

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY,  
JULY 11, 2024

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The meeting convened via  
Video/Teleconference, at 1:00 p.m. EDT, Teri Hawks  
Goodmann, Chair, presiding.

NATIONAL CAPITAL PLANNING COMMISSION MEMBERS  
PRESENT:

TERI HAWKS GOODMANN, Chair  
Presidential Appointee (At-Large)  
ELIZABETH HEWLETT, Vice-Chair, Presidential  
Appointee  
LINDA ARGO, Mayoral Appointee  
EVAN CASH, Committee and Legislative Director,  
Committee of the Whole  
ANITA COZART, Director, DC Office of Planning  
CHELSEA DAVIS, U.S. Senate Committee on Homeland  
Security and Governmental Affairs  
ARRINGTON DIXON, Mayoral Appointee  
RYAN GIACHETTI, Committee on Oversight and  
Accountability United States House of  
Representatives  
BRYAN CLARK GREEN, Presidential Appointee  
PAUL MCMAHON, Department of Defense  
TAMMY STIDHAM, Department of the Interior  
KRISTI TUNSTALL-WILLIAMS, General Services  
Administration

NCPC STAFF PRESENT:

MARCEL C. ACOSTA, Executive Director  
JULIA KOSTER, Secretary to the Commission  
MEGHAN HOTTEL-COX, General Counsel  
LAURA SHIPMAN, Urban Planner  
MATTHEW FLIS, Senior Urban Designer

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

2 (1:00 p.m.)

3 CHAIR GOODMAN: Okay, thank you, Ms.  
4 Koster. Good afternoon everyone and welcome to  
5 the National Capital Planning Commission's July  
6 11, 2024 open session. First, Ms. Koster, can you  
7 please take the roll?

8 MS. KOSTER: Certainly. Commissioner  
9 Cozart?

10 COMMISSIONER COZART: Here.

11 MS. KOSTER: Commissioner McMahon?

12 COMMISSIONER MCMAHON: I'm here.

13 MS. KOSTER: Thank you. Commissioner  
14 Stidham?

15 COMMISSIONER STIDHAM: Here.

16 MS. KOSTER: Commissioner Argo?

17 COMMISSIONER ARGO: I'm here.

18 MS. KOSTER: Thank you. Vice Chair  
19 Hewlett?

20 VICE-CHAIR HEWLETT: Here.

21 MS. KOSTER: Thank you. Chair  
22 Goodmann?

1 CHAIR GOODMAN: Here.

2 MS. KOSTER: Commissioner Green?

3 COMMISSIONER GREEN: Here.

4 MS. KOSTER: Commissioner  
5 Tunstall-Williams I believe is not present.  
6 Commissioner Dixon?

7 COMMISSIONER DIXON: Present.

8 MS. KOSTER: Thank you. Commissioner  
9 Cash?

10 COMMISSIONER CASH: Present.

11 MS. KOSTER: Commissioner Davis?

12 COMMISSIONER DAVIS: Here.

13 MS. KOSTER: And Commissioner  
14 Giachetti?

15 COMMISSIONER GIACHETTI: Here.

16 MS. KOSTER: I'll note also that Marcel  
17 Acosta, the executive director, and Matt Flis, with  
18 the Urban Design and Plan Review Division, are also  
19 in the meeting.

20 CHAIR GOODMAN: Thank you very much,  
21 Ms. Koster. Noting the presence of a quorum, this  
22 meeting is called to order, and today's meeting is

1 being livestreamed and will be available in a few  
2 days on the NCPC website as a video. And if there's  
3 no objection, the agenda as posted is adopted as  
4 the order of business. So we will now play a short  
5 video clip of the pledge of allegiance.

6 (Video played.)

7 CHAIR GOODMAN: Thank you. I want to  
8 share how we will be conducting business for the  
9 Commission, and following our staff presentations  
10 and any other testimony, I will ask for a motion  
11 and a second as appropriate. During Commission  
12 deliberations, I will use the round robin format  
13 to ask each Commissioner if they have any comments.  
14 At other times when the Commissioners wish to be  
15 recognized, they should unmute and indicate that  
16 they would like to be recognized.

17 Agenda item number two is the report of  
18 the Chair. And the first thing I have to say is  
19 that last month we celebrated the NCPC Centennial  
20 event and it was excellent. It was just superior.  
21 And I'm going to say thank you to the staff who put  
22 this together, it was really outstanding.

1                   And I know that over 150 people  
2 attended, there was an excellent panel, and it was  
3 moderated by Ms. Koster. That was informative and  
4 again, highly recommend, if you have a chance to,  
5 to view that video, that you do. It was really,  
6 really tremendously informative and just  
7 excellent, excellent materials.

8                   So the name of the exhibit that was  
9 there that evening, that's also been created by our  
10 staff and collaborators. It's called the Planning  
11 Washington: Capital and Community of the Downtown  
12 -- this is all at the Downtown Martin Luther King,  
13 Jr. Memorial Library but it will be traveling in  
14 the coming months, so you can also get that schedule  
15 from our website.

16                   And I want to thank especially Julia  
17 Koster, Bsrat Mezghebe, Steve Staudigl, Steve  
18 Morgan, Johanna McCrehan, and all the NCPC staff  
19 for the efforts that they put into this excellent  
20 exhibit and the excellent event down at the Martin  
21 Luther King, Jr. Memorial Library. Just really  
22 thoroughly enjoyed it.

1           And in addition as we near the  
2 completion of our chambers in the agency office,  
3 I also want to thank the staff who are working so  
4 hard on that so that we can return to in-person  
5 meetings in the future. So, all of that stay tuned  
6 for. Agenda item number three is the report from  
7 the executive director, Marcel Acosta. If you'd  
8 like to begin?

9           MR. ACOSTA: Yes. Thank you, Chairman  
10 Goodmann and good afternoon. I have two personnel  
11 announcements. First, Daniel Leak joins us as a  
12 summer intern. Daniel is a rising junior who  
13 recently transferred to Reservoir in Howard  
14 County, Maryland. He's a Kelly Scholar, Honors  
15 Program, and a member of the Environmental  
16 Engineering Club, Black Student Union, and  
17 Architecture Club.

18           Daniel's interested in attending HBCU  
19 for undergraduate, and at the University of  
20 Virginia for graduate school to study  
21 architecture. So, welcome to NCPC. If you'll  
22 just turn on your camera and say hello so the people

1 can see you?

2 CHAIR GOODMAN: Welcome, Mr. Leak.

3 MR. LEAK: Hi everybody. Thank you so  
4 much for this opportunity. I'm excited to get to  
5 know and work with all of you all and I'm very  
6 grateful for this opportunity.

7 MR. ACOSTA: And we welcome you to our  
8 agency. I'm also pleased to welcome our new  
9 general counsel, Meghan Hottel-Cox, to the  
10 Commission. Meghan joins us from the US Postal  
11 Service where she served as a federal real estate  
12 attorney.

13 Before the Postal Service, Meghan was  
14 an associate at the Goulston & Storrs, Washington,  
15 D.C. office practicing real estate and land use law  
16 for almost a decade. She's also an adjunct  
17 professor at George Washington University Law  
18 School. Meghan brings extensive local land use,  
19 environmental, and real estate legal expertise to  
20 the Commission and we're delighted to have Meghan  
21 as part of our NCPC team. So Meghan, do you want  
22 to say a few words?

1 MS. HOTTEL-COX: Thank you, I'm really  
2 delighted to be here.

3 CHAIR GOODMAN: Welcome, Meghan,  
4 welcome.

5 MR. ACOSTA: And many thanks to Chair  
6 Goodmann and Vice Chair Hewlett for participating  
7 on this selection committee. So you do have my  
8 full written report in your packets and I'm happy  
9 to answer any questions that you might have.

10 CHAIR GOODMAN: Thank you, Mr.  
11 Acosta, and welcome, Ms. Hottel-Cox, and also Mr.  
12 Leak. We're really thrilled to have such quality  
13 individuals joining our team. And we look forward  
14 to working with you, it's really wonderful to have  
15 you in place. Thank you. Thank you, Mr. Acosta.  
16 Were there any questions for the executive  
17 director?

18 Hearing none, we're moving on to agenda  
19 item number four, which is a legislative report.  
20 Ms. Hottel-Cox, do you have anything to report  
21 today?

22 MS. HOTTEL-COX: Thank you, Chair

1 Goodman. I have one legislative item to report  
2 on this month, House Bill 8307, the Women Who Worked  
3 on the Home Front Memorial Location Act. The bill  
4 was introduced in the House on May 8 and was  
5 referred to the House Committee on Natural  
6 Resources.

7 The bill proposes to provide for a  
8 memorial to commemorate the sacrifice and service  
9 of women who worked on the home front to support  
10 efforts of the U.S. military during World War II,  
11 to be located in the Reserve or Area 1 on the  
12 commemorative areas map. That concludes my  
13 legislative report, thank you.

