

STAFF RECOMMENDATION

NCPC File No. 6546



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

Submitted by the Department of the Army

January 27, 2005

Abstract

The Department of the Army has submitted revised preliminary building plans and final foundation plans for a new structure at the National Defense University (NDU) located at Fort McNair in Washington, DC. The new building, called Lincoln Hall, encompasses 240,893 gross square feet as a major free-standing structure north of the existing Marshall Hall along 5th Avenue within Fort McNair. The facility will provide educational classroom space and meeting and conference space for the NDU.

Commission Action Requested by Applicant

Approval of preliminary site and building plans and final building foundation 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 preliminary site and building plans and the final building foundation plans for the National Defense University Lincoln Hall, as shown within NCPC Map File No 24.50(38.00)-41533.

Excepts from approval the concept sketch submitted for the area of the new east gate, and requests that the Army continue to develop the concept for this element in a way that reflects an entrance design for post visitors that also provides a Potomac Avenue viewshed focal point, and that also would preserve the streetwall along 2nd Street while accommodating the Anacostia Waterfront Initiative plan for the Riverwalk.

Reminds the Department of the Army:

- To maintain some form of demarcation of the existing brick wall along 5th Avenue in the project site design, agreed to in the concept review, in consultation with the District of Columbia State Historic Preservation Officer.
- To 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 revised preliminary building plans and final foundation plans for a new building, Lincoln Hall, at the NDU. The building, consisting of 240,893 gross square feet of space, would serve as a major free standing structure north of the existing Marshall Hall complex at 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 Fort entrance gate in spring 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.

