



Executive Director's Recommendation

Commission Meeting: July 9, 2015

PROJECT Building Expansion John F. Kennedy Center for the Performing Arts 2700 F Street, NW Washington, DC	NCPC FILE NUMBER 7523
SUBMITTED BY John F. Kennedy Center for the Performing Arts	NCPC MAP FILE NUMBER 3.10(64.00)43898
REVIEW AUTHORITY Approval 40 USC § 8722 (b)(1) and (d)	APPLICANT'S REQUEST Preliminary and final approval of site and building plans
	PROPOSED ACTION Approve with comments
	ACTION ITEM TYPE Staff Presentation

PROJECT SUMMARY

The John F. Kennedy Center for the Performing Arts (Kennedy Center) is proposing an approximately 72,000-square-foot expansion to its existing site. Although the Kennedy Center has a large performing arts education initiative, the building, designed by Edward Durell Stone, contains no dedicated classrooms or event space and limited rehearsal rooms. The vision for this expansion project also includes improving public access to the Kennedy Center and offering a place that stimulates creativity and engagement in the performing arts. One of the Kennedy Center's primary goals is to reinforce physical connections to the waterfront to the south.

KEY INFORMATION

- The Edward Durell Stone building, designed in 1959, has been determined eligible to be listed on the National Register of Historic Places.
- In February 2014 the Kennedy Center proposed a concept design by Steven Holl Architects including three pavilions for classrooms, rehearsal rooms, education for arts managers, lecture space, multipurpose rooms, and limited office space. Public access spaces included gardens and an outdoor video wall for simulcast performances. One pavilion was proposed to float on the Potomac River as an outdoor performance space.
- At its December 4, 2014 meeting, the Commission approved the preliminary design of two, land-based pavilions south of the main building, but did not approve the proposed River Pavilion. The Commission requested additional information regarding the impacts of the river-based pavilion on motorized and non-motorized water traffic moving along this section of the Potomac River. Commissioners also commented on the potential impacts of the proposed River Pavilion on flooding. Additional comments related to water surface development, connections to the neighborhoods over the freeway, and landscape improvements on the site.

- At its May 7 Commission Meeting, the Kennedy Center prepared an information presentation with a revised design that included three land based pavilions.
- A pedestrian connection to the waterfront via Rock Creek and Potomac Parkway remains a key goal and will be submitted to the Commission in the future. The Kennedy Center is studying alternatives for this connection through an Environmental Assessment, in coordination with the National Park Service, NCPC and other parties.

RECOMMENDATION

The Commission:

Approves the preliminary and final site and building plans for the expansion of the Kennedy Center for the Performing Arts that includes nearly 72,000 square feet of development in three land-based pavilions and underground space on the land south of the main building.

Notes that the Kennedy Center is not proposing the pedestrian connection to the waterfront at this time and will submit it for approval in the future following further environmental analysis and a determination by the National Park Service regarding the use of Rock Creek and Potomac Parkway, as appropriate.

Commends the Kennedy Center for proposing an integrated design that meets its goals for programming, public access, and education on land; and for its future plans to reinforce connections to the waterfront.

PROJECT REVIEW TIMELINE

Previous actions	February 2014 – Approved comments on concept design December 2014 – Approve preliminary design for two land based pavilions, but did not approve the river pavilion.
Remaining actions (anticipated)	Fall 2015 - Preliminary and Final approval of the pedestrian connection Fall 2015 – Potential transfer of jurisdiction from NPS to the Kennedy Center.

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I. PROJECT DESCRIPTION

Site

The Kennedy Center is located at 2700 F Street, NW in Washington, DC at the intersection of New Hampshire Avenue, NW and the Rock Creek and Potomac Parkway (Rock Creek Parkway). The expansion will be to the south of the existing Kennedy Center building. The 4.6 acre project area is defined as the area between the southern edge of the existing South Terrace and Interstate 66/U.S. Route 50 (the Theodore Roosevelt Memorial Bridge) and Rock Creek and Potomac Parkway. The existing conditions of this area are a surface parking area for buses and oversized vehicles, entrances to the Kennedy Center garage and some landscaping consisting of shrubs, grasses and trees.



Figure 1: Site Context

Background

In the submittal materials, the Kennedy Center states that its education program has grown to be the largest performing arts education initiative in the country and offers many educational programs in the areas of performance, teaching and learning, partnerships, and career development for young artists. It continues to explain that since it doesn't have dedicated facilities, these programs are conducted in odd spaces. Existing multifunctional rooms, such as the atrium and foyers, conference rooms, hallways and rehearsal rooms, currently serve as event space, classrooms, exhibition space, and circulation and storage areas. In 2012, the Kennedy Center partnered with Cooper, Robertson & Partners to prepare a feasibility study to explore the viability of undertaking an expansion project. *The John F. Kennedy for the Performing Arts South Campus Feasibility Study Report* concluded that the location of the existing parking garage that is south of and contiguous with the original Edward Durell Stone building was the best option for the building expansion.

