed as a pedestrian environment connecting the two planning areas noted above. Staff believes, as observed by the District Office of Planning in comments on the Fort McNair Subarea Plan, the street corridor adjacent to the proposed new Fort McNair east gate can accommodate the location and design of the desired bikeway/pedestrian walkway presented in the AWI. The Army has acknowledged the desired presence of the pedestrian/bike walkway and will further investigate its accomplishment adjacent to the east boundary in further design implementation of the Fort's east gate preliminary design. Such an effort would address the following:

- A secured integration of the force protection measures with a streetscape design that does not negatively impact the Second Street, SW corridor.
- Establishment of perimeter design features that take advantage of access to the proposed Riverwalk and Trail.
- Providing an activated appropriately coordinated, and quality designed east perimeter character that allows visual openings, establishes pedestrian amenities, and provides a truly well-thought out system to accommodate, but not over burden, the new gate functions of vehicle, pedestrian, and bicycle access.

COORDINATION

Coordinating Committee

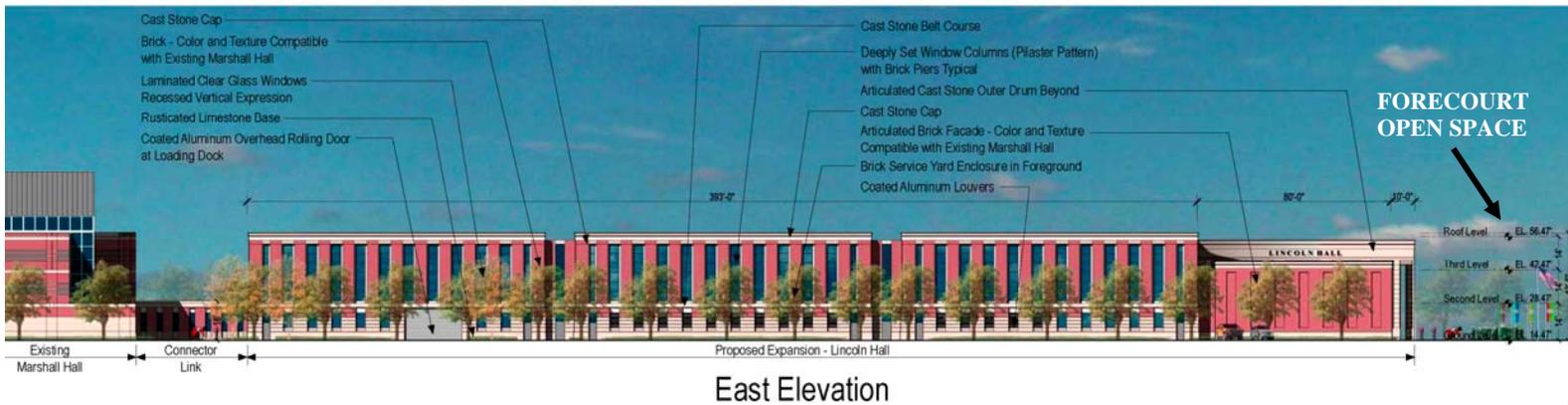
The Coordinating Committee reviewed the proposal on November 10, 2004. The Committee forwarded the proposal to the Commission with the statement that the project had been coordinated with all agencies represented. The participating agencies were NCPC; the District of Columbia Office of Planning, Department of Housing and Community Development, and Department of Transportation; the National Park Service, General Services Administration; and the Washington Metropolitan Area Transit Authority. The District Office of Planning did indicate its interest to maintain the issues expressed earlier about the Fort McNair Subarea Plan.

