

STAFF RECOMMENDATION

J. McIntyre

NCPC File No. 6708



FORRESTAL COMPLEX
TEMPORARY SECURITY ENHANCEMENTS
1000 Independence Avenue, S.W.
Washington, D.C.

Submitted by the General Services Administration

October 26, 2006

Abstract

On behalf of the Department of Energy, the General Services Administration has submitted preliminary and final site and building plans for temporary security planters that will replace existing jersey barriers for the Forrestal Complex located at 1000 Independence Avenue, SW, Washington, D.C.

Commission Action Requested by Applicant

Approval of preliminary and final site development plans pursuant to 40 U.S.C. § 8722(b)(1) and (d)).

Executive Director's Recommendation

The Commission:

Approves the preliminary and final site and building plans for temporary security planters that will replace existing, jersey barriers for the Forrestal Complex located at 1000 Independence Avenue, SW, Washington, D.C. as shown on NCPC Map File No. 84.21(38.40)42129 for a period not to exceed two years.

Recommends that the applicant consult with staff if a permanent perimeter solution for the Forrestal Complex is required. If no permanent solution is developed and the temporary planters remain in place, the applicant is required to request an extension for the temporary planters two

months prior to the expiration of the two year temporary approval period in accordance with NCPC policy.

Reminds the applicant that since the proposed security enhancements will be located within the public realm, they are required to coordinate this proposal with the District Department of Transportation (DDOT) to apply for a public space permit with DDOT's office of Public Space Management.

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PROJECT DESCRIPTION

Site

The Forrestal Complex, headquarters for the Department of Energy (DOE), is located in the Southwest quadrant of Washington, D.C. and is bounded by Independence Avenue to the north, 9th Street to the east, 11th Street to the west (a depressed roadway leading to the 12th Street tunnel) and the depressed CSX railroad tracks on the Maryland Avenue alignment to the south. The 10th Street Promenade serves as the main access to and from L'Enfant Plaza and continues south to the 10th Street Overlook (Banneker Circle). The Smithsonian Quad is the northern terminus for the 10th Street Promenade, and its vista is focused on the Smithsonian Castle.



VICINITY LOCATION: FORRESTAL BUILDING COMPLEX

The Promenade structure begins at Independence Avenue and spans south, terminating at the Overlook Site, also known as Banneker Circle, just north of Maine Avenue. The Promenade is approximately 2,000 ft. in length, just under half a mile long, and provides the primary access to L'Enfant Plaza. The structure consists of a two-lane divided roadway with a wide paved median running the entire length of the Promenade. Moving from north to south, there is a gradual sloping upward with the Promenade reaching its high point or “cresting” at L'Enfant Plaza.



SOUTH VIEW: 10th STREET PROMENADE BENEATH THE FORRESTAL BUILDING



NORTH VIEW: 10th STREET PROMENADE UNDERNEATH FORRESTAL BUILDING

The Forrestal Complex consists of three major buildings. Building A/B, originally known as the James Forrestal Building, is a long and narrow structure running parallel to Independence Avenue between 9th and 11th Streets. The building is elevated three stories on forty columns (pilotis) that support the fourth through seventh floors, spanning 10th Street Promenade to allow unimpeded pedestrian and vehicle circulation. Two building cores are located at ground level. Building B's lobby core, located to the east of 10th Street, serves as the main entrance. Building

A's core, located to the west of 10th Street, serves as emergency egress. Buildings C and D are located to the south of Building A/B and flank 10th Street.



SOUTHEAST VIEW: FORRESTAL BUILDING FROM INDEPENDENCE AVENUE

Background

Previously, on May 5, 2005, the Commission reviewed a concept design for building and street modifications to secure the Forrestal Complex against portable and vehicle-driven bombs. The Department of Energy concept submission consisted of six independent project phases. The Commission approved Phase 1 – Column Wraps, Phase 3 – 10th Street Road Hardening, and Phase 6 – Building Core Protection for Building A of the Forrestal Complex. The Commission disapproved Phase 2 – Blast Shield over 10th Street, Phase 4 – Security Elements and 10th Street Road Work, and Phase 5 – 10th Street Bollards and Guard Booths. The Commission required that any subsequent submission include a programmatic evaluation of removing the portion of the building mass (four column bays) that bridges over 10th Street.