14 CHAIR GOODMAN: Thank you, Ms.  
15 Hottel-Cox. Does the Commission have any  
16 questions for Ms. Hottel-Cox today?

17 CONSENT CALENDAR ITEMS - NO PRESENTATION

18 CHAIR GOODMAN: Hearing none, thank  
19 you for your report. Agenda item number five is  
20 the consent calendar and there are two items on this  
21 month's consent calendar. The first is a request  
22 to approve Joint Base Anacostia-Bolling

1 Installation Facilities Standards as a final  
2 master plan. And the second item or the next item  
3 is to approve the preliminary site and building  
4 plans with comments for the Fort Belvoir Veterinary  
5 Treatment Facility. Is there a motion to adopt the  
6 consent calendar?

7 VICE-CHAIR HEWLETT: Move approval,  
8 Madam Chair.

9 CHAIR GOODMAN: It's been moved by  
10 Vice Chair Hewlett. Is there a second?

11 COMMISSIONER MCMAHON: I will second.

12 CHAIR GOODMAN: Thank you. It's been  
13 seconded by Commissioner McMahon. Ms. Koster, can  
14 you please confirm the motion and take the roll?

15 MS. KOSTER: Certainly. Vice Chair  
16 Hewlett made the motion, Commissioner McMahon  
17 seconded, and with that Commissioner Cozart?

18 COMMISSIONER COZART: Yes.

19 MS. KOSTER: Commissioner McMahon?

20 COMMISSIONER MCMAHON: Yes.

21 MS. KOSTER: Commissioner Stidham?

22 COMMISSIONER STIDHAM: Yes.

1 MS. KOSTER: Commissioner Argo?

2 COMMISSIONER ARGO: Yes.

3 MS. KOSTER: Vice Chair Hewlett?

4 VICE-CHAIR HEWLETT: Yes.

5 MS. KOSTER: Thank you. Chair

6 Goodmann?

7 CHAIR GOODMAN: Yes.

8 MS. KOSTER: Commissioner Green?

9 COMMISSIONER GREEN: Yes.

10 MS. KOSTER: Commissioner Dixon?

11 (No audible response.)

12 MS. KOSTER: I'll come back to

13 Commissioner Dixon. Commissioner Cash?

14 COMMISSIONER CASH: Yes.

15 MS. KOSTER: Commissioner Davis?

16 COMMISSIONER DAVIS: Yes.

17 MS. KOSTER: Thank you. Commissioner

18 Giachetti?

19 COMMISSIONER GIACHETTI: Yes.

20 MS. KOSTER: Yes? And Commissioner

21 Dixon, are you back on?

22 COMMISSIONER DIXON: Yeah, I was on,

1 yes. And yes.

2 MS. KOSTER: Okay. Thank you. That  
3 motion has carried, Chair Goodmann.

4 CHAIR GOODMAN: Thank you, Ms.  
5 Koster. Now we're moving to the open session  
6 agenda items. Agenda item number 5 is to approve  
7 comments on concept plans for the Hirshhorn Museum  
8 Building and Plaza Revitalization. Ms. Shipman is  
9 making the presentation. Ms. Shipman?

10 ACTION ITEMS - WITH PRESENTATION

11 MS. SHIPMAN: Thank you. Good  
12 afternoon, Chair Goodmann and Commissioners. The  
13 Smithsonian Institution submitted concept plans  
14 for the Hirshhorn Museum and Sculpture Garden,  
15 Revitalize Building and Plaza project.

16 As a reminder for the concept review  
17 stage, the Commission is focused on topics such as  
18 general consistency with NCPD policies,  
19 appropriateness of the project for the site,  
20 identification of any complex issues, and review  
21 of any meaningful alternatives.

22 The museum is located on the south side

1 of the National Mall between the Smithsonian Arts  
2 and Industries building and the National Air &  
3 Space Museum, and within the Smithsonian South Mall  
4 campus.

5 This map shows the bounds of the project  
6 area, and you can see its relationship to the  
7 below-grade 9th Street express way tunnel. The  
8 building and plaza revitalization is the third and  
9 final phase of a series of improvements to the  
10 campus previously approved by the Commission that  
11 include the Phase 1 building envelope repair  
12 project completed in 2023, and the Phase 2  
13 sculpture garden revitalization project which is  
14 under construction.

15 The aim of the project is to provide new  
16 types of art exhibition and programing spaces and  
17 expanded public amenities to expand the visitor  
18 experience and to accommodate increased  
19 visitorship. Also critical to the revitalization  
20 is a comprehensive upgrade of the museum's aging  
21 infrastructure and building systems to improve its  
22 energy efficiency and resilience.

1           The Hirshhorn was designed by architect  
2 Gordon Bunshaft of Skidmore, Owings & Merrill and  
3 opened to the public in 1974. It is considered a  
4 contributing resource of the National Mall  
5 Historic District, which is listed in the National  
6 Register of Historic Places, and has been  
7 determined to be individually eligible for  
8 listing.

9           The applicant has conducted three  
10 Section 106 consulting parties meetings to discuss  
11 potential project impacts to this historic  
12 resource. And the consultation process is  
13 ongoing. The period of significance is considered  
14 to be 1974 to 1981 and includes several  
15 character-defining features.

16           Some of those features most relevant to  
17 this project include the drum-like form, central  
18 courtyard and circular fountain, sculptural  
19 concrete piers, coffered ceiling, and setting for  
20 the display of sculpture, glazed entrance lobby and  
21 revolving doors, and battered perimeter walls.

22           The plaza was redesigned in 1993 by James Urban and

1 these modifications fall outside the period of  
2 significance.

3 The existing museum has several current  
4 deficiencies including accessibility and way  
5 finding, perimeter security and visitor screening,  
6 waterproofing and flooding, and building systems  
7 that the revitalization aims to address.

8 Here is an overall view from the  
9 Sculpture Garden of the proposed revitalization  
10 and an exploded axon view of the building levels  
11 on the right. The primary changes will occur on  
12 the plaza and lower levels, as well as Level 4 and  
13 the rooftop. I'll now go through the six main  
14 components of the revitalization.

15 The first is the lower level expansion  
16 and Sculpture Garden connection. The existing  
17 lower level plan is shown on the left, the expansion  
18 shown on the right will increase gallery and  
19 program spaces and visitor amenities. It will  
20 also include upgraded facilities for back of house  
21 functions and building systems.

22 Prior to this phase, the Sculpture

1 Garden Revitalization Project will re-establish a  
2 historic underground passage and plaza stair  
3 connecting to the Sculpture Garden. This phase  
4 will then provide a new direct entrance to the  
5 museum building from the sculpture garden at the  
6 lower level.

7 Here is a view from the Sculpture Garden  
8 tunnel looking towards the new lower level entry  
9 and opened plaza stair. The existing concrete  
10 walls flanking the stairs are removed to allow in  
11 natural light and views to the lower level public  
12 spaces. Staff recommends the Commission support  
13 this entry design which provides universal access  
14 between the museum and garden.

15 The second revitalization component is  
16 the plaza and perimeter revitalization. This  
17 slide shows the existing and proposed plaza plan,  
18 the proposed design on the right introduces  
19 organically shaped galleries and different sizes  
20 and ground plain treatments carved out of perimeter  
21 vegetation to provide a variety of settings for art  
22 and programming.

1           The perimeter walls will be  
2 reconstructed in kind. A new permanent perimeter  
3 security will include hardened hand rails on the  
4 north and removable bollards at the south entry.  
5 The accessible entry to the plaza off of Jefferson  
6 Drive is currently tucked into the northwest corner  
7 of the perimeter wall. This design proposed  
8 centralizing the ramps and integrating them into  
9 the main north plaza stairs.

10           This is an aerial view sketch of the  
11 preferred plaza concept design. Staff recommends  
12 the Commission support the plaza design which  
13 introduces dynamic spaces for art and programing,  
14 improves accessibility, and increases canopy cover  
15 and shade for visitor comfort. As the design is  
16 developed, staff recommends the plant palette  
17 integrate native species and pollinator plantings  
18 where possible in alignment with guidance in the  
19 comprehensive plan and NCPC's pollinator best  
20 practices resource guide.

21           The courtyard fountain is another  
22 character-defining feature of the plaza. It

1 currently has significant functional and  
2 waterproofing deficiencies and because of its size  
3 and central location, does not allow large events  
4 to take place in the courtyard. The applicant  
5 evaluated several options to address the existing  
6 issues. The preferred concept creates a hybrid  
7 fountain that includes a skylight to the expanded  
8 lower level, jets moved to the perimeter of the  
9 skylight, creating a vertical plume, similar to  
10 what exists today, and a stage for events.

11           These are views of the proposed  
12 fountain with water and without water as an event  
13 stage. Overall, staff believe this hybrid design  
14 balances historic preservation considerations  
15 while accommodating new uses, and recommends the  
16 Commission support the fountain design.

17           In terms of streetscape improvements,  
18 along Independence Avenue the street trees will be  
19 moved from the perimeter wall to the south side of  
20 the street for consistency and to improve shade for  
21 pedestrians. A second row of trees is possible  
22 along 7th Street, and street trees are not proposed

1 along the northern side of the perimeter on  
2 Jefferson Drive. This shows the proposed  
3 streetscape along Independence Avenue with the  
4 trees moved to the curb, and a reduced pedestrian  
5 clear zone.

6 Staff recommends the applicant  
7 consider reducing the width of the existing  
8 planting bed at the perimeter wall to provide a  
9 minimum six foot tree box at the curb, and to allow  
10 a wider clear pedestrian zone.