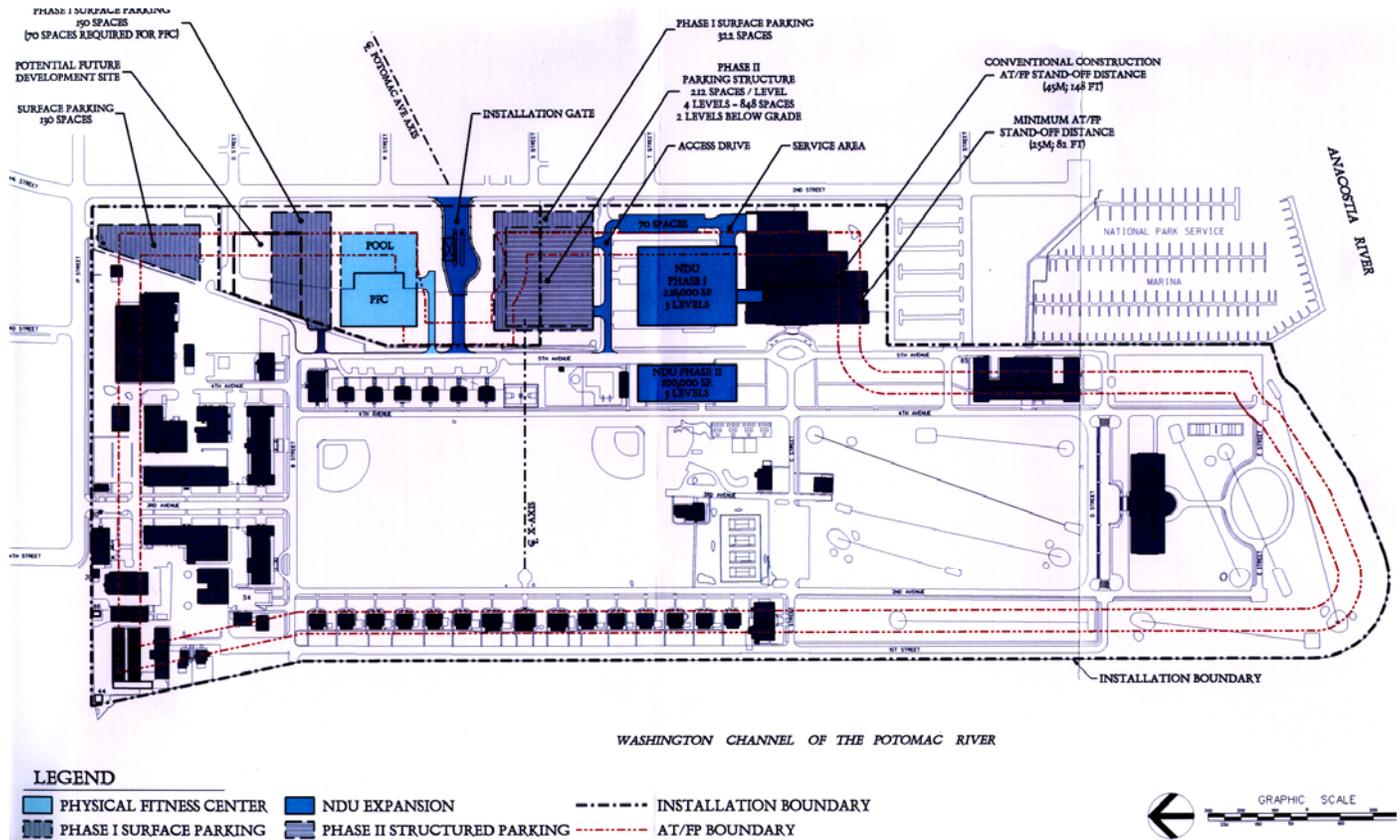
Background

The current submission responds to the Commission's comments on the December 2004 project submission that specified revisions to Lincoln Hall.

At the December 2, 2004 meeting the Commission approved 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. The Commission's action also commended the Department of the Army for the initiative to implement the U.S. Army's SPiRiT building certification program within the undertaking. Most significant, the further actions of the Commission request 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.

Earlier, in January 2004, the Commission approved the Subarea master plan for Fort McNair located at 4th and P Streets, SW, which included proposed uses for an area to be acquired, 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.



APPROVED SUBAREA MASTER PLAN

Proposal

The revised preliminary building design maintains the development of a large three level brick structure for NDU operations 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 contains classrooms, a formal auditorium, conference meeting rooms, administrative functions, dining facilities, interior courtyard, and study areas. Other aspects include:

- The exterior finishes of the revised Lincoln Hall preliminary plans adhere to the Installation Design Guidelines of Fort McNair and would harmonize with the finishes existing on both Marshall Hall and Eisenhower Hall at the southern portion of the campus.

- Monumental / open air entrance with grand scale entry at the end of an “axis” relationship
- Rusticated base
- Laminated clear glass for window areas
- Cast stone belt course
- Placement of a central organizing corridor that connects to Marshall Hall but is minimized so that Lincoln Hall reads as a free standing separate structure.