On July 10, 2003, through delegated action, the Executive Director approved the preliminary and final design of perimeter security enhancements along Independence Avenue between 9th and 12th Streets, SW. for the Forrestal Complex. The project installed bollards at pedestrian entry points, and building yard plinth walls adjacent to the existing sidewalk. In a letter accompanying that submission, GSA stated “This project will enhance the physical protection of the site, afford the removal of temporary jersey barriers and improve the overall aesthetics of the site.”

After the project noted above was approved and constructed, DOE placed temporary jersey barriers along both sides of 10th Street and around the median to achieve a stand-off to help protect the buildings and the exposed columns. The existing taxi lay-bys, on either side of 10th Street underneath Building A/B, have also been blocked off by jersey barriers. DOE has placed temporary guard booths on the 10th Street median to patrol vehicles driving on 10th Street. In November 2004, at DOE's request, the District of Columbia Department of Transportation (DDOT) placed a ban on truck traffic along 10th Street from the northernmost drive of L'Enfant

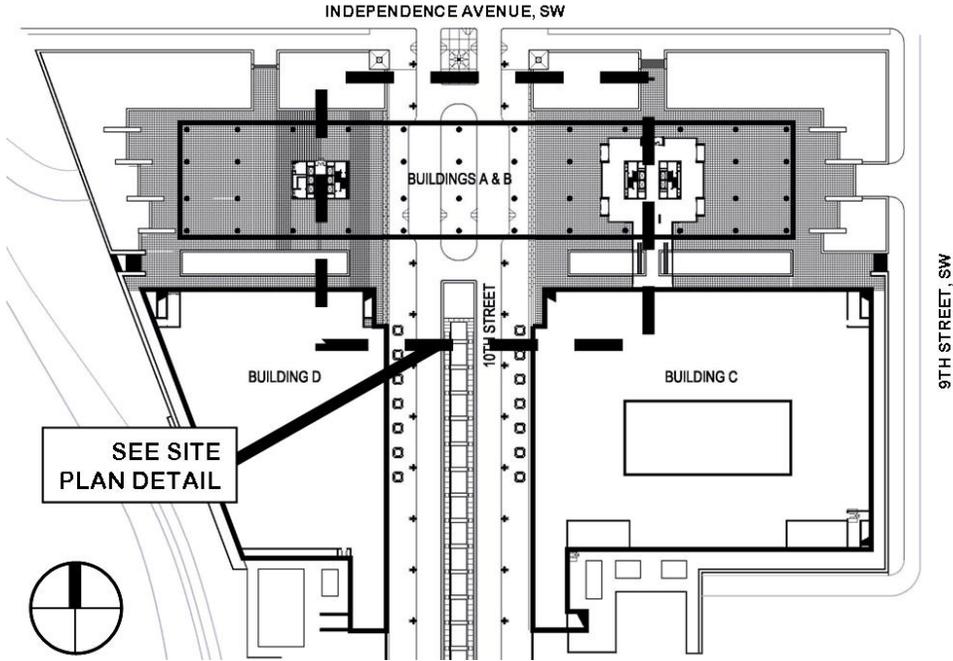
Plaza to Independence Avenue. These elements were not submitted to the commission for review as required by the Commission's Policy for the Design and Review of Perimeter Security Improvements, adopted January 9, 2003.