11 As I mentioned, Jefferson Drive is  
12 proposed to remain without trees as it exists  
13 currently. The applicant states this is to  
14 preserve the already narrow sidewalks and to  
15 maintain open views between the National Mall,  
16 Sculpture Garden, and museum.

17 The existing sidewalk along 7th Street  
18 is proposed to be realigned to introduce a planted  
19 six foot buffer between the loading dock guardrail  
20 and pedestrian zone. A second row of trees is  
21 possible in this buffer zone, which staff  
22 recommends the Commission support to improve

1 shading for pedestrians. Throughout concept  
2 development, the applicant team has diligently  
3 consulted guidance in the Monumental Core  
4 Streetscape Design Guidelines recently approved by  
5 the Commission.

6 Staff recommends that as the  
7 streetscape designs are developed, the applicant  
8 continue to follow these guidelines. Staff also  
9 recommends the applicant continue to coordinate  
10 with the District Department of Transportation  
11 regarding the 9th Street express way tunnel, and  
12 streetscape improvements.

13 The third revitalization component is  
14 the lobby expansion, also on the plaza level. The  
15 glazed entrance lobby and revolving doors are  
16 character-defining features. However, the doors  
17 do not meet current standards for universal  
18 accessibility.

19 As mentioned previously, visitorship  
20 is estimated to increase significantly over the  
21 coming years and the original lobby is too  
22 constrained to accommodate accessible vestibules,

1 security screening, adequate circulation, and  
2 visitor program spaces as shown in the test fit  
3 diagram on this slide.

4 Right now, the museum uses temporary  
5 vestibules to accommodate screening and an  
6 accessible entry. These temporary facilities  
7 would no longer be needed with the expansion. The  
8 proposed lobby is expanded symmetrically by two  
9 coffer bays to the east and west of the southern  
10 piers, and the historical revolving doors are  
11 removed to not confuse visitors as to which  
12 entrance to use. The main visitor entrance would  
13 be on the southwest end of the lobby.

14 This is a view from within the courtyard  
15 of the original lobby. And another view of the  
16 proposed lobby. Staff recommends the Commission  
17 support the project goals to improve the visitor  
18 experience, comfort, and accessibility through  
19 expansion and reconfiguration of the lobby, as well  
20 as the conceptual design approach to retain the  
21 lobby's symmetry and transparency.

22 However, even with removal of the

1 revolving doors, the visitor entry point remains  
2 tucked away from immediate view as visitors enter  
3 the plaza, requiring a clear entry way finding  
4 solution. Staff recommends the applicant further  
5 study how to design integral way finding to ensure  
6 the museum entrance locations are clear for  
7 visitors and entering the plaza from the National  
8 Mall and Independence Avenue.

9 The next revitalization component is  
10 the fourth floor gallery expansion. With the goal  
11 of increasing space for art exhibition, the support  
12 functions in staff areas of level 4 will be  
13 relocated to the lower level and replaced with  
14 expensive new galleries.

15 The proposed fourth floor design would  
16 provide a column-free environment with available  
17 natural light to accommodate major large-scale  
18 works, as well as site-specific exhibits. This  
19 type of space does not exist in any other part of  
20 the museum. The lower-level expansion will  
21 include larger scale galleries. However, these  
22 will not have the unique round form or natural light

1 of the fourth floor. The applicant's vision for  
2 an open new fourth floor gallery limits the  
3 potential use of the floor for mechanical  
4 equipment. The fifth component is the proposed  
5 rooftop mechanical space.

6 The applicant states that the footprint  
7 of mechanical spaces required for the museum needs  
8 to be almost doubled for code compliance, increased  
9 visitorship, and increased building area. Fresh  
10 air intake for the building must also come from a  
11 minimum of 100 feet from areas where vehicles may  
12 be stopped with their engine running, and 40 feet  
13 above finished grade.

14 Additionally, if all the mechanical  
15 equipment is placed on the lower level, the shaft  
16 space in the plaza level piers would need to  
17 increase by three to four times the existing size,  
18 which would significantly impact the perception of  
19 the floating drum and piers. To avoid these  
20 impacts, the equipment is proposed to be divided  
21 between the roof level and the lower level.

22 A new rooftop structure is proposed to

1       enclose the additional mechanical equipment. It  
2       will be circular in plan, ten feet nine inches in  
3       height above the parapet, and set back and biased  
4       to the inner ring of the existing building to reduce  
5       visibility from the exterior. The enclosure would  
6       however still be visible from several points along  
7       the National Mall, Constitution Avenue, and across  
8       Independence Avenue.

9               While other buildings on the National  
10       Mall have undergone mechanical retrofits, this  
11       project is not directly comparable due to the  
12       constraints mentioned previously and the potential  
13       impacts to the building form. Here are a few  
14       existing external views of the building and a view  
15       from the courtyard. And the same views for the  
16       proposed rooftop mechanical enclosure. Again,  
17       existing views. And now with the proposed rooftop  
18       mechanical enclosure.

19               Because of the historic and  
20       architectural significance of the museum, staff  
21       recommends the Commission find that a new  
22       mechanical rooftop enclosure would impact the

1 views of the museum from the National Mall and  
2 surrounding context. The added mechanical  
3 rooftop enclosure would also alter the experience  
4 of the building from the interior courtyard due to  
5 the change in proportion of the building height to  
6 sky view.

7 Understanding the sensitivity of the  
8 proposal because of impacts to the original design  
9 and views from the National Mall, the applicant  
10 team continues to study the appropriate form,  
11 articulation, and materiality to decrease  
12 visibility. They plan to continue with a variety  
13 of visualizations, solar study, and mockup  
14 strategies as the design is developed.

15 These are views of the initial mass in  
16 variations for the roofline of the mechanical  
17 enclosure. Staff would like to acknowledge the  
18 applicant team's thorough analysis of these  
19 complex issues to date, however additional study  
20 is needed to ensure the least impactful design  
21 strategy to address the stated mechanical  
22 infrastructure needs.

1           Through the Section 106 Consultation  
2           Process, and agency coordination, several  
3           questions have been raised about alternatives to  
4           placing a visible mechanical structure on the  
5           museum rooftop, such as placing the equipment on  
6           the fourth level, sinking it into the coffered  
7           ceiling, or specifying different equipment.  
8           Other suggestions were to minimize the height by  
9           removing the mechanical enclosure roof or by  
10          changing the stacking and configuration of the  
11          equipment. The applicant has responded that each  
12          of these options has either technical limitations  
13          or other programmatic and design tradeoffs.

14                 To assist the Commission in weighing  
15          potential tradeoffs for the decision-making  
16          process, staff recommends the applicant continue  
17          to study alternative locations, configurations,  
18          and sizing for the proposed equipment to further  
19          explore all reasonable options that avoid the  
20          visual impact of a visible rooftop mechanical  
21          enclosure.

22                 And if avoidance isn't feasible,

1 analyze methods to reduce the height and visual  
2 impact of the proposed rooftop mechanical  
3 enclosure, particularly as viewed from the  
4 National Mall. In the preliminary review  
5 submission, the applicant should provide a  
6 comparison of the study, mechanical system  
7 alternatives that highlights the potential  
8 benefits and tradeoffs for each option, and the  
9 rationale for the preferred option as it relates  
10 to impacts to visitor experience, program needs,  
11 and historic preservation considerations.

12 Finally, the sixth revitalization  
13 component involves envelope improvements. The  
14 Phase 1 building envelope project, approved by  
15 NCPC, replaces the exterior drum envelope. The  
16 current phase improvements include providing  
17 insulation and waterproofing to the remaining  
18 building envelope and plaza. The applicant has  
19 proposed measures to address potential flooding,  
20 including active flood barriers at the museum end  
21 of the Sculpture Garden tunnel, and interior trench  
22 drains.

1           The initial storm water management  
2 concepts also include a rain water harvesting  
3 cistern to capture and store runoff for reuse.  
4 These strategies are still under development and  
5 staff recommends the applicant continue to  
6 coordinate with the District Department of Energy  
7 and Environment regarding the proposed approach.

8           A total of 65 replacement trees are  
9 proposed to be planted based on the number of trees  
10 that to be removed. Staff recommends that once the  
11 landscape design is more developed, the applicant  
12 provide the calculations of the tree replacement  
13 scores using the formulas in the comprehensive  
14 plan.

15           NCPC is the lead agency responsible for  
16 compliance with the National Environmental Policy  
17 Act or NEPA and will work with the Smithsonian as  
18 project owner to prepare an environmental  
19 assessment. The public scoping period for the  
20 environmental assessment was April 19 through May  
21 31 of this year, and during that time a two-part  
22 virtual public scoping meeting was held and a

1 public site tour was conducted to gather feedback.

2           Comments received are being used to  
3 develop the draft environmental assessment, which  
4 is anticipated to be completed in the spring of 2025  
5 and will be posted for additional public comment  
6 at that time.

7           With that, staff recommends the  
8 Commission support the Smithsonian Institution's  
9 goals to revitalize the Hirshhorn Museum building  
10 and plaza to fulfill the museum's mandate to  
11 provide the public with transformative art  
12 experiences into the future. Further, staff  
13 recommends the Commission find that the  
14 revitalization must balance visitor experience,  
15 program needs, and historic preservation  
16 considerations.