The District of Columbia Office of Planning (DCOP) in June 2003 provided comment on the Fort McNair east boundary regarding several points about at the NDU site. These include:

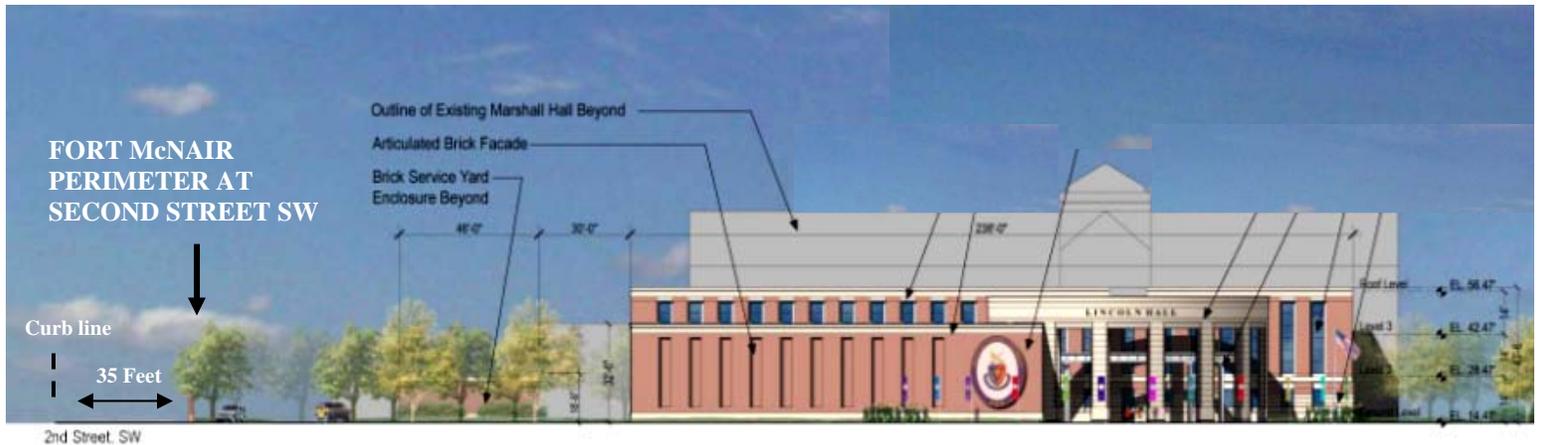
- DCOP supports the potential for a new access gate to the post at the preferred location of the centerline of Potomac Avenue.
- The full emphasis that it is important that adjacent streets leading to any relocated gate be adequate to handle new traffic patterns and volumes, including pedestrian and bicycle access.
- That 2nd Street, SW, should be maintained as a segment of the Anacostia Riverwalk and Trail from P Street to the James Creek Marina at the end of 2nd Street. Any perimeter, gate entrance and base boundary realignment must accommodate the presence of the planned trail at the 2nd Street right-of-way.

- The Army must consider actions that do not replicate the blank façade walls and buildings at the post along P Street. A varied and interesting street wall, with façade treatments and visual openings, would be a significant benefit.
- That DCOP recognizes the use of automobiles will occur as a method of access to the post, but that equal planning for other transit modes and the encouragement of employees and student to use alternatives modes of transportation should be achieved to include:
 - Pedestrian access via walkways that are safe and well planned
 - Promote the use of the transit subsidy program of federal employees
 - Provide amenities for bicycle commuting such as shower areas, changing rooms, and secure bike lockers or other storage areas.

The submitted project responds to the Office of Planning issues by presenting an open space character to the building’s main entrance which is oriented toward the 2nd Street corridor. The new east entrance gate will connect to the north building plaza and will establish pedestrian connections



NDU EXPANSION AS SEEN FROM SECOND STREET, SW



NDU EXPANSION BUILDING NORTH ELEVATION WITH SECOND STREET AT LEFT

to that point from the east gate location. The street side setback for the AWI Riverwalk is sufficiently accommodated by the 35 feet of distance to the NDU boundary wall. Also provided in the NDU project is additional buffer with trees planted on the east side of the NDU Expansion building. Furthermore the building is modulated along the east façade and provides windows and a low profile which minimizes the buildings exterior wall mass as viewed from 2nd Street. Finally, it is the intent of both the Army and the NCPC staff to ensure that the soon to be submitted east gate design will maintain the connection and focus of the gate and the NDU Expansion entrance toward full integration with the viewshed and axis of the existing Potomac Avenue corridor.