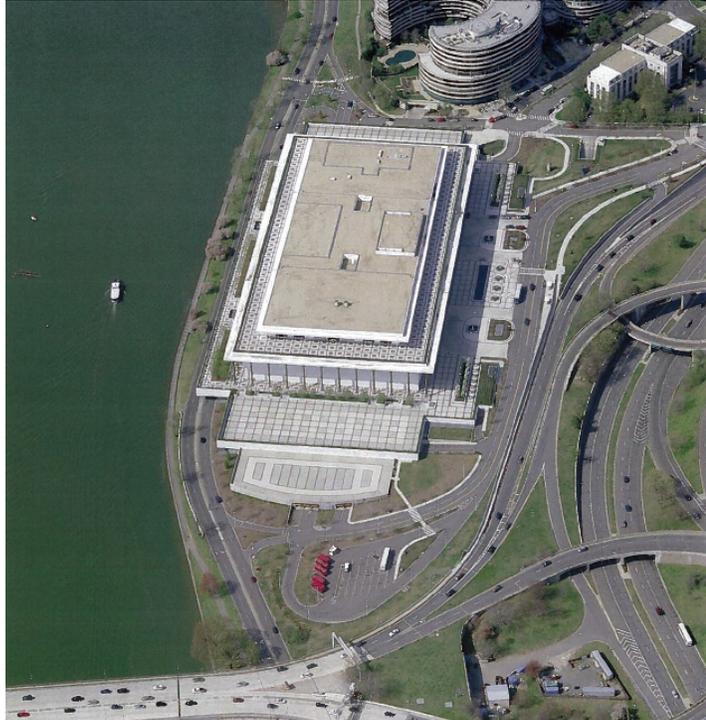


Figure 2: Aerial – Existing Conditions

Related Commission Actions

The Kennedy Center proposed and submitted access improvement projects for different parts of the site in the past, but this is the first time this particular project has been submitted to the Commission for review.

Another access improvement project at the Kennedy Center was first submitted in 2004 that would have made extensive improvements to the Kennedy Center site and its immediate environs, as shown in Figure 3. This project would have realigned several nearby roads, created a grand formal entry for the Kennedy Center and vastly improved connectivity, but it was ultimately not pursued.



Figure 3: 2004 Kennedy Center Access Improvement Plan - Concept

In 2007, another project was submitted to NCPC for review that would have improved pedestrian access from the west terrace of the Kennedy Center to the Rock Creek Trail. While the concept design was approved NCPC in 2007, it is not being pursued at this time. It may be revisited at a future date.

In February 2014, the Commission supported the project and approved comments on the concept design. These comments were as follows:

Requests the applicant to provide the following information prior to the next review stage:

- Developed landscape design that clearly demonstrates the integration of the landscape and building design;
- Analysis of potential traffic impacts to the local roads resulting from the relocation of the entrance to the underground parking garage;
- Expected pedestrian volumes and capacity of the proposed pedestrian bridge design to accommodate expected volumes;
- Location and amount of bicycle parking with specific consideration given to cyclists arriving via the Rock Creek Trail;
- Potential impacts of river ice and debris on the proposed River Pavilion and mitigation measures, if necessary;
- Analysis of the feasibility of outdoor projection of images and video on the north face of the Glissando pavilion, the expected number of events that will be held annually, and an assessment of potential impacts on nearby buildings and flight paths.

At its December 4, 2014 meeting, the Commission approved the preliminary design of two, land-based pavilions south of the main building, but did not approve the proposed River Pavilion. The Commission requested additional information regarding the impacts of the river-based pavilion on motorized and non-motorized water traffic moving along this section of the Potomac River. Commission members also commented on the potential impacts of the proposed River Pavilion on flooding. Additional comments related to water surface development, connections to the neighborhoods east of the freeway, and landscape improvements on the site.

The Kennedy Center also provided information presentations to the Commission, most recently in May 2015. At the May 2015 information presentation, the Kennedy Center unveiled an altered design that relocated the river pavilion from the Potomac River to the land south of the other two proposed pavilions. In addition, the Kennedy Center proposed a conceptual design for a pedestrian bridge connection to the Rock Creek and Potomac Parkway Trail from the new expansion.