17           Additional comments were highlighted  
18 throughout the presentation and are listed on the  
19 following slides. That concludes my  
20 presentation. I would like introduce Ron Cortez,  
21 the Smithsonian Undersecretary for Finance and  
22 Administration, who will make a few remarks.

1 Members of the applicant team and I are also  
2 available for any questions from the Commission.  
3 Thank you.

4 MR. CORTEZ: Thank you, Ms. Shipman,  
5 Chair Goodmann, and members of the Commission. We  
6 are pleased to hear your comments and address your  
7 questions about our concept design for the  
8 Hirshhorn Museum and Sculpture Garden  
9 revitalization, building a plaza project.

10 I would like to thank Commissioners and  
11 their staff for their past and ongoing feedback  
12 that improves the design of the Hirshhorn campus  
13 transformation. As you heard today, this project  
14 is the third and final phase of a series of  
15 improvements to the campus previously approved by  
16 the Commission, that includes the building  
17 envelope repair project completed in 2023, and the  
18 sculpture revitalization project under  
19 construction.

20 The Hirshhorn is challenged to engage  
21 the broadest possible audience, including reaching  
22 more of the National Mall's 36,000,000 annual

1 visitors. With the successful reconsideration of  
2 the building and the plaza area, our goal is to  
3 dedicate 17 percent more space to the public. On  
4 behalf of the Smithsonian and the design team, we  
5 appreciate the Commission's support of the project  
6 goals to revitalize the Hirshhorn Museum building  
7 and plaza to fulfill the museum's mandate to  
8 provide the public with transformative art,  
9 experiences into the future.

10 We also appreciate the Commission's  
11 support for the majority of the preferred concept  
12 alternatives, including lower level expansion and  
13 Sculpture Garden connection, hybrid fountain  
14 concept, and a plaza design. We look forward to  
15 continuing design and development and exploration  
16 of alternatives through the Section 106 and the  
17 National Environmental Policy Act process in  
18 collaboration with Commission staff regarding the  
19 lobby expansion details and options to minimize the  
20 visual impact of the rooftop mechanical enclosure.

21 I'm joined here today by the project  
22 team of experts, design professionals, and

1 Hirshhorn Smithsonian Gardens, Office of Planning,  
2 Design, and Construction Staff to address your  
3 concerns, comments, and questions. Thank you.

4 CHAIR GOODMAN: Thank you very much,  
5 Ms. Shipman, and Under Secretary Cortez. And  
6 thank you for mentioning that you have a whole team  
7 of professionals here should we have questions for  
8 them as well. So to begin, do Commissioners have  
9 any questions for our presenters today or for their  
10 team? Any questions? Hearing none, we can turn  
11 on our cameras, and is there a motion to approve  
12 comments on the concept plans for Hirshhorn Museum  
13 building and plaza revitalization?

14 VICE-CHAIR HEWLETT: So moved, Madam  
15 Chair.

16 PARTICIPANT: So moved.

17 CHAIR GOODMAN: There was a motion.  
18 And I'm sure Ms. Koster --

19 COMMISSIONER DIXON: Second.

20 CHAIR GOODMAN: And there's a second,  
21 so motion by Vice Chair Hewlett, seconded by  
22 Commissioner Dixon. Now we'll start

1 deliberations, and so I'm going to ask for comments  
2 starting with Commissioner Green.

3 COMMISSIONER GREEN: Thank you. I do  
4 have a question for the design team, and I'm sorry  
5 I couldn't unmute myself fast enough. I'd asked  
6 a question last week through staff which was passed  
7 on to me, which I thought was helpful, and part of  
8 it is to just sort of get that out for the rest of  
9 the members, but a couple questions.

10 The first question was could you tell  
11 us a little bit more about the preferred mechanical  
12 system and why you selected the system, and a little  
13 bit about the alternative systems that you've  
14 looked into? And then I have a second follow-up  
15 question on that. To help us understand a little  
16 bit more about the extent of the rooftop addition.  
17 Thank you.

18 CHAIR GOODMAN: Thank you,  
19 Commissioner Green. Will we hear from Ms. Shipman  
20 or --

21 MS. SHIPMAN: Yes, Carly Bond is  
22 available from the project team. I believe she's

1 ready to answer that question.

2 MS. BOND: Yes, good afternoon,  
3 Commissioners, my name is Carly Bond. I'm the  
4 Director of Historic Preservation for the  
5 Smithsonian Institution. I'm actually going to  
6 have our mechanical engineer expert answer this  
7 question and then I'll tag on if needed. So, Todd  
8 please?

9 MR. GARING: Hello everybody. Yeah,  
10 so the systems for the museum, as you can imagine  
11 there aren't as many options available for a museum  
12 that needs to control the environment very strictly  
13 as there would be, you know, in a lot of other  
14 building types.

15 But we did look at, you know, a lot of  
16 different alternatives and there really were not  
17 a lot of alternatives that were viable. Things  
18 like, you know, thermally active slabs and things  
19 like that are problematic in museums, especially  
20 in existing museums it would affect floor heights,  
21 and, you know, water over artwork.

22 And so, there's just a lot of, you know,

1 restrictions complying with the Smithsonian  
2 standards and general practice for museums in terms  
3 of the alternate systems. So the system that we've  
4 proposed is essentially an all-air system which is  
5 typical for museums because it has the advantages  
6 of being able to provide good environmental control  
7 as well as keeping the hydronic piping out of the  
8 gallery spaces.

9 COMMISSIONER GREEN: And Mr. Garing,  
10 thank you. And could you explain a little bit more  
11 about the extent of the rooftop equipment and the  
12 height of that rooftop equipment that is required,  
13 and what are some strategies that could lower the  
14 height of that equipment?

15 MR. GARING: Right. Yeah, well,  
16 there's a number of things that play. One of the  
17 big things is just, you know, the kind of changes  
18 in the codes from 1974 to now, so you know, energy  
19 efficiency is a lot more top of mind. So one of  
20 the things that that does for the equipment to be  
21 more efficient is it unfortunately gets bigger in  
22 size for like the same capacity. So that's one

1 challenge, is that physically like, you know, the  
2 components within it will get taller and wider.

3 COMMISSIONER GREEN: Okay.

4 MR. GARING: And the other one is the  
5 fact that you're required by code now to do energy  
6 recovery. In other words, you have to recover some  
7 of the exhaust air energy and transfer that into  
8 the outdoor air coming into the building. And  
9 typically the way you do that is with, you know,  
10 some sort of a, you know, enthalpy wheel or  
11 something like that.

12 So that's like another component that  
13 maybe 15 years ago was not super common, and, you  
14 know, you can imagine getting those airstreams  
15 right next to each other and introducing this other  
16 component into the system takes up a lot more room  
17 just from that fact.

18 And then the third thing that is also  
19 very common in museums is to actually pre-treat  
20 that outside air so that you have a more stable  
21 environment because the big variation, you know,  
22 in the loads is typically the outside air, so if

1 you stabilize the outside air you provide more  
2 stable conditions within the galleries.

3 So you kind of have these two  
4 components, right? So you have, you know, the air  
5 being treated from the outside air, and then going  
6 into the traditional systems at the same time. So  
7 all that combined takes up a lot more room. And  
8 in terms of height, you know, there's a few  
9 challenges there where, you know, when you have the  
10 different units spread around, they have to get  
11 down, you know, through the slab and get two shafts  
12 and things like that.

13 So you know, we're trying to minimize  
14 anything that has to go over top of the unit, but  
15 you can't eliminate that entirely. And so even if  
16 you took, like, the roof off of the penthouse area,  
17 you would probably have to elevate the units then  
18 and have some kind of a higher curb to allow, you  
19 know, the duct work and things to kind of flow  
20 underneath of it. And so I don't really think you  
21 would save much if any height in the end, and then  
22 the other problem then is it's obviously less

1        advantageous from a maintenance perspective, which  
2        obviously maintenance is top of mind at the  
3        Smithsonian because, you know, it's mission  
4        critical equipment.

5                    COMMISSIONER GREEN:    No, thank you  
6        for that answer and I appreciate that.    I  
7        appreciate the level of detail and I just wanted  
8        to bring that out.    I appreciated the note that I  
9        got this week with that explanation and just wanted  
10       to make sure everybody could hear that detailed  
11       explanation as to why the mechanical equipment is  
12       where it is.

13                    And so my concern, obviously, you know,  
14        we have concerns about the height and the viewshed.  
15        And one of the things that I'd like to see, you know,  
16        a request of the design team as you move forward  
17        with this is, love to see, you know, to see a solar  
18        study within your 3D model.    To really see not just  
19        what it does inside the courtyard but what impact  
20        it has on the quality of light on the galleries  
21        themselves.

22                    And you know, as you're going to lift

1 that come up, this is an important source of light  
2 for those galleries, and what is the impact and what  
3 strategies could minimize not just the impact on  
4 the courtyard but on the galleries themselves?  
5 And but having said that, I just also wanted to just  
6 thank the design team, it's a very careful design.  
7 And the fact that we're able to have this  
8 conversation at this level indicates the quality  
9 of the submission that came in.