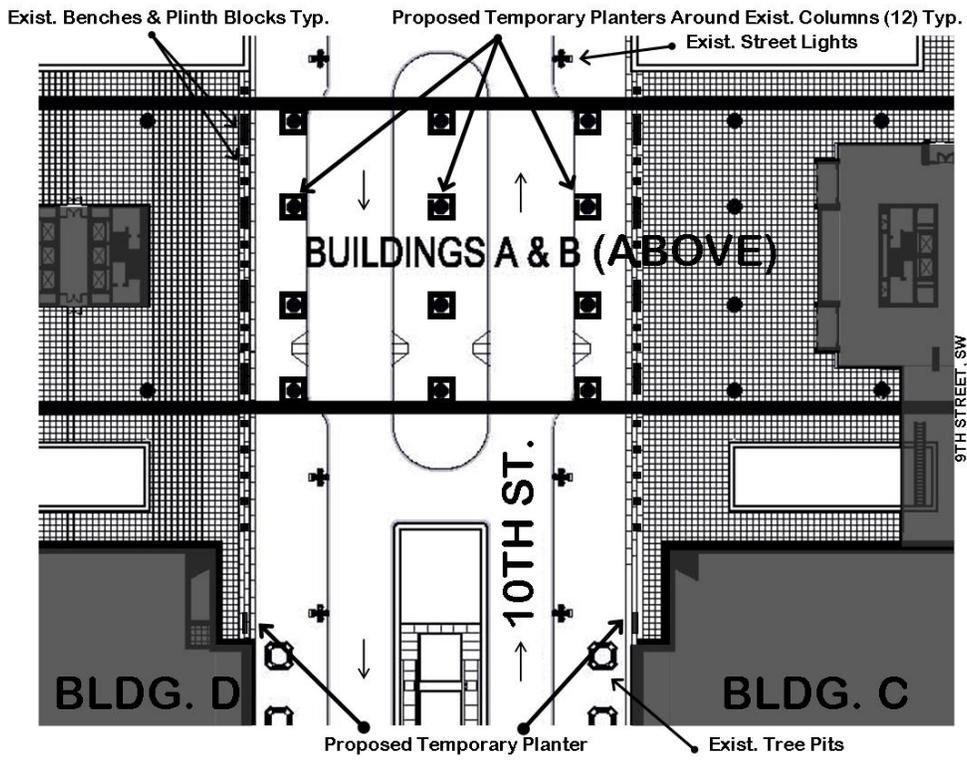
VIEW: EXISTING UNAPPROVED TEMPORARY BARRIERS ALONG 10th STREET

Proposal

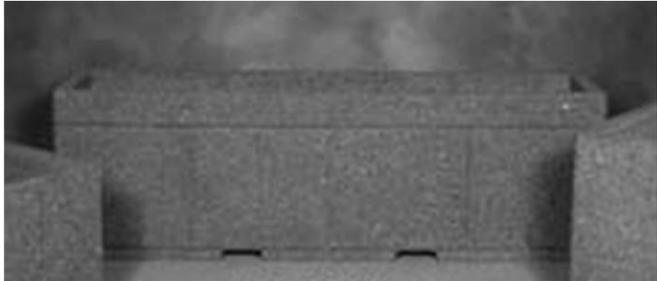
Due to project funding and cost estimates and in response to the Commission's comments in May 2005, DOE is reevaluating their concept perimeter security design and options. While this is under development, DOE proposes removing the unapproved jersey barriers located along 10th Street and replacing them with temporary planters surrounding the twelve existing columns (Building A/B) that are adjacent to the 10th Street underpass. The proposed concrete planters, 8 feet long by 2 feet wide and 2-1/2 feet high, will be positioned in a pinwheel pattern that will create a 10 foot square clear space around each column. The planter finish will blend with the existing building exterior and be planted with landscape materials suitable for the site conditions. Two single planters will be placed parallel to the 10th Street sidewalk and in front of two secondary entrances to the Buildings C & D, which are located immediately south of Building A/B and flank 10th Street. DOE's truck traffic ban along 10th Street that has been in effect since November 2004 will remain.