Proposal

The Kennedy Center for the Performing Arts has submitted a final design for a 72,000-square-foot expansion to the south of the existing building. The size of the expansion project is larger than the preliminary design (see Figure 4) reviewed in December 2014, which was approximately 60,000 square feet, because of the relocation of the River Pavilion from the Potomac River surface to the land and further refinement of the design. This expansion, designed by Steven Holl Architects, will be primarily contained in two underground levels. The main above-ground components include three “pavilions” located on the land directly south of the building.



Figure 4: Preliminary Design (December 2014) – view from southwest

This expansion is being introduced at this time because the Kennedy Center contains no dedicated classrooms, a limited number of rehearsal rooms and no dedicated event space. In addition, the Kennedy Center notes that this project will also provide additional public access to the site as well as to performances for the general public.

Responding to comments from the December 2014 and February 2015 Commission meetings,

the Kennedy Center selected an alternative design with three land-based pavilions located on the land south of the Kennedy Center building, shown in Figure 5. This design change will allow the architects to incorporate all of the programmed space on the land south of the main building and remove the floating pavilion. These new pavilions will be clad in titanium white concrete, which is a similar color treatment to the existing building. Large windows will allow natural light to enter the new spaces.

The three pavilions are named Entry, Glissando and River. The Entry Pavilion, at 3,300 square feet, and is the main entrance to the new below grade facility for the public. Visitors arriving by car or bus will use a pull-off area to disembark at this entrance. Vehicles can then continue to the underground portion of the site and park in the garage under the building or buses can park in a separate designated below grade area. The Entry Pavilion is the main foyer for the building and provides a main connection point to the rest of the facility. Two sets of stairs lead either up to an exit connecting visitors to the simulcast lawn or down to the rehearsal space and classrooms. A hallway also connects visitors to the Glissando Pavilion, boardroom or the multipurpose room. The Glissando Pavilion, at 6,200 square feet, is the main event space and it has windows on several

walls that connect visitors with the outside spaces. An event terrace is also connected to the Glissando Pavilion and it could be used for outdoor events. The pedestrian access to the new River Pavilion is both below grade through the bus parking area and above grade along the outdoor terrace or through the Ginkgo Grove. The land-based River Pavilion, with a footprint of 3,500 square feet, is designed to be a small performance arts venue and café. It is located on a slope approximately 18 feet above the Rock Creek and Potomac Parkway, and will provide views of the Potomac River.



Figure 5: Final Design (July 2015) – view from southwest

Landscape Elements

In addition to the built environment, this project also includes approximately 2.9 acres of landscaping and outside areas that will provide opportunities for performances, projections, and passive activities – all open to the general public. The Kennedy Center design for this new expansion consists of “outdoor rooms” (Figure 7) that include the following elements:

- An entry court consists of a deck located adjacent to the main entrance and next to a reflecting pond.
- A grove of Ginkgo trees located on the southernmost portion accessed via a stabilized, decomposed bluestone path a shady location.

- An outdoor classroom that consists of a decomposed bluestone path with benches and set in a landscape planted with tall ornamental grasses.
- An open lawn that borders a reflecting pool for relaxing in the sun and enjoying views of the Potomac River.
- An event terrace that is adjacent to the Glissando Pavilion and provides an outdoor experience for events occurring in the pavilion itself.
- A simulcast lawn which will show simultaneous outdoor projections of performances occurring indoors on the north side of the Glissando Pavilion.

The proposed entry court is the primary entrance for visitors arriving by bus. A pathway will connect this curbside drop-off with the new expansion, and a canopy will cover a portion of this entry. The Kennedy Center will plant several Saucer Magnolias and install a reflecting pond (80 feet long by 20 feet wide by 1 foot deep) adjacent to this entrance. The deck will be accessible via the boardroom and an adjacent six-foot-wide public path. This path will be composed of decomposed, stabilized bluestone. Some Sugar Maples will be planted to the east of the pathway near the pond, which leads to the southern portion of the site connecting to the grove of Ginkgo trees and the outdoor classrooms.