10 And I just wanted to say I appreciate  
11 that very much and I appreciate the design, and I  
12 really like the transparency of the first floor  
13 lobby, and I like the design approach that they've  
14 taken. I really do appreciate that and I hope that  
15 continues in that direction. And would just like  
16 to see whatever could happen to minimize the impact  
17 of that mechanical penthouse both when viewed from  
18 all -- and viewed from within the building and the  
19 impact on the light on the galleries. Thank you  
20 very much.

21 CHAIR GOODMAN: Thank you,  
22 Commissioner Green. I see Commissioner Stidham

1 has her hand up.

2 COMMISSIONER STIDHAM: Yes. Thank  
3 you, Chair Goodmann. I'm sorry, I missed the  
4 question in part. I know that the project is still  
5 in the process of Section 106 consultation, but I'd  
6 like to understand a sense of how these  
7 conversations are going since this is such an  
8 important building, not only unto itself but also  
9 its relationship to the National Mall.

10 MS. SHIPMAN: Yes, I'll just give a  
11 brief overview and then I'll pass it along to the  
12 project team, Carly Bond as well. So there have  
13 been three consulting parties meetings to date, and  
14 throughout the consulting parties meetings there  
15 have been alternatives presented for the plaza  
16 design, as well as the mechanical rooftop  
17 originally for example, there was presented that  
18 programming space could also go along on the  
19 rooftop.

20 That was discussed with the consulting  
21 parties and that was removed. With the plaza  
22 design, the frame concept, the one that you see

1 today, was the preferred concept from that group,  
2 and so that's what's being developed by the project  
3 team. So there are a few elements that have been  
4 worked through, like in the fountain as well had  
5 several options. And those were presented to  
6 consulting parties and started to narrow down to  
7 a more preferred concept. But again, this is in  
8 early stages and a lot of the concepts are still  
9 in discussion, but I'll also pass it along to Carly  
10 Bond if you want to expand on that.

11 MS. BOND: I would like to add that I  
12 think generally the consulting parties consensus  
13 is aligned with the Commission, the executive  
14 director's recommendations in general, and the  
15 rooftop addition for the mechanical equipment  
16 you're seeing today as Laura's mentioned, is that  
17 I think the third or fourth alternative we've  
18 developed so far, so we have lowered it, we've  
19 considered moving it around.

20 Now we're looking at different  
21 profiles, and then to add on to a little bit to  
22 Commissioner Green's question, at this point the

1 size of the mechanical enclosure reflects the  
2 concept design, and it's very much our goal going  
3 forward, so you figure out the exact equipment  
4 needed for the different programming required and  
5 to continue to minimize and shrink the visibility  
6 of that impact.

7 And also I'll just note that Hirshhorn  
8 is like the rest of the South Mall Campus, the sites  
9 are fully programmed so it's a little bit unique  
10 from some of the larger Smithsonian sites on the  
11 north side of the Mall where we have more  
12 opportunities around the building, more landscape  
13 places, places to put some of this critical  
14 infrastructure. So really it's a challenge for  
15 how programmed the Hirshhorn's campus is.

16 COMMISSIONER STIDHAM: And for the  
17 building itself.

18 MS. BOND: Yes.

19 COMMISSIONER STIDHAM: It's not like  
20 you can just pop something on the roof because of  
21 the unique shape of the structure and the profile  
22 and the views. So, thank you very much.

1 MS. BOND: Thank you. Could I also  
2 just add on a little bit about the lobby?  
3 Consulting parties have been very supportive of  
4 this symmetrical approach. We looked at a number  
5 of alternatives including asymmetrical, different  
6 options, so there's been very strong consensus for  
7 a symmetrical transparent approach.

8 COMMISSIONER STIDHAM: Great. Thank  
9 you very much for both of your responses.

10 CHAIR GOODMAN: Yes, thank you, Ms.  
11 Shipman, Ms. Bond, and thank you, Commissioner  
12 Stidham. I don't see any other hands raised with  
13 questions so I'm going to go back to the Commission.  
14 And next up would be coming from Commissioner  
15 Tunstall-Williams. Welcome.

16 COMMISSIONER TUNSTALL-WILLIAMS: Yes,  
17 hello. Thank you. First of all, Hirshhorn has  
18 done a tremendous job. I think this is a complicated  
19 project on a prominent building. And I fully  
20 appreciate the complexity of getting mechanical  
21 equipment on the rooftop of such a prominent  
22 building. GSA has grappled with that for a number

1 of our buildings, so I'm with you in solidarity.

2           Some things to consider. I fully align  
3 myself with Commissioner Green's comments about  
4 considering the impact of the daylighting on the  
5 -- I guess it's not really gallery space but the  
6 interior circulation. That is kind of a key part  
7 of your experience in the building, so thinking  
8 about how the mechanical, being set all the way into  
9 the courtyard, obviously we're giving primacy to  
10 the Mall, but the courtyard experience is quite  
11 tremendous, and so I would like to see some  
12 daylighting studies and some consideration of what  
13 that does to the experience on the ground floor,  
14 as well as within the building itself.

15           The lobby expansion I think is headed  
16 in the right direction. One thing I would like to  
17 consider, or maybe it has been considered and it  
18 wasn't evident in the rendering, is the way it reads  
19 from the courtyard side is kind of a monolith  
20 aligned with the building itself. If there's some  
21 way to either step that lobby back, like inset it  
22 a little bit or provide some sort of gasket or

1 setback between the drum itself and the new lobby,  
2 I think that would go a long way in helping those  
3 read just a little bit more clearly, and letting,  
4 you know, the historic building sing and this being  
5 a very clear modern insertion.

6           And then lastly I think the fountain is  
7 tricky here. And while I agree the hybrid approach  
8 may be the way to go, I also think, you know, it's  
9 counterintuitive to put water right next to a  
10 skylight. And I worry that you may have some  
11 functional issues with that, and namely water  
12 infiltration if it's not sort of just right. So  
13 I just encourage you to really continue to explore  
14 that and make sure you're detailing and have the  
15 setbacks and all of that is properly designed.  
16 Otherwise I think you might be setting yourself up  
17 for some real maintenance challenges.

18           But all in all I think it's a great  
19 project. You guys have very sensitively dealt  
20 with the building. I had the pleasure of touring  
21 the exterior modernization with AE a number of  
22 months ago and it really was impressive what you

1 guys have done there. So I have every sort of  
2 confidence that you'll continue that, but just some  
3 things to consider as design development proceeds.  
4 And that's the end of my comment.

5 CHAIR GOODMAN: Thank you,  
6 Commissioner Tunstall-Williams. Commissioner  
7 Dixon?

8 COMMISSIONER DIXON: I'm fine, Chair.  
9 Thank you.

10 CHAIR GOODMAN: Thank you,  
11 Commissioner Dixon. Commissioner Cash?

12 COMMISSIONER CASH: Thanks. Maybe  
13 it'll be a little bit of a different comment on this  
14 but I actually think that adding the roof  
15 structure, if done correctly, actually makes the  
16 building kind of look a little bit more visually  
17 interesting. I mean, it's a little bit more  
18 symmetrical.

19 If you look at the bottom of whatever  
20 you call it, the circular, the cone, there's a  
21 little bit of tapering at the bottom right now, and  
22 I think adding it to the top, I just think if done

1 correctly with the right materials from a purely  
2 aesthetic standpoint I think it actually kind of  
3 looks cool. I just want to make sure that it's not  
4 like, going to be some material that starts rusting  
5 and wears very differently from the rest of the  
6 building.

7 So as much as I think you should try to  
8 reduce the impact, I think for historical reasons  
9 and other reasons, I think making sure you get the  
10 materials right is really important because I've  
11 seen so many building materials that are these  
12 metals that start running and stuff, and just want  
13 to make sure it's high quality to add to the  
14 building. So, I don't have as much heartburn over  
15 that as maybe I should but I think it's been worked  
16 as well as it can and hopefully you can maybe reduce  
17 some of that profile, but more. So that's really  
18 my only comment, so thanks.

19 CHAIR GOODMAN: Thank you,  
20 Commissioner Cash. And I know Commissioner Davis  
21 has joined us. Your comments?

22 COMMISSIONER DAVIS: Yeah, no, I've

1       been here the whole time. No, yeah, I appreciate  
2       the presentation, and yeah, I don't have anything  
3       additional to add. Thanks.

4                   CHAIR   GOODMANN:        Thank you,  
5       Commissioner Davis. Commissioner Hasset?

6                   COMMISSIONER GIACHETTI:    Sorry, I  
7       think you -- this is Commissioner Giachetti.

8                   CHAIR   GOODMANN:        I think it is  
9       Commissioner Giachetti.

10                  COMMISSIONER GIACHETTI:    No comments.

11                  CHAIR   GOODMANN:        Okay. All right,  
12       very good. Commissioner Giachetti, no comment.  
13       Commissioner Cozart?

14                  COMMISSIONER COZART:    Thanks to the  
15       staff for the presentation, and yes, this was a  
16       really complicated project and great to see the  
17       evolution of it and that's all my comments.

18                  CHAIR   GOODMANN:        Thank you,  
19       Commissioner Cozart. Commissioner McMahon?

20                  COMMISSIONER MCMAHON:    Yeah, thank  
21       you. Appreciate the conversation concerning the  
22       big issue which is to provide an appropriate space

1 for the mechanical equipment that's going to be  
2 needed. I agree with the mechanical engineer.