Commission of Fine Arts

The Army presented the NDU Expansion at the November 18, 2004 meeting of the Commission of Fine Arts. The Commission found the proposal in keeping with the intent of the Installation Guidelines and expressed support in the program objectives and utilization of the building. Examination by the Commissioners of the exterior façade raised several questions regarding scale and massing. With the answers provided from the Army design team, the Commission concluded the concept plans for the NDU Expansion were acceptable.

PROJECT ANALYSIS

Executive Summary

The current submission reflects several refinements to the site development plan the Commission approved as part of the Subarea master plan in January 2004. Staff has determined that the modifications are consistent with the previously approved Subarea plan. Changes include only a minor shift in parking areas allowing additional student vehicles. The other revision is the actual floor area of the project that increased by 4,000 square feet.

Staff believes that the preliminary exterior architectural design of the building facades complements the mass of existing buildings and maintains important elements of the visual theme of the overall campus. The new design and submittal information explains the goals of the project and are compatible with the campus and the surrounding community. Nevertheless, staff has concerns about particular aspects of the NDU Expansion which are not addressed by the preliminary plans.

First is the physical link provided by the project with Marshall Hall. The only connection established by the current design is at the first floor level. Staff believes providing only a one level connection is at odds with the Commission's earlier approval of the Marshall Hall and NDU goals of a visually orienting fully open circulation corridor that transitions throughout the NDU complex. Forcing visitors, staff, and students to move to a lower level from the new building to reach Marshall Hall is not in keeping with the aim of open wayfinding for the University and certainly impedes visual references to the other portions of the adjacent Marshall Hall. Additionally having only a ground level connection creates long and unnecessary travel times between buildings and floor levels of each building.

An associated and second concern of staff is the point that the new NDU Expansion should carry forward is relationship and association to Marshall Hall by way of the established central spine

corridor. Marshall Hall maintains an important orienting feature of the main cross corridors and the through-views within the corridor toward the north/south axis and the river shore. That orienting theme is continued by the NDU Expansion but fails to express its importance externally at the roof line. Staff believes it is essential to provide an elevated skylight or roof peak at the corridor, similar to that found on the existing Marshall Hall, in order to maintain the consistency and expressed significance of the central corridor throughout the NDU. Staff also believes more sharply defined building wall setbacks and offsets would provide, at the east and west elevations, a better correlation to window areas and the floor plan layout. Additionally the effort would give stronger shadow definition to the elevations as a whole.

Finally, staff finds that although the NDU building addition entrance and its architectural feature of the “drum”, an entry enclosure portal, is reasonably defined and appropriately located; it lacks impact except by its contrasting shape and color. Staff believes additional emphasis could be achieved by elevating the height of the entrance element and perhaps integrating it with the peaked roofline of the central corridor as the corridor extends north through the length of the building.

Given the issues of the preliminary design of the building as a whole, staff recommends **only concept approval** of the submitted building plans and recommends the Commission request the Army investigate revising the building features to address the points noted above. Because the concerns relate only to the building as a whole, the requested **preliminary and final site utility plans and grading are recommended for final approval** to sustain the important and costly lead-time project work schedule. Staff does not believe the final approval of site activities and grading would foreclose any aspect of the Commission’s complete review of the building design or any site issue significant to the Commission. This approach has been used in other large projects seen by the Commission such as the Food and Drug Administration project at College Park, and the Washington Convention Center.

Staff, in concluding, wishes to commend the Army for the initiative to implement the U.S. Army’s SPiRiT building certification program within the NDU Expansion design and highlights to the Commission the important objectives achieved by the Army in securing the gold rating for the project.