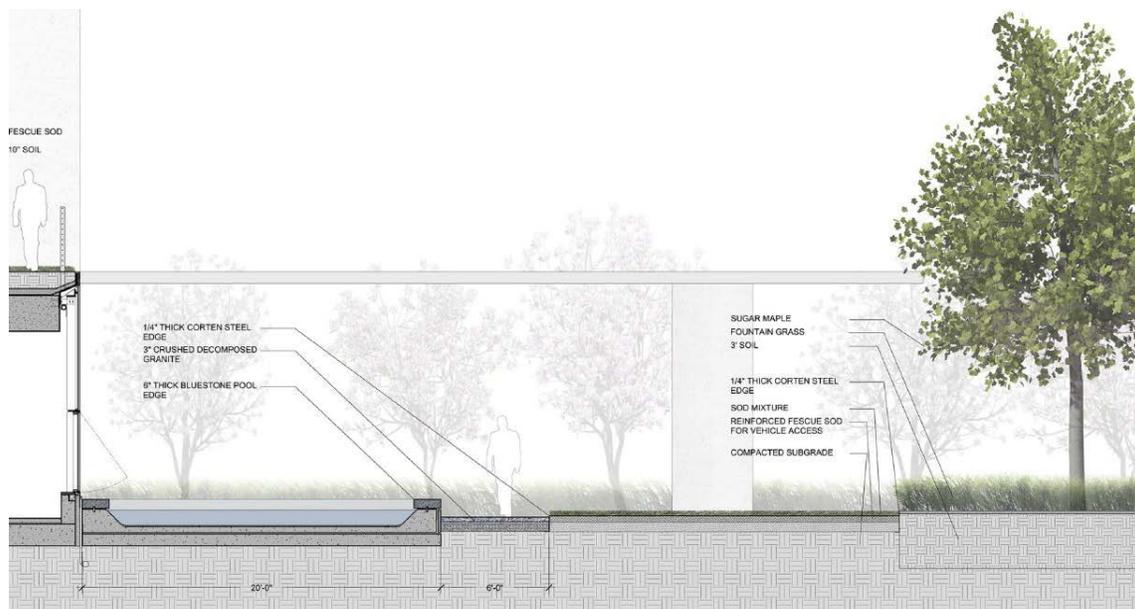


Figure 6: Entry Court

The Ginkgo Grove is on the southernmost part of the site and is directly adjacent to Theodore Roosevelt Bridge. The grove will also have decomposed, stabilized bluestone as a ground cover. Several Sweet Gum and White Swamp Oak trees are included in the landscape design as well in this area. This part of the site will not have any part of the garage structure below it.

The Kennedy Center is proposing a reflecting pond that is 114 feet long, varying width of 29 to 45 feet, and a foot deep and have round black river rocks on the bottom. The pond design includes a black granite edge that will be canted to allow for expansion in the winter when the water freezes. A grassy area is adjacent east of this pond. A pathway on the eastern edge of the reflecting pool also connects the Ginkgo Grove with the event terrace to the north.

The outdoor classroom is an area approximately 13 feet wide that has benches and is connected by an 8-foot pathway with area of tall, ornamental grass on either side of it. The Kennedy Center has included several types of tall ornamental grasses in the landscape. In the outdoor classroom area is *Panicum virgatum* 'Heavy Metal', which is an upright type of switch grass that can reach a height of 50 - 60 inches.



Figure 7: Final Site Plan

The pathway eventually leads to an outdoor event terrace that is connected to the Glissando and River Pavilions. The terrace is paved with bluestone pavers.

The landscape also includes different types of sedum, a low hugging ground cover, to provide some visual interest and variety. Since much of this site includes an underground development, there is insufficient soil depth to plant trees except around the periphery of the site. These plants require much shallower soil depth to grow. The sedum will be planted on sloped areas adjacent to the Entry and Glissando Pavilions.

Circulation

Also included in the design is a realignment of the access roads along the southern portion of the site. Cars will continue to access the parking garage directly off of Rock Creek and Potomac Parkway (RCPP) south of the site. Only those cars traveling northbound along the RCPP will be able to access the site south of the building. The southbound cars will continue to use the roads north of the site to access the parking garage. Buses, shuttles and cars will continue to access the site on the eastern side of the existing Kennedy Center building. Under this proposal, buses will utilize the new bus/shuttle parking and turn-around area under this site. The bus parking and turn-around will be located directly under the proposed landscaped area (Figure 8).



Figure 8: Final Lower Level Plan

Due to the proliferation of roadways to the west, east and south of the Kennedy Center site, pedestrian and bicycle accessibility to the site is a challenge. There is an at-grade crossing to the RCPP Trail, north of the Kennedy Center, which is available to pedestrians and bicyclists by using a pedestrian-activated signal. There is an existing Capital Bikeshare Station at the Kennedy Center near the front entrance. There are also five locations for bicycle parking on the site as well. The RCPP Trail is a well-used commuter and recreation trail west of the site. The Kennedy Center notes that some bike traffic may result from improving access to the RCPP Trail and that a bike route through the site to ensure the safety of the visitors and bike users is being developed.