3 From my experience with most recently  
4 BRAC 133, the Mark Center Building, and just the  
5 size of the equipment required these days to  
6 provide appropriate treated air in a building this  
7 large or this important, you're moving a lot of air,  
8 it requires appropriate treatment, requires  
9 handling correctly to meet, you know,  
10 environmental and legal requirements for energy  
11 conservation, and I think that driven along with  
12 probably really a lack of additional space,  
13 although they gave the concept down in the basement  
14 to put all of that equipment down there, or on the  
15 building property itself and drives you up to the  
16 roof.

17 And so I think that I'm kind of with  
18 Commissioner Cash that probably the solution at the  
19 end of the day is going to be up on the roof. I  
20 think the most critical is he said the selection  
21 of the appropriate material cladding on that,  
22 whatever ends up there on the penthouse, that

1 reflects the rest of the building to minimize what  
2 the impact looks like, and I think if done properly  
3 it will be a change and the viewshed is not going  
4 to tremendously impact the, I think, the curb  
5 appeal. So that's my only comment.

6 CHAIR GOODMAN: Thank you,  
7 Commissioner McMahon. Commissioner Stidham, did  
8 you have anything else you'd like to offer in the  
9 --

10 (Simultaneous speaking.)

11 COMMISSIONER STIDHAM: No, just --

12 CHAIR GOODMAN: Okay.

13 COMMISSIONER STIDHAM: Just associate  
14 my sort of comments that have already been made,  
15 I think that rehabilitation and revitalization  
16 there's just trouble with any building. But  
17 particularly with this building, its shape, its  
18 form, where it sits, all makes that even more  
19 challenging and I think that you have approached  
20 it very sensitively. I agree there are some things  
21 that you still need to work out, but I think you're  
22 going in the right direction for sure.

1 CHAIR GOODMAN: Thank you,  
2 Commissioner Stidham. Commissioner Argo?

3 COMMISSIONER ARGO: Yeah, I think  
4 Commissioner Tunstall-Williams had a number of  
5 comments that I thought were specific and  
6 thoughtful from a number of perspectives so I'd  
7 like to align myself with those.

8 CHAIR GOODMAN: Very well. Thank  
9 you, Commissioner Argo. And then Vice Chair  
10 Hewlett?

11 VICE-CHAIR HEWLETT: Yeah, hi, I echo  
12 the sentiments of many of our other colleagues.  
13 And also it is clearly very complicated and, but  
14 I think a lot of effort has gone into this and I  
15 so appreciate the effort, I appreciate the  
16 presentation by Ms. Shipman as well. And I do like  
17 the fact that we have this new entry from the  
18 Sculpture Garden as well. Those were my only  
19 comments. Thank you.

20 CHAIR GOODMAN: Thank you, Vice Chair  
21 Hewlett. And I would just like to add that, you  
22 know, this is a unique structure and it is a

1 challenging structure. It's in a unique location  
2 as well as being designed, you know, standalone.  
3 It's an amazing building and I think that the team  
4 has taken a very sensitive and thorough approach  
5 in this conceptual design to some of the challenges  
6 ahead, and it's wonderful to see that.

7 But the upgrading of the building,  
8 mechanicals in particular, do create a design  
9 challenge and I do want to also associate myself  
10 with the remarks of the team and just understanding  
11 what the cladding will be, and understanding what  
12 the impacts will be long term on the structure.

13 And I find Commissioner Cash's  
14 suggestion unique and interesting and I haven't  
15 thought of it that way, but I do look forward to  
16 continued discussion on these issues and  
17 presentations as your team begins to dig deeper  
18 into the final plan and very grateful for this work  
19 today. I look forward to future presentations.  
20 Are there any other comments or questions?

21 With that, Ms. Koster, can you please  
22 confirm the motion on the second and take the roll

1 call vote?

2 MS. KOSTER: The motion was made by  
3 Vice Chair Hewlett and seconded by Commissioner  
4 Dixon. With that, Commissioner Cozart?

5 COMMISSIONER COZART: Yes.

6 MS. KOSTER: Commissioner McMahon?

7 COMMISSIONER MCMAHON: Yes.

8 MS. KOSTER: Thank you. Commissioner  
9 Stidham?

10 COMMISSIONER STIDHAM: Yes.

11 MS. KOSTER: Commissioner Argo?

12 COMMISSIONER ARGO: Yes.

13 MS. KOSTER: Vice Chair Hewlett?

14 VICE-CHAIR HEWLETT: Yes.

15 MS. KOSTER: Chair Goodman?

16 CHAIR GOODMAN: Yes.

17 MS. KOSTER: Commissioner Green?

18 COMMISSIONER GREEN: Yes.

19 MS. KOSTER: Commissioner  
20 Tunstall-Williams?

21 COMMISSIONER TUNSTALL-WILLIAMS: Yes.

22 MS. KOSTER: Commissioner Dixon?

1 COMMISSIONER DIXON: Yes.

2 MS. KOSTER: Commissioner Cash?

3 COMMISSIONER CASH: Yes.

4 MS. KOSTER: Commissioner Davis?

5 COMMISSIONER DAVIS: Abstain.

6 MS. KOSTER: And Commissioner  
7 Giachetti?

8 COMMISSIONER GIACHETTI: Abstain.

9 CHAIR GOODMAN: Thank you, Ms.  
10 Koster. The motion has carried. And our final  
11 agenda item today, we will have an information  
12 presentation on the efforts to reimagine Anacostia  
13 Park. Ms. Shipman, hello again.

14 INFORMATION PRESENTATION

15 MS. SHIPMAN: Hello again. The  
16 National Park Service has joined us today to  
17 provide an information presentation and overview  
18 of the National Park Service planning effort. The  
19 concept plan under development encompasses  
20 Sections D and E of Anacostia Park in Southeast,  
21 D.C. outlined here in black. These sections are  
22 bounded by the 11th Street Bridge and the CSX

1 Railroad Bridge in close proximity to the planned  
2 11th Street Bridge Park which was previously  
3 reviewed and approved by the Commission.

4 The project team is currently holding  
5 their third public comment period for the concept  
6 plan. The aim is to gather input on how to improve  
7 each of the proposed concepts for the park, though  
8 a preferred concept will not be selected at this  
9 stage. Staff provided comments during the  
10 previous public comment period in the fall of 2023  
11 strongly supporting the proposed vision, the  
12 proposals to increase pedestrian and bike access  
13 to the park from adjacent neighborhoods, and  
14 naturalizing the shoreline where possible.

15 We also indicated our interest to learn  
16 more about the response to climate change and sea  
17 level rise as plans are developed. I will also  
18 note that the project team is incorporating many  
19 of the equity considerations into their planning  
20 process that are outlined in the recent update to  
21 the Comprehensive Plan Introduction Chapter. And  
22 with that I will turn it over to the representatives

1 of the National Park Service, Tara Morrison,  
2 Superintendent for National Capital Parks East,  
3 and Christine Bruins, planning portfolio manager.

4 MS. MORRISON: Good afternoon and  
5 thank you for having us here today. We are very  
6 excited about this project and as it is an extension  
7 of our 2017 Anacostia Park management plan which  
8 looked at all of National Park Service plans along  
9 the Anacostia River, and this is our first next step  
10 in that effort to engage with our park neighbors  
11 and visitors to enhance and as this says reimagine  
12 Anacostia Park, taking into consideration all of  
13 the various user groups and interests and resources  
14 that we manage.

15 Again, very happy to be here today and  
16 with that I will turn it over to Christine for the  
17 presentation.

18 MS. BRUINS: Thank you, Tara. And  
19 thank you Commissioners for your time this  
20 afternoon. This presentation includes a  
21 historical background and overview of our planning  
22 process as well as a high level review of the

1 concept plans themselves. Before we speak to the  
2 planning process and the plans, we first want to  
3 acknowledge how the river and park developed and  
4 evolved through the lenses of environment, civil  
5 rights, and recreation.

6 So with that, can we skip to the next  
7 slide? And the next slide? Vibrant American  
8 Indian culture evolved around the abundance of  
9 fish, game, and other natural resources of the  
10 Anacostia River for at least 10,000 years. In the  
11 seventeenth century the Nacotchtank were the  
12 primary residents along the eastern shore of  
13 Anacostia. One of the main villages stood near the  
14 park's entrance at modern day Marion Barry Avenue.

15 Englishman John Smith explored the  
16 Anacostia in 1608. Smith's arrival heralded both  
17 the rapid settlement of the land east of the  
18 Anacostia River by English colonists and the rapid  
19 decline of the Nacotchtanks. The name Anacostia  
20 is a latin-ization of this Algonquin name,  
21 Nacotchtank, which means the place at the water's  
22 edge to trade.

1                   Next slide. In the 200 years following  
2 European colonization the river suffered. Clear  
3 cutting the forest to make way for tobacco farming  
4 led to erosion and silting of the river. The once  
5 deep river became shallow and filled with mud  
6 flats. The river was seen as a backwater of the  
7 nation's capital. In 1880 most of the city's sewer  
8 systems ran into the Anacostia and even so much of  
9 the area was agrarian.