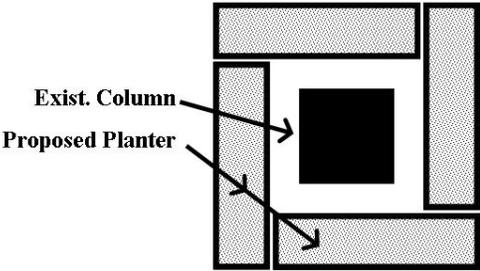
EXISTING SITE PLAN



PROPOSED SITE PLAN



PROPOSED PLANTER



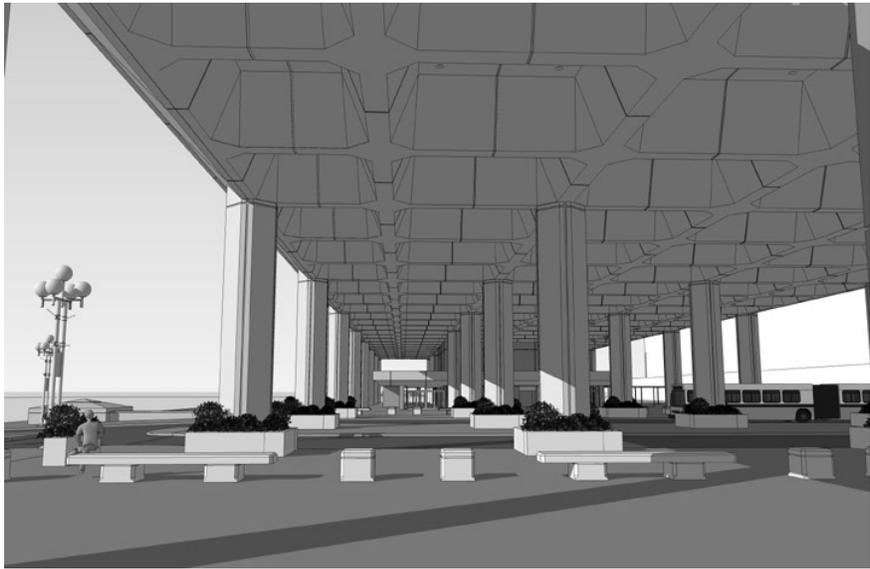
PINWHEEL PLANTER LAYUOUT



**PROPOSED VIEW LOOKING SOUTH
ON 10th STREET**



**PROPOSED AERIAL VIEW LOOKING
SOUTHWEST FROM INDEPENDENCE AVE.**



PROPOSED EAST VIEW UNDERNEATH FORRESTAL BUILDING

Development Program

Applicant: General Services Administration
Architect: (In-house planning by DOE)
Cost: \$117,000
Schedule: Temporary installation completed by March 2007

PROJECT ANALYSIS

Executive Summary

Staff has reviewed the temporary security enhancements for the Forrestal Building Complex and supports the replacement of the unapproved jersey barriers with temporary planters until a permanent perimeter security solution is developed and approved. The temporary planters will improve the vistas and pedestrian movement along 10th Street.

Staff notes that approval of the temporary security measures are granted for a period not to exceed two years. During this time period, NCPC recommends that DOE develop permanent perimeter security solutions for the Forrestal Complex in consultation with NCPC staff. If DOE is unable to have a permanent perimeter security plan approved prior to the conclusion of this timeframe, the applicant must resubmit this temporary measure to the Commission for renewal.

Since the proposed security enhancements will be located within the public realm, staff reminds the applicant is required to coordinate with the District Department of Transportation and apply for a public space permit with the office of Public Space Management.

CONFORMANCE

Comprehensive Plan for the National Capital

Staff has determined that proposed temporary security enhancements are consistent with the *Comprehensive Plan for the National Capital: Federal Elements*, in particular the Federal Workplace Element.

Federal Capital Improvements Plan

This proposed project in relation to security improvements is not documented in the Federal Capital Improvements Plan.

National Capital Urban Design and Security Plan

NCPC's National Capital Urban Design and Security Plan (UDSP) focuses exclusively on permanent building security and does not specifically address temporary security solutions. The UDSP denotes 10th Street as a Special Street within the monumental core and denotes it as a

Monumental Avenue in the Southwest Federal Center. The proposed temporary project will help eliminate existing visual clutter (jersey barriers) and will improve pedestrian movement within the public realm

National Environmental Protection Act (NEPA)

NCPC staff agrees with GSA's categorical exclusion for the purposes of National Environmental Policy Act compliance and has determined the project adheres to NCPC Categorical Exclusion criteria as minor site replacement activity noted by NCPC's Categorical Exclusion requirements under §8(C)(2) of the agency's Environmental and Historic Preservation Policies and Procedures.

National Historic Preservation Act (NHPA)

GSA has completed its Section 106 responsibilities. GSA has determined and DC SHPO has concurred that the temporary installation will have no adverse effect on historic resources.

CONSULTATION

Coordinating Committee

The Coordinating Committee reviewed this item at its meeting on October 11, 2006, and forwarded the proposal to the Commission with the statement that the project has been coordinated with all agencies participating. The participating agencies were NCPC; the District of Columbia Office of Planning; the District Department of Transportation; the District of Columbia Fire Department, the General Services Administration, and the Washington Metropolitan Area Transit Authority.

Commission of Fine Arts (CFA)

DOE has had consultation with CFA staff but has not yet submitted the project to the Commission for approval.