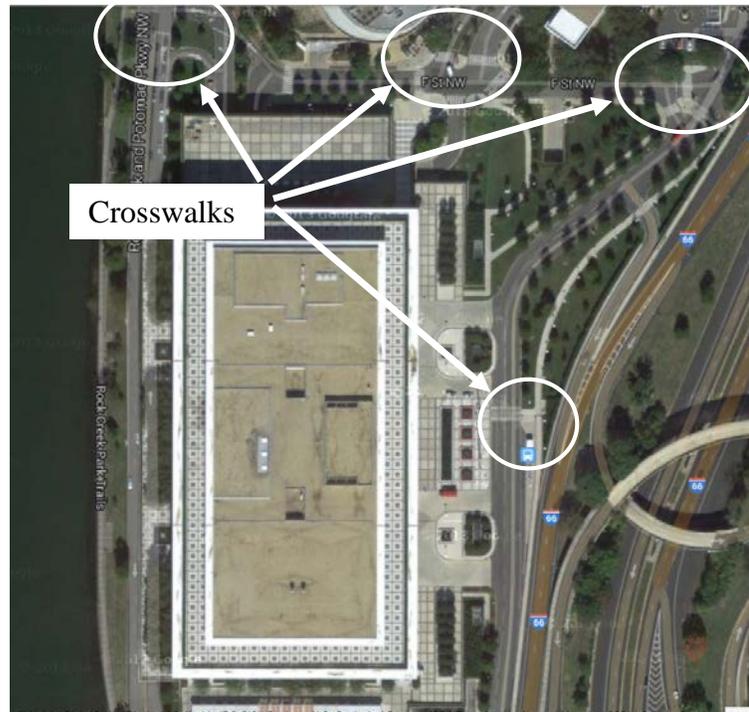


Figure 9: Existing Conditions – Pedestrian Connections

There are crosswalks allowing walking visitors from the north to gain access to the Kennedy Center site which can be seen in Figure 9. In addition, a pedestrian connection to the Theodore Roosevelt Bridge pathway is also being strengthened with a formal connection between it and the Kennedy Center.

The circulation for pedestrians throughout the site includes new pathways that will link the entrance court with the Ginkgo Grove, the outdoor classroom, event terrace and simulcast lawn. The Kennedy Center is proposing either decomposed bluestone paths or bluestone pavers for the paths and terraces around the site. The pedestrian connection to the Rock Creek and Potomac Parkway is not included in the design at this time, but will be proposed in the future following additional environmental analysis.

Sustainability

The project also includes sustainable components including reflecting pools that are refilled rainwater/graywater, green roofs and geothermal wells. The Kennedy Center is proposing green roofs on the below-grade portion of the design and will cover approximately 2.9 acres of the 4.6-acre area. The reflecting pools cover approximately 6,000 square feet and will be filled using site stormwater. The Kennedy Center submitted a stormwater management approach for the project which included using the green roofs and reflecting pools for stormwater management. The Kennedy Center notes that it submitted the previous design to the District Department of the Environment (DDOE) in January 2015 and will submit a revised design for the three land based

pavilions to DDOE in August 2015. The Kennedy Center submitted an erosion and sediment control plan for this new design which has been approved by DDOE.

The Kennedy Center is proposing a vertical, closed-loop ground-coupled heat pump system in order to reduce the annual cooling energy burden on the existing chiller plant. This closed-loop ground-coupled heat pump system includes the following components:

- a ground heat exchanger,
- a heat exchanger and a modular, water-to-water heat pump serving the existing cooling plant and the expansion heating coil loads, and
- a heat exchanger and small heat pump for the free-cooling and direct service of the radiant floor in the Expansion.

II. PROJECT ANALYSIS/CONFORMANCE

Executive Summary

Staff supports the Kennedy Center efforts to provide dedicated rehearsal space for the performers on site and to improve access to performances for the general public. As this design has been changed in positive ways to address concerns raised by the Commission during the December 2014 meeting, staff recommends that the Commission **commend the Kennedy Center for proposing an integrated design that meets its goals for programming, public access, and education on land; and for its future plans to reinforce connections to the waterfront.**

This project is supported by policies in several documents including the Comprehensive Plan and the Monumental Core Framework Plan. As such, the Executive Director recommends that the Commission **approve the preliminary and final site and building plans for the expansion of the Kennedy Center for the Performing Arts that includes nearly 72,000 square feet of development in three land-based pavilions and underground space on the land south of the main building.** While the Kennedy Center is now proposing changes to the design that moves the floating pavilion off the Potomac River, the pedestrian bridge connecting to the land is still being developed and staff **notes that the Kennedy Center is not proposing the pedestrian connection to the waterfront at this time and will submit it for approval in the future following further environmental analysis and a determination by the National Park Service regarding use of Rock Creek and Potomac Parkway, as appropriate.**

Analysis

The Kennedy Center states that the purpose of this project is to provide needed rehearsal space for the performers and to increase public access to the Kennedy Center. Staff analysis is focused on responses to the issues raised during preliminary design.