10                   Next slide. Due to erosion and  
11 flooding the shoreline changed over time. To keep  
12 the channel deep enough to service the Navy Yard,  
13 the federal government dredged the river. In the  
14 early 1900s the Army Corps constructed a seawall  
15 on the banks of the Anacostia, dredging the river  
16 bottom and using its sediment to fill in the  
17 wetlands behind the wall, forming the shoreline and  
18 parklands that exist today.

19                   Park construction and landscaping  
20 projects continued throughout the 1920s and 30s.

21                   Next slide. In 1914 Congress passed legislation  
22 for the reclamation of the silted Anacostia River

1 and its transformation into a public park. And in  
2 1924 passed legislation which established the  
3 park. In 1933 Anacostia Park became part of the  
4 National Parks System.

5 The 1924 enabling legislation provides  
6 the broadest framework we must manage towards, and  
7 identified the following purposes of the park. To  
8 prevent pollution of the Anacostia River, to  
9 preserve the forest and natural scenery in and  
10 about Washington, D.C., and to meet the park and  
11 recreation needs of Washington, D.C. residents.

12 Next slide. Anacostia Park opened as  
13 a segregated park with 11th Street Bridge as the  
14 dividing line. South of 11th Street were black  
15 recreation areas with few amenities. North of  
16 11th Street were white recreation areas and  
17 included a pool, recreation center, golf course,  
18 and sports field. By the early 1950s, the park had  
19 become largely integrated, however urban  
20 development, including highway construction in the  
21 1960s, physically separated Anacostia Park from  
22 neighboring communities.

1                   Next slide. Anacostia pool was built  
2 in 1936 as a New Deal project under the Public Works  
3 Administration. The pool was administered by D.C.  
4 government as a segregated pool. Civil rights  
5 advocates sought to integrate the pool and a large  
6 riot occurred on June 29, 1949, which resulted in  
7 the closure of the pool for the summer. The pool  
8 reopened in 1950 as a fully integrated facility,  
9 and this event paved the way for full integration  
10 of pools and recreational spaces in the nation's  
11 capital.

12                   Next slide. For a few decades there  
13 were no large scale infrastructure improvements in  
14 the park. To encourage people to come, the  
15 National Parks Service built a large skating  
16 pavilion in the 1970s. Roller skating had been  
17 popular in Anacostia since the 1930s and the idea  
18 for the pavilion came from the community. In 1986  
19 the old golf course headquarters was retrofitted  
20 to become the Aquatic Resources and Education  
21 Center, intended to highlight the native fish  
22 species of the Anacostia River and combine an

1 educational component with the recreational  
2 pavilion next door.

3           These two buildings together with the  
4 boat launch nearby were designed to activate the  
5 northern portion or Section E of the park. In 2007  
6 the Anacostia River Trail connected segmented  
7 sections of the park as well as with other regional  
8 trails offering visitors hiking, jogging, and  
9 biking experiences around the water.

10           Over the past several decades the  
11 National Parks Service together with partners have  
12 expanded recreational facilities and programming  
13 throughout the park. Okay. Skip forward to the  
14 plan. So Anacostia Park is a unit of the National  
15 Park System managed by National Capital Parks East.  
16 It is expansive and encompasses approximately  
17 1,100 acres of land composed of natural areas,  
18 cultural sites, managed waterfront areas, and  
19 public recreation facilities along the shores of  
20 the Anacostia River.

21           It is a neighborhood park with national  
22 significance. Next slide. So as Tara and Laura

1 mentioned, in 2007 the National Park Service  
2 developed and released the management plan for  
3 Anacostia Park. The management plan was  
4 programmatic in nature and established zoning for  
5 the entire 1,100 acres of the park.

6 This development concept plan is site  
7 specific to Sections D and E and evaluates the types  
8 of programming, special events, and community  
9 uses, improved access from nearby neighborhoods,  
10 location of recreational and community amenities,  
11 maintenance issues, flood mitigation, and  
12 infrastructure to support better use and to  
13 increase resiliency.

14 The development concept plan will  
15 result in three management concepts and will  
16 include recommendations for operations and  
17 maintenance, prioritize design and construction  
18 projects, and funding strategies that will not  
19 include the selection of a preferred alternative.

20 Additional planning and compliance  
21 along with agency review will be required for  
22 implementation. Next slide. So again, that

1 planning area extends from 11th Street Bridge to  
2 the South up to the CSX Tracks to the north, and  
3 it is bounded by the Anacostia River in Fairlawn  
4 Ave, Southeast.

5 We focused on these two sections of the  
6 park, Sections D and E, as they have the majority  
7 of public facilities and permitted spaces that the  
8 Park Service manages across the broader Anacostia  
9 Park. The concept plan includes elements in this  
10 project area such as the grounds, road and trails,  
11 picnic areas, playgrounds, sports courts and  
12 fields, and the waterfront.

13 This plan does not propose changes to  
14 the skating pavilion which will be rehabilitated  
15 through a separate funded project. The Anacostia  
16 pool and rec center, which is operated by the D.C.  
17 Department of Parks and Rec or the Aquatic  
18 Resources and Education Center, which is operated  
19 by the D.C. Department of Energy and Environment.

20 Next slide. In 2021, with community  
21 input, we developed a vision and goals for the plan  
22 and shared an initial set of design concepts with

1 community partners and agencies for feedback.  
2 Through this planning effort we aimed to improve  
3 the safety, accessibility, and directness between  
4 the park and neighboring communities, and  
5 connections between activity hubs within the park,  
6 and enhance the visitor experience along and to the  
7 Anacostia River, restore and improve sports  
8 fields, sports courts and other recreational  
9 amenities, and increased the quality and quantity  
10 of community gathering spaces.

11 Next slide. So, following the  
12 development of the vision and goals for the plan  
13 we recognized a need to hear from more voices in  
14 the community. It was necessary to restructure  
15 our planning process with the intention to deepen  
16 outreach and engagement efforts with the existing  
17 Anacostia Park visitors, 1, 7, and 8 residents, and  
18 community based organizations with shared  
19 stewardship goals.

20 Our planning team conducted one on one  
21 interviews with community based organizations and  
22 local agencies prior to developing the preliminary

1 design concepts. And feedback from these  
2 interviews form the basis of the community outreach  
3 strategy for public comment periods 2 and 3, which  
4 included an additional stakeholder meeting, an  
5 additional public meeting and comment period,  
6 longer comment periods, and significantly more in  
7 park and community outreach events.

8 We are now at the final public comment  
9 period, the revised concept phase, and we are  
10 anticipating finalizing the plan late this year.  
11 Next slide. And one more.

12 So during the first comment period we  
13 invited folks to comment on the vision and goals  
14 for the project. The comments reflected a deep  
15 appreciation for Anacostia Park as a community  
16 space and recreational amenity. We heard concerns  
17 about the condition and maintenance of park  
18 facilities, trash, safety, lighting, and access.  
19 We heard a desire to balance existing natural  
20 character with the development of additional  
21 amenities. And we heard a need to adjust the  
22 planning process as it related to our community

1 outreach and engagement efforts.

2           During the second comment period we  
3 shared site plans that were organized by goal topic  
4 areas. And directed feedback with questions such  
5 as what experiences on or near the water are  
6 important to you, and would you prefer to keep  
7 Anacostia Drive in its existing location or locate  
8 away from the river for portions of the park? And  
9 we heard a lot of more specific comments in this  
10 comment period.

11           We heard a range of preferences for the  
12 allotment of programming for sports, courts, and  
13 fields. There was strong support for walking,  
14 jogging, and biking, and amenities near the  
15 waterfront. We heard suggestions for a variety of  
16 community spaces throughout the park and a desire  
17 for these amenities to be located near parking,  
18 restrooms, and shade. We heard strong support for  
19 enhancing visitor experience by the water.

20           Many commenters expressed a desire for  
21 portions of the historic sea wall to become  
22 naturalized. We heard support to address flooding

1 issues on-site and support for storm water  
2 facilities. We also got valuable feedback on  
3 areas of the park existing that have flooding  
4 issues. Commenters expressed a need for  
5 multimodal access both within the park and to the  
6 neighborhoods.

7 And lastly we received a mix of  
8 preferences on whether or not to relocate Anacostia  
9 Drive away from the waterfront. Some noted that  
10 driving along the water is a visitor and cultural  
11 experience, that is important to the people who use  
12 the park now. Others prefer road realignment to  
13 open up waterfront spaces for different types of  
14 recreation, or noted climate resilience or  
15 ecological benefits in their preference.

16 During this last comment period, we are  
17 inviting folks to comment on the designs  
18 themselves. We want to hear what people like about  
19 them, what they wish were different, and we want  
20 to hear preferences on the layout of Anacostia  
21 River Trail and Anacostia Drive as it comes to  
22 mixing pedestrians, bicycles, and vehicles.

1                   Next slide. Okay. So the public  
2 input from these extensive comment periods were  
3 incorporated into the design concepts. And across  
4 all three, all address maintenance issues, add  
5 restrooms and water fountains, increase the  
6 overall tree canopy, increase the forested buffer  
7 between the park and the interstate, improve sports  
8 fields and sports courts, retain existing  
9 playground areas, include an adult fitness area  
10 with exercise equipment, incorporate more seated  
11 shaded areas, and provide a combination of  
12 naturalized shoreline and restored seawall.