**LINCOLN HALL PRELIMINARY SITE PLAN,
HIGHLIGHTING MAJOR SITE DEVELOPMENT FEATURES**



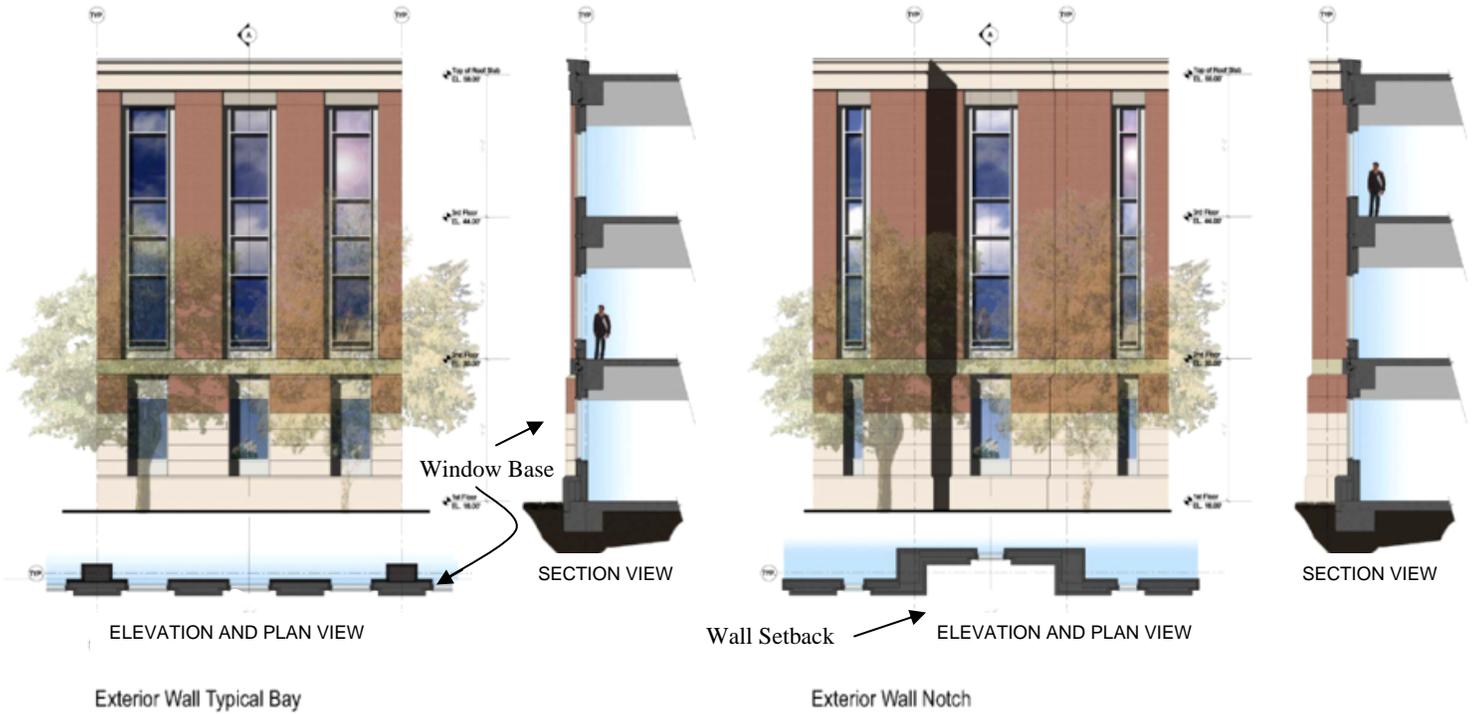
REVISED LINCOLN HALL ENTRANCE PORTAL OR 'DRUM' FEATURING INCREASED HEIGHT

Lincoln Hall will feature brick matching the major existing post buildings and would display limestone rusticated base 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.

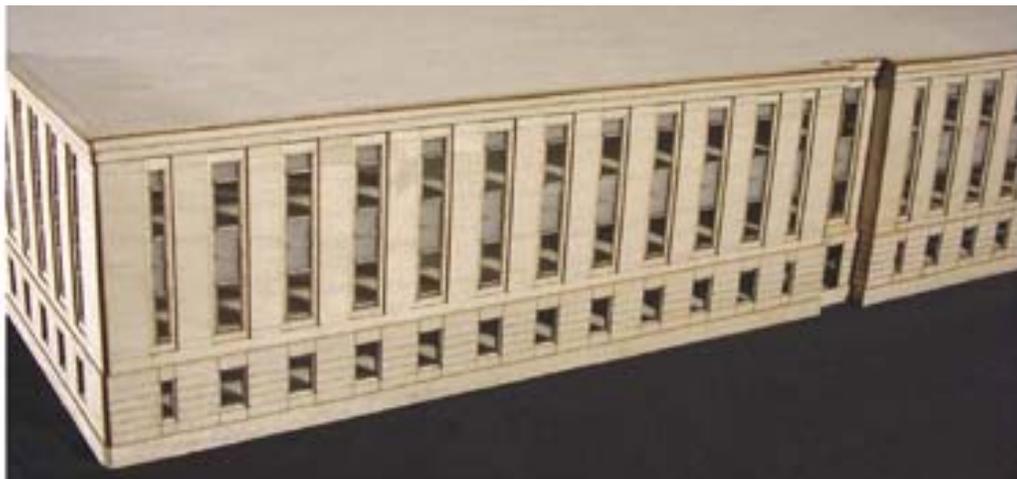


ENLARGED PARTIAL-VIEW OF REVISED LINCOLN HALL EXTERIOR DETAILS WITH MODIFIED CONNECTING CORRIDOR

The building elevations and exterior façade have been further refined to modulate the structural massing at the façade walls using the vocabulary identified above. The new building’s exterior exhibits two wall setbacks and extruded window bases. 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.