River Pavilion

Through its decision to move the River Pavilion to land, the Kennedy Center has addressed a number of issues raised by the Commission related to safety, flooding, and use of waterways. Rowers also expressed safety concerns. In addition to addressing these concerns, the Kennedy

Center states that new design also allows the third pavilion to be more easily accessed for servicing and setting up performances than the floating pavilion would have been.



Figure 10: Expansion Perspective Rendering looking east (Computer Generated)

Floodplain

During the December 2014 and February 2015 Commission meetings, the Commission raised an issue about the project being developed on the floodplain (Figure 13). This issue was stressed further with the new Executive Order 13690: “Establishing a Federal Flood Risk Management Standard and a Process for Further Soliciting and Considering Stakeholder Input” which President Obama signed on January 30, 2015.

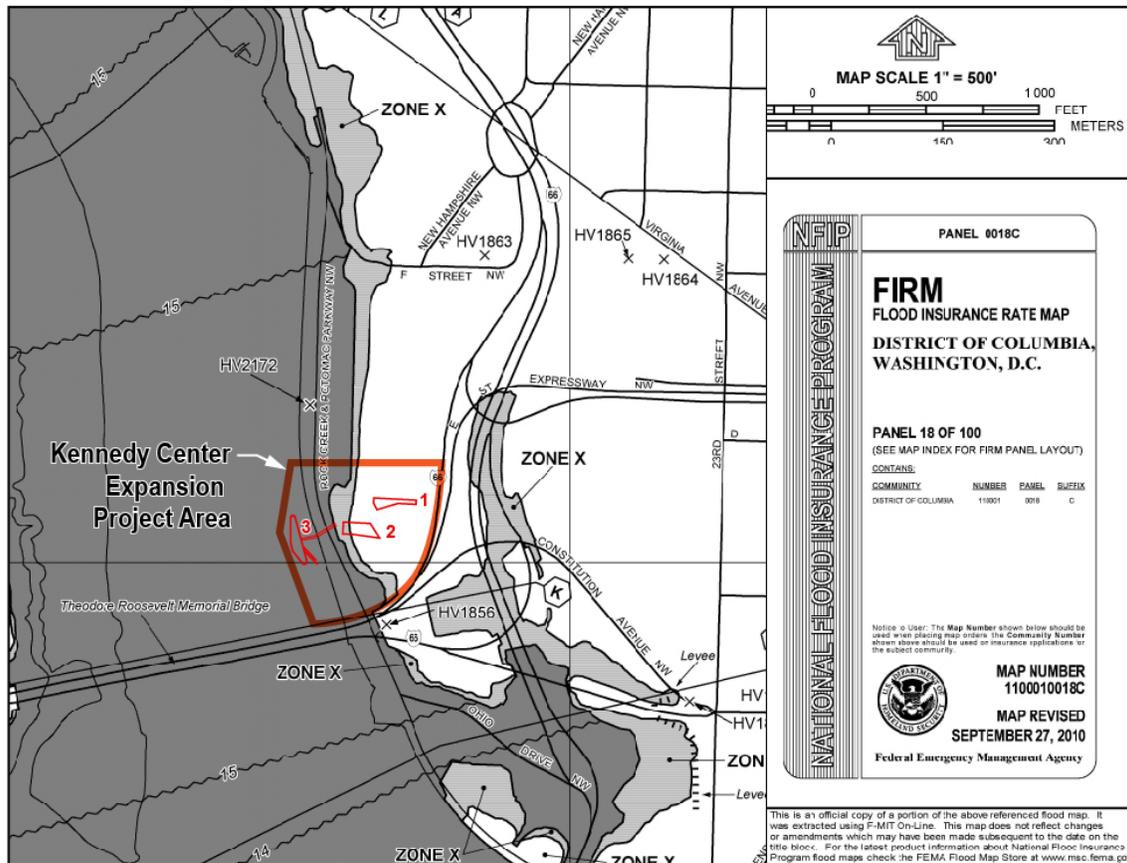


Figure 11: Floodplain (FEMA Map)

The environmental assessment report prepared for this project included an evaluation of the floodplain impact. The existing conditions include significant amounts of impervious surface area that consists of existing parking lots and roadways and only a few planted areas. This provides only minor floodplain value. The existing parking garage provides some storage capacity during flood events. The new expansion proposal will continue to provide storage capacity as the garage will continue to be allowed to flood and the new flood storage capacity is being added by allowing the new bus parking area and bus turn around to flood.