Staff also reminds the applicant that while encouraged by the submitted project as a whole, staff also believes the Army’s commitment to the Transportation Management Plan (TMP) objectives of the Commission’s Comprehensive Plan parking goals for federal facilities must be established given the overall parking first identified by the Subarea Plan. Furthermore, the Comprehensive Plan adopted by the Commission on August 4, 2004, maintains that all of the Fort McNair area lies within borders of the District of Columbia that is well served by transit. As a result, the policy of the 2004 Comprehensive Plan calls for to a ratio of one space to every five federal employees at Fort McNair. Staff anticipates reviewing the scheduled TMP and parking goals identified by the applicant no later than March 2005.

CONFORMANCE

Master Plan

The building preliminary design and preliminary and final site utility plans are consistent with the Subarea master plan approved by the Commission in January 2004. The Commission requested that Fort McNair update its TMP information and that the information be submitted to the Commission within a year of the Subarea Plan review. The Army is currently working to achieve the revised TMP and will submit a study in March 2005.

Urban Design and Security Plan

The submitted plan has undergone security review and analysis by Fort McNair personnel to meet the objectives of the Department of the Army for force protection measures. Setbacks of proposed building locations have been identified and implemented in the preliminary building plans and control points and/or inspections points for both pedestrian and vehicle traffic have been established.

One goal described in the Urban Design and Security Plan (UDSP) is to seamlessly incorporate building and perimeter security into the designed streetscapes of the city. The Fort McNair Subarea plan demonstrates this intent by providing setbacks at the street edge, the allowance for street furnishings, and the definition of a base perimeter that could incorporate streetlights, walls, planters, gates, fences and pedestrian seating areas as design refinements progress. Within the base perimeter for the NDU Expansion location the site plaza and main building entrance “drum” incorporate security setbacks that meet goals of the Commission’s plan.

Additionally, a detailed traffic analysis has been undertaken to identify enhanced circulation of adjacent public travel ways to the NDU building. The future east gate design, which will be coordinated with the NDU entrance areas, will incorporate the presence of Potomac Avenue, SW as a focal point for the post entrance sequence of security space utilization. This effort conforms to the objective of the UDSP to make whole vestiges of the L’Enfant Plan and improve traffic and security response accessibility.

Finally, in so far as the NDU Expansion lies south of the Southwest Waterfront target development area of the AWI, the Army has relied on the objective in the UDSP, which notes “Streetscape design should also be developed and evaluated in relation to existing urban design projects...such as the Southwest Waterfront Study as well as larger planning ideas for the city.” The Army and its design team have made a concerted effort to review, incorporate, and analyze the input of the District’s Plan for the AWI in establishing a setback and low building profile sought for the Second Street corridor on the west side of the Riverwalk.

National Environmental Policy Act

Pursuant to the requirements of NEPA, the Department of Army prepared and completed an Environmental Assessment (EA) of the Subarea master plan and its project implementation that included the NDU Expansion. NCPC staff analyzed, in conformance with the requirements of

NEPA, the prepared EA and issued a Finding of No Significant Impact based on adoption of the EA in August 2003.

National Historic Preservation Act

The Fort McNair Historic District (comprising a significant part of, but not all, of Fort McNair) was determined eligible for listing in the National Register of Historic Places in 1977. Building 61, Roosevelt Hall, was listed as a National Historic Landmark in 1972.

The Army has developed a Cultural Resource Management Plan (CRMP), a document used to guide future protection, development, and maintenance of historic buildings in 1996. The Army also established Installation Design Guidelines (IDG) for Fort McNair. The IDG is consistent with the Secretary of the Interior's Standards and Guidelines for treatment of historic properties. The NDU Expansion has been developed using the goals of the CRMP, as described in Army regulations, to achieve desired planning principles.

The Army has consulted with the D.C. State Historic Preservation Office (DC SHPO) about the NDU Expansion project. Earlier, the DC SHPO responded to the Army by letter dated July 10, 2003, stating that Subarea Plan took advantage of the potential to site most of the proposed facilities on the acquired new Tempo C parcel and adjacent sites. The placement of the new buildings eastward of the east wall (outside the historic boundary of the fort) would “tend to constitute no adverse effect” on the historic properties therein.