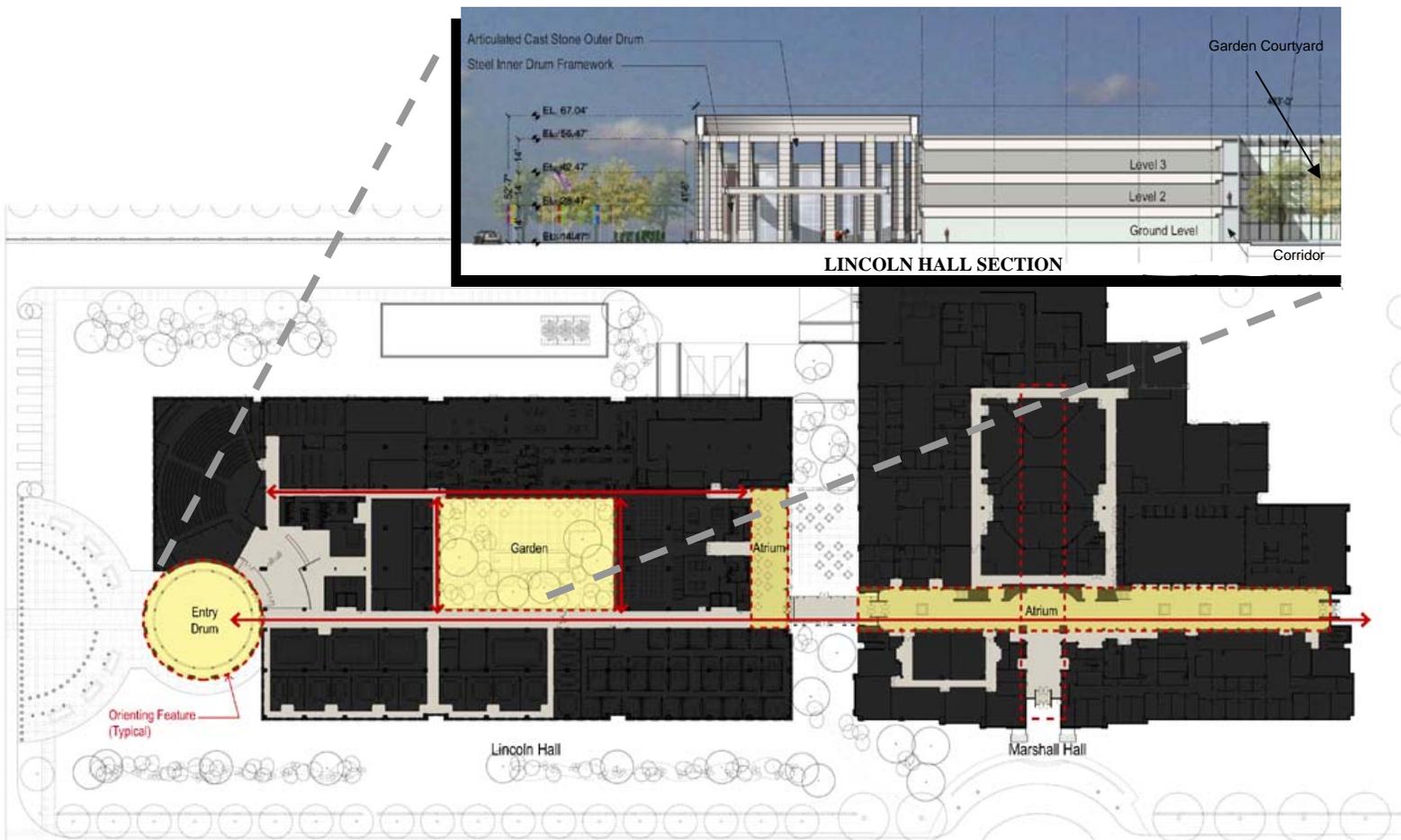
LINCOLN HALL WALL FAÇADE ARTICULATION



MODEL OF BUILDING WALL FAÇADE AND WINDOW BAY DETAILING

The entry to Lincoln Hall 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 main corridor space that continues the full length of the new building connecting to the main entrance at the north. The pedestrian spine employs clear wayfinding throughout the two functional areas of the structure leading to and from the central courtyard.

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.



**FIRST FLOOR PLAN OF LINCOLN HALL ADJACENT TO MARSHALL HALL,
WITH LOCATION OF ENTRY DRUM AND DETAIL SECTION**

Site development includes the creation of new surface drainage systems to address site areas involved with the project. Low impact site drainage is planned in the preliminary 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 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 building foundation plans because of the significant time impact of the building modifications required by the Commission's earlier review. The submitted final foundation plans adhere to the modified exterior wall articulation and otherwise have no impact on any other project design aspect. Cost and time impacts are substantial in the design-build project effort regarding foundation construction and consequently the final foundation has been provided 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 estimate of \$79,053,800.

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

Completion Date: Foundation construction to begin in February 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. In this area of the city the Plan envisions the Southwest Waterfront functioning as a major focal point for growth. The AWI 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 AWI 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 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.