Regarding flooding impact, the Kennedy Center notes that during a 100-year flooding event the water would rise to 15 feet. Because the elevation of the bus parking is 11 feet, this area and the bus turn around area would be expected to flood during a 100-year event. Anything greater than a 100-year event floodwater would eventually spill into the underground parking which is at a level of 15.5 feet.



Figure 12: Final Lower Level Plan

The Kennedy Center stated that the finished floor of this below grade expansion is 15.5 feet. In addition it will waterproof the below grade finished portion of the expansion that is directly next to the bus parking to a height of 18.5 feet above sea level. This will allow for protection of the finished areas of this facility during a flooding event.

Staff determined the floodplain regulations apply to this project but do not prohibit the development as they only direct federal agencies to “...avoid direct and indirect support of floodplain development wherever there is a practicable alternative.” Staff notes the following:

- The Kennedy Center states that there are no other practicable alternatives for locating the proposed development outside the 100-year or 500-year floodplains.
- The garage and parkway entrance, which is at an elevation below the 100 year floodplain elevation of 15 feet, is designed to allow flooding to mitigate the impacts of developing on the floodplain.
- The below grade levels of the expansion is at an elevation of 15.5 feet and will be waterproofed up to 18.5 feet to protect the finished areas from flooding.

Comprehensive Plan for the National Capital

Staff has determined the policies in the *Comprehensive Plan for the National Capital: Federal Elements* that are supported by this project, in particular the following policies in the Preservation and Historic Features Element:

- Express the dignity befitting the image of the federal government in the national capital. Federal development should adhere to the high aesthetic standards already established by the planning and design legacy of the nation's capital.
- Protect and enhance the vistas and views, both natural and designed that are an integral part of the national capital's image.
- Protect the settings of historic properties, including views to and from the sites where significant, and integral parts of the historic character of the property.

The Parks and Open Space Element designates river and waterfront settings of the Nation's Capital. The Comprehensive Plan policies include:

- Link open space along the waterfront to provide a continuous public open space system.
- Maintain and conserve federal open space as a means of shaping and enhancing urban areas.

Monumental Core Framework Plan

Staff notes that this project helps to support several strategies in the Monumental Core Framework Plan, including:

Strengthen the Public Realm

- Extend the premium qualities of the National Mall to enhance the significance of emerging destinations. The special character of the National Mall is derived from a number of design concepts beyond the composition of a monumental landscape. Simple geometric forms and landscape elements are carefully arranged to define spaces, frame dramatic vistas, and create contrast and emphasis. Similarly, the juxtaposition of formal and romantic landscapes has a dynamic appeal, the rhythmic placement of trees and furnishings creates an ordered sense of movement and orientation, and the use of durable, authentic materials conveys lasting strength and beauty. All of these techniques should be used, in appropriate balance, to create significant public spaces within the urban fabric.
- Provide multi-purpose spaces to accommodate events and recreation. With finite land resources and the need to increase capacity for active and passive recreation as well as to provide additional locations for public gatherings, the *Framework Plan* supports creating new places and improving access to existing venues that support multiple uses. Open areas can be flexibly configured with movable equipment to support formal tournaments, local sports leagues, and informal games of varying scale and intensity. Flexible spaces can be managed to allow more frequent rotation or longer regeneration time following heavy use. The ability to configure a space to meet a range of needs can reduce habitual wear and efficiently use the District of Columbia's valuable open-space resources.

Advance Sustainability in the Urban Environment

- Invest in high-performance buildings and designed landscapes to reduce energy consumption and generate renewable energy; recycle wastewater, reduce stormwater runoff, and conserve potable water; reduce light pollution; and promote healthier working environments. All new site and building construction and modernization projects should incorporate principles of sustainable design and energy efficiency that meet or exceed

existing standards. Green roofs can also be installed to reduce stormwater runoff, energy consumption, and the heat island effect.

In addition, this project will further several recommendations and improvements included within the Northwest Rectangle section of this project:

- Link the Kennedy Center with the Lincoln Memorial – while this project does not link these memorials with a boulevard, there is a pedestrian connection included now that is safer to the Rock Creek Trail.
- Construct a staircase from the Kennedy Center's west terrace down to the waterfront. – while this connection is not from the west terrace, the Kennedy Center is pursuing a new connection to make the memorial site more accessible.