The SHPO commented further about the demolition of portions of the boundary wall along 5th Avenue, supporting the practical and reasonable demolition of portions necessary for providing free passage, but urging that as much of the wall be preserved as possible, particularly in the area to the east of Buildings 18, 23-28, and 49. This approach is being maintained in the site development plans of the NDU Expansion.

The Army and the DC SHPO have consulted specifically on the submitted design and will continue to consult in the further development of final building plans for the NDU addition. Site utility location review with the DC SHPO was accomplished by the Army on November 3, 2004.

Comprehensive Plan

With the exception of conformance to parking ratios as noted previously, the proposal is consistent with the Comprehensive Plan for the National Capital. The Federal Facilities Element designates Fort McNair as a National Defense Facility. No boundary changes are required in the preliminary design of the NDU Expansion and it associated planning adheres to the following goals of the Commission's 2004 Federal Workplace Element which include:

21. Plan federal workplaces to be compatible with the character of the surrounding properties and community and, where feasible, to advance local planning objectives such as neighborhood revitalization.
22. Associate federal workplaces in urban areas to their urban context and appropriately scale them to promote pedestrian activity.
30. Encourage the use of federal workplaces for occasional cultural, educational, and/or recreational activities, providing suitable space and equipment for such activities.

31. Use appropriate commemoration and exhibits at federal workplaces. Buildings, auditoriums, plazas, courtyards, and other features can be named in commemoration, and embellished with plaques and sculptures. Exhibits are encouraged in widely used areas such as lobbies and corridors.

63. Design security barrier lines and elements that complement and enhance the character of the area in which they will be located and that respect the historic context of the area when applicable.

65. Design security elements to respond to site-specific conditions, such as vehicle approach speed and angles, in order to minimize the size of security elements when possible.

66. Maintain security elements to preserve the capital investment and quality of the public realm. Security improvements in public areas such as sidewalks should be maintained in a consistent and uniform manner.

Fort McNair maintains a historic district and is designated as a historic feature location in the Plan. Policies in the Preservation and Historic Features Element that apply to the proposed improvements include:

9. Sustain exemplary standards of historic property stewardship.

10. Identify and protect its historic properties and disseminate information about their significance to the public.

11. Support campus master planning and other planning initiatives as an opportunity to evaluate potential historic resources and to develop management plans for their protection and use.

14. Protect the settings of historic properties, including views to and from the sites where significant, as integral parts of the historic character of the property.

16. Conduct archaeological investigations at the earliest phases of site or master planning phases in order to avoid the disturbance of archaeological resources.

19. Ensure that new construction is compatible with the qualities and character of historic buildings and their settings, in accordance with the Secretary of the Interior's *Standards for the Treatment of Historic Properties and Guidelines*.

The proposed project does not take into full account that the Comprehensive Plan's employee parking standard for the facility, which is one employee parking space per five employees, as revised by the Commission in August 2004. The parking standard would permit up to a maximum of 115 employee parking spaces in the vicinity of the NDU Expansion. This total does not preclude additional parking necessary to accommodate students and visitors. The current project planning provides net spaces for student-use only involving 390 spaces. Fort McNair is well served by the Waterfront Metrorail station, Metrobus service, and shuttle bus service to and from Fort Myer.

The Commission's January approval of the Subarea Plan required that multiple strategies, including van and carpooling, transit subsidies, and expanded shuttle bus service, must be used to increase public transit usage and reduce parking needs. The Army has been required by the Commission to implement TMP measures to achieve compliance with the Comprehensive Plan's employee standard. The updated TMP is being accomplished and will be submitted to the Commission in March 2005.

Federal Capital Improvements Program

The NDU project was not included in the Federal Capital Improvements Program (FCIP), Fiscal Years 2005-2010 adopted by the Commission. Three Fort McNair projects had been earlier identified by FCIP reviews, in 2003-2008 programming, submitted by the Army to the Commission. At that time, the NDU Expansion had not been programmed. The currently submitted NDU Expansion project has secured FY 2002 funding reprogrammed from other sources for the estimated project budget.