In the AWI plan adjacent to Fort McNair, a street 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 continues to investigate its accomplishment adjacent to the east boundary in the further design implementation of the Fort's east gate's conceptual design. As requested from the December review, the Army has begun detailed conceptual schemes and has submitted one scheme as a point of reference in regard to the main required elements of an east entrance gate area. Army objectives for the east gate design concept are:

- 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 system to accommodate, but not over burden, the new gate functions of vehicle, pedestrian, and bicycle access.

The Army emphasizes that the concept sketch is a progress proposal only and is not to be interpreted as the official concept plan from the Army on the post east gate. The Army anticipates a formal submission to the Commission of the east gate concept no earlier than May or June 2005.

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 and indicated additional comment would be provided during the review period.

The District of Columbia Office of Planning (DCOP) provided comment in late November 2004 concerning the Army's Lincoln Hall site development. Points of concern included:

- DCOP supports the potential for a new access gate to the post at the preferred location of the centerline of Potomac Avenue.
- The emphasis 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 revised project design responds to the issues by continuing to maintain an open space character to the building's main entrance which is oriented toward the 2nd Street corridor. In December 2004 the Army meet with the District Department of Transportation and the Office of Planning to review the revised building design as it pertain to the AWI and the east gate concept. The building is modulated along the east façade and provides windows and a low profile which minimizes the building's exterior wall mass as viewed from 2nd Street.