National Environmental Policy Act (NEPA)

The National Capital Planning Commission is the lead agency for the NEPA process for this project as Kennedy Center is a quasi-governmental agency. As such, NCPC in conjunction with the Kennedy Center, prepared an Environmental Assessment (EA) that analyzed all of the impacts associated with this project. The EA included three alternatives for development including: a no action alternative, a two land-based alternative with a floating pavilion and the now preferred three land-based pavilion alternative. The three land-based pavilion alternative does not include the floating pavilion, and all three pavilions are east of the RCPP.

The EA included an analysis of topics such as water quality, floodplains, endangered species, cultural resources, traffic and transportation, visitor use and experience, and human health and safety. The EA only identified minor impacts with this project.

The EA was released for public comment between October 9, 2014 and November 10, 2014. There were a number of comments received from the public, community groups and several agencies including from the Region III of the Environmental Protection Agency. Generally, all of the comments received for the EA were supportive of the land-based pavilions, but raised questions about the River Pavilion proposed in the preliminary design. These concerns are not applicable now because of the relocation of the floating pavilion from the river surface to the land.

The Executive Director issued a Finding of No Significant Impact (FONSI) on November 24, 2014 for the two land based and floating river pavilion alternative. As the design has evolved and changed the Kennedy Center is now proposing the three land-based pavilions, the second alternative analyzed in the EA. NCPC issued a FONSI for this new alternative on June 30, 2015.

National Historic Preservation Act (NHPA)

Pursuant to Section 106 of the National Historic Preservation Act, the Kennedy Center, the DC State Historic Preservation Officer, NCPC and NPS have been the Consulting Party process since July 22, 2013 which was the date of the first scoping meeting.

A Consulting Party letter was also sent to the Delaware Nation, a federally recognized Native American tribe, as it indicated some interest in projects in the metropolitan District of Columbia region. After meeting with the Delaware Nation in November 2013, staff received a letter from them dated October 24, 2014 stating that the Kennedy Center expansion project was not in its area of interest.

The Kennedy Center has been determined eligible to be listed on the National Register of Historic Places and an Assessment of Effects for the project has been developed and has been submitted to the DC State Historic Preservation Office (DC SHPO). The preferred alternative would result in long-term moderate adverse impacts to cultural resources located in the Area of Potential Effects. These impacts would be to the Kennedy Center itself and the Rock Creek and Potomac Parkway.

The Consulting Parties developed a Memorandum of Agreement (MOA), pursuant to the Commission's Section 106 responsibilities in NCPC's *Environmental and Historic Preservation Policies and Procedures*. The initial MOA for the preliminary design was executed on January 30, 2015.

As the Kennedy Center reconsidered this expansion project it has changed direction and selected the three land-based pavilions as the preferred alternative. Pursuant to Stipulation 4 (c) of the original MOA, the signatories developed and circulated an amendment to the MOA for a 14-day period and executed it on June 16, 2015. The MOA amendment includes the following mitigation:

- Retaining and displaying the 2'x2' section of exterior marble curtain wall being removed to provide an opening for the proposed projector to be used for simulcasting performances.
- Developing an exterior interpretive sign on the Kennedy Center grounds describing the history of the Kennedy Center and the architectural significance of the main building designed by architect Edward Durrell Stone.

III. CONSULTATION

Coordinating Committee

The Coordinating Committee reviewed the proposal at its July 17, 2015 meeting. The Committee forwarded the proposed concept design to the Commission with the statement that the proposal has been coordinated with all participating agencies. The participating agencies were: NCPC; the District of Columbia Office of Planning; the DC State Historic Preservation Office, the District Department of Transportation; the General Services Administration, the Washington Metropolitan Area Transit Authority and the National Park Service.

U.S. Commission of Fine Arts

The concept design was reviewed by the Commission of Fine Arts at its January 16, 2014 meeting. While the Commissioners stated that they appreciated the development of the building portion of this project, they did not think the landscape design has progressed far enough. During its meeting, CFA also noted that because the Kennedy Center was using NPS property there should be some consideration given to making improvements on the NPS property to offset the use of this property.

In a letter dated January 30, 2014, CFA also noted "...various technical challenges - such as ventilation and egress, lighting and audio-visual systems, and the disposition of large areas of bus parking below the new terrace - that will act as constraints on the landscape and need to be more carefully considered in relation to the context.

Since this meeting, the Kennedy Center has submitted two revised concepts to the Commission, most recently on May 2015. During the meeting, the Commission commented that it was supportive of the design as the landscape design had progressed well since the last time it had been submitted.