LINCOLN HALL 2ND STREET ELEVATION

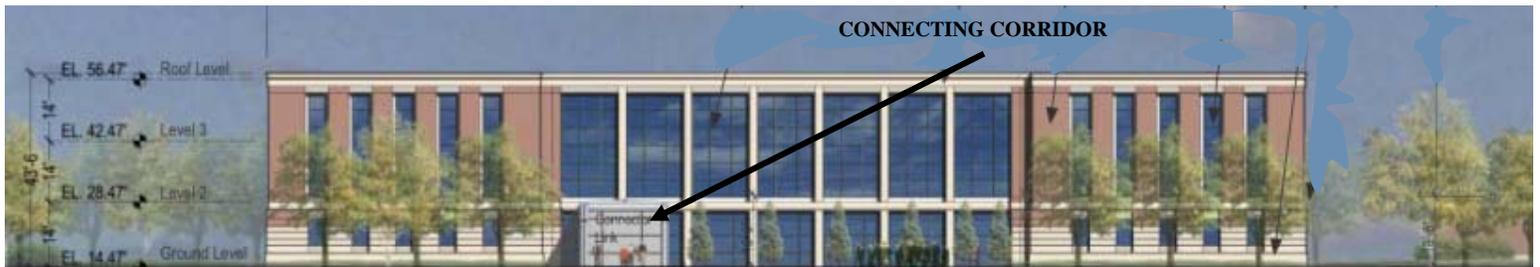
Finally, the Army also submitted an initial concept sketch plan demonstrating how the east post security gate accommodates the parameters of the AWI Anacostia Riverwalk and would be transparent with the use of open picket fence elements along 2nd Street. The gate concept proposal is envisioned to focus a design component within the Potomac Avenue viewshed and would provide, at the perimeter, pedestrian access to Fort McNair from the east. Additionally, the sketch delineates the required elements Department of Defense security measures currently enforced at all Defense Department facility entry areas. The Army acknowledges additional design refinement of the east gate will continue, in cooperation with District agencies and NCPC, to achieve an advanced gate design that is acceptable to the Commission as a full concept to be submitted in the future.

PROJECT ANALYSIS

Executive Summary

The current submission reflects several refinements to the building which the Commission requested in its December review. Staff has determined that the modifications are consistent with the previous direction of the Commission and are acceptable.

Staff believes that the preliminary exterior architectural design of the building facades complements the mass of existing Fort McNair buildings and maintains important elements of the visual theme of the overall campus. The new submittal information explains the revision responses involving the building components of the entrance portal, exterior walls and its articulation, and the fully revised connecting corridor at the south wall of Lincoln Hall. The revised corridor connection carries forward its relationship and association to Marshall Hall by way of the established central spine corridor and use of the transparent glazing to minimize its presence. In doing so the new corridor maintains the focus of the through-views within the corridor toward the north/south axis and the river shore, and presents both Lincoln Hall and Marshall Hall as two separate buildings. All of these revisions have been realized in coordination with meetings between NCPC and the Commission of Fine Arts staff, and address concerns of each reviewing agency.

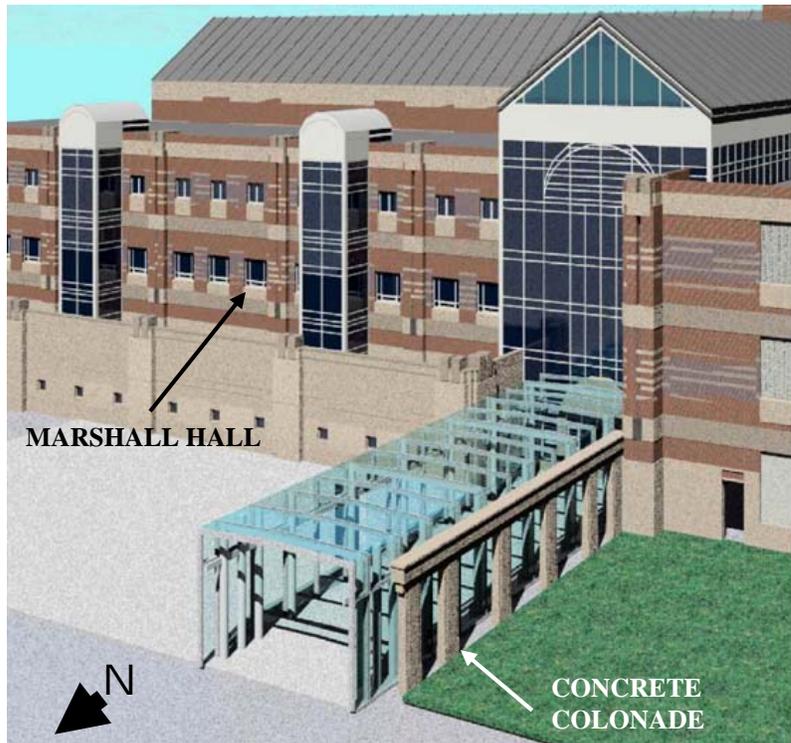


LINCOLN HALL SOUTH BUILDING ELEVATION

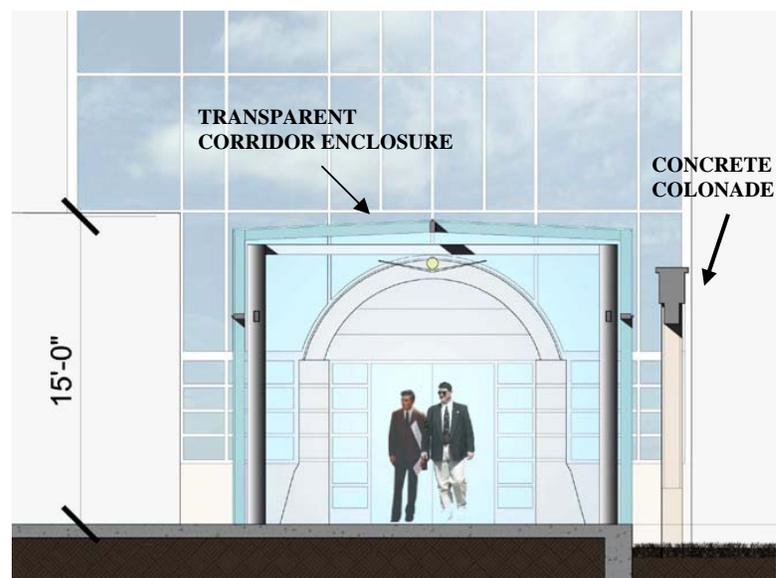
The final foundation design responds to the recent modifications and involves only the cast in place concrete footing and walls of that structural element up to the ground surface. Its implementation will involve formwork, reinforcing steel, and poured concrete only. Accordingly, the final building exterior building wall design would not be constructed until NCPC final approval of the project.

Given the acceptable preliminary design of the building, **staff recommends approval of submitted preliminary site and building plans.** Furthermore, to sustain the applicant's project schedule, **staff recommends approval of the final building foundation plans for Lincoln Hall** also. Staff does not believe the final approval of foundation plans would foreclose any aspect of the Commission's complete review of the final exterior building design or any site issue significant to the Commission.

Finally, **staff requests the Commission delete from the preliminary review approval** the concept sketch proposal for the east gate design. Staff concludes the sketch plan requires additional work and improvement to achieve better integration of the elements of the Potomac Avenue focal area within the avenue corridor alignment. Additionally, the interior access road alignment should be sited in proximity to the avenue viewshed corridor leading to Lincoln Hall. To



SECTIONAL PERSPECTIVE VIEW OF CONNECTING CORRIDOR



CONNECTING CORRIDOR SECTION, WITH CONCRETE COLONADE AT RIGHT

achieve this may require use of a modified form of traffic circle or similar curving edge configuration within the post boundary, in context with the transparent gate features, combined with the north/south drive components. Also, staff reminds the applicant that while encouraged by the submitted project as a whole, staff anticipates reviewing the scheduled TMP and parking goals for the post 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 post facility perimeter the project 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 Lincoln Hall. The future east gate design incorporates the presence of Potomac Avenue, SW and 2nd Street, SW as the area of departure 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. Staff believes, however, that additional significant design work must be undertaken by the Army to achieve an acceptable concept design that integrates well with the preliminary design of Lincoln Hall.

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 sought for the Second Street corridor on the west side of the AWI Riverwalk, and the east gate design will continue to address access to the Riverwalk, as the east gate design concept is further refined with NCPC staff.

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 DC 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 for Lincoln Hall and the Army is working with the DC SHPO to achieve an acceptable design solution for demarcation of the wall alignment.

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 Lincoln Hall. Site utility location and final foundation 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 Lincoln Hall 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 Lincoln Hall. This total does not preclude additional parking necessary to accommodate students and visitors. The current project planning provides net spaces for student-use only of about 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 2004 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 Lincoln Hall development had not been programmed. The currently submitted project has secured FY 2002 funding reprogrammed from other sources.