13                   They enhance wetlands and storm water  
14 infrastructure, incorporate dedicated fishing  
15 areas, propose to upgrade and expand the existing  
16 boat launch, propose new gateways to the  
17 neighborhoods with opportunities for public art,  
18 improve connections to neighborhoods at the  
19 existing critical entrances of Marion Barry Ave and  
20 11th Street Bridge Park, Anacostia High School,  
21 Nicholson Street, and Pennsylvania Ave, Southeast.

22                   Also incorporate parking at areas that

1 are scattered throughout the park, and improve  
2 trail connections, including a new trail access  
3 point beneath the CSX tracks towards the  
4 therapeutic rec center. Next slide. Section D of  
5 the park is the area centered around the Anacostia  
6 rec center and pool. The existing condition is  
7 shown in the drawing to the top left.

8 Concept 1 to the top right builds on the  
9 park's three existing activity nodes, including  
10 this area around the rec center and pool shown.  
11 This concept maintains many of the park's existing  
12 features, suggesting rehabilitating, enhancing,  
13 and growing within the park's current framework.

14 It includes a multiuse waterfront area  
15 aligned with Anacostia pool and rec center on the  
16 existing historic seawall. It retains the  
17 existing alignment of Anacostia Drive and  
18 Anacostia River Trail, and it includes limited  
19 areas where the seawall would be converted to a  
20 naturalized shoreline.

21 Concept 2, to the bottom left,  
22 emphasizes the park's natural hydrology, and

1 allows this section of the park to occasionally  
2 flood as a water management strategy. Key  
3 facilities such as new recreation fields and picnic  
4 areas are located on higher ground where possible  
5 to provide additional protection from flooding.  
6 This concept has been expanded. Multi-purpose  
7 waterfront area, again, aligned with the pool but  
8 slightly larger than concept 1. In the area  
9 immediately next to the waterfront plaza there is  
10 also a beach area also in this concept, which is  
11 in proximity to the pool.

12 This concept realigns Anacostia Drive  
13 the most of the three. It moves it behind the  
14 proposed sports fields, but retains Anacostia  
15 River Trail near the water. And this option  
16 includes the largest extent of naturalized  
17 shoreline.

18 Concept 3, the theme is emphasizing  
19 access to the water and waterfront development.  
20 This option includes a pedestrian promenade  
21 surrounding the rec center and pool area. It has  
22 the largest multi-purpose waterfront area, and

1 event lawn in the same location, it's just a  
2 slightly different configuration. This one  
3 includes waterfront sports parks. It realigns  
4 Anacostia Drive between the sports fields and the  
5 pool but less so than option 2. And the river trail  
6 remains in its current alignment, and then this  
7 option also includes a moderate extent of  
8 naturalized shoreline.

9           Next slide. Section E of the park is  
10 centered around the Anacostia skating pavilion.  
11 The existing condition, on the top left, concept  
12 1 -- off of the panel of this, but a very popular  
13 public comment was to include a large picnic  
14 pavilion in the northern extent of the park so each  
15 of them does that in a different way. This one has  
16 a large picnic pavilion in the north of the park.  
17 It converts one of the sports fields to a picnic  
18 grove with large pavilions, volleyball courts, and  
19 other outdoor lawn and table games.

20           The parking is reconfigured in front of  
21 the skating pavilion and reprogrammed with an event  
22 lawn and a covered pavilion for events,

1 performances, classes, and hand dancing. An  
2 outdoor classroom area is provided near the Aquatic  
3 Resources and Education Center. A kayak launch is  
4 proposed at the existing dock. Anacostia Drive  
5 and Anacostia River Trail retain their existing  
6 alignment.

7 Concept 2 again has the large picnic  
8 pavilion on the northern end of the park, and in  
9 this option it has a small parking area with it,  
10 along with a restroom. This option daylights Pope  
11 Branch Stream, which is currently in a pipe  
12 underground and naturalizes the stream edge along  
13 it.

14 It includes a picnic grove near the  
15 skating pavilion and along the waterfront, it  
16 includes a multi-purpose building for events, and  
17 performances, and hand dancing. There's again a  
18 kayak launch at the existing dock. This option  
19 increases the forested buffer between the park and  
20 the water's edge to the north of the section. It  
21 realigns Anacostia Drive and Anacostia River Trail  
22 over Pope Branch Stream, and adds an additional

1 connection towards Fort Dupont Park along the  
2 stream.

3 Concept 3 again has the large picnic  
4 pavilion with a restroom and parking area.  
5 Waterfront plaza, that's aligned with the skating  
6 pavilion, and at that one between the plaza and the  
7 trail. This option incorporates a beach near the  
8 skating pavilion. It adds an additional second  
9 dock for fishing and kayak launch. It includes a  
10 picnic area near the waterfront. It daylight  
11 Pope Branch Stream and it includes an outdoor  
12 classroom area that's located between the stream  
13 and the Aquatic Resources and Education Center.

14 It realigns Anacostia Drive towards the  
15 highway side of the skating pavilion and it  
16 realigns Anacostia River Trail behind the proposed  
17 waterfront development. This also adds an  
18 additional connection towards Fort Dupont Park.

19 Next slide. Lastly, during this  
20 comment period, we are showing three trail and road  
21 configuration options to address conflicts among  
22 vehicles, pedestrians, and bicycles. These

1 options can be incorporated into any of the  
2 concepts and include keeping Anacostia dry and the  
3 river trail as-is, adding a bike lane to Anacostia  
4 Drive, creating separated trails for bicycles and  
5 pedestrians, and widening Anacostia River Trail.

6 Next slide. Thank you all again for  
7 your time and attention. I will turn it back to  
8 Laura.

9 MS. SHIPMAN: All right, thank you.  
10 In terms of next steps, when projects in this area  
11 of the park are identified for implementation, they  
12 will be subject to additional review and  
13 coordination under the National Environmental  
14 Policy Act and National Historic Preservation Act.  
15 They will also be submitted to NCPC for review.  
16 Staff plans to provide a comment letter to NPS  
17 during the current comment period.

18 That will include any recommendations  
19 the Commission provides today. That concludes the  
20 presentation, we are available for any questions.  
21 Thank you.

22 CHAIR GOODMAN: Thank you very much,

1 Ms. Shipman, Superintendent Morrison, and Ms.  
2 Bruins. That was very thorough. There's a lot to  
3 digest there. Do any of the Commissioners have  
4 questions for the presenters? Any questions? I  
5 don't see any hands raised, so we're going to move  
6 on and start the discussion, and I'm going to ask  
7 Commissioner Argo to begin, please.

8 COMMISSIONER ARGO: I appreciate the  
9 ambition, the vision of this project. I don't have  
10 any specific questions. I'm still kind of taking  
11 it all in, but the concepts are wonderful and  
12 transformative. So appreciate very much the work  
13 that's going into this.

14 CHAIR GOODMAN: Thank you,  
15 Commissioner Argo. Vice Chair Hewlett, please?

16 VICE-CHAIR HEWLETT: Yeah, I thank you  
17 for this wonderful presentation. It's so  
18 important and it's so important that we really  
19 enhance the amenities at Anacostia Park, and  
20 preserve that history.

21 It's right on the river, the river is  
22 historic, it's important, it has not been given the

1 same significance as some of our other rivers, and  
2 it's truly very important. And it also comes from  
3 Washington, D.C. You know, these rivers don't  
4 know those geographical boundaries, those  
5 political boundaries, so it comes into Prince  
6 George's County.

7 And another part of the history of it  
8 is also the fact that there's a dueling creek, which  
9 is a tributary, and there are a lot of people, like  
10 Commodore Stephen Decatur lost his life, and  
11 Francis Scott Key lost his life in duels there.

12 But it's important that we have these  
13 amazing amenities, particularly when we just heard  
14 how they were juxtaposed during segregation where  
15 you had very little amenities on one side and you  
16 had the pool and the golf course on the other side.  
17 It's time that we really, really enhance this park,  
18 and I'm really pleased with the work that you all  
19 have done, and I think this is very, very important.  
20 Thank you.

21 CHAIR GOODMAN: Thank you, Vice Chair  
22 Hewlett. Commissioner Green?

1                   COMMISSIONER GREEN: Thank you. I  
2 appreciate the comprehensiveness and the reach of  
3 this project, I think it's wonderful, and I look  
4 forward to watching it develop over time. Thank  
5 you.

6                   CHAIR GOODMAN: Thank you,  
7 Commissioner Green. Commissioner  
8 Tunstall-Williams, please?

9                   COMMISSIONER TUNSTALL-WILLIAMS:  
10 Thank you. I echo the other Commissioners, this  
11 is a tremendous project and I think a great  
12 opportunity for the Park Service to engage the  
13 Anacostia community. It sounds like there's been  
14 a robust public consultation and I hope that that  
15 will continue as the concepts develop. I think all  
16 of the concepts have things to recommend them.

17                   I defer to the community on what the  
18 right and appropriate mix of uses are, but I will  
19 say that any efforts that you can in the design to  
20 address climate change and resilience would be  
21 hugely beneficial I think here, any investment you  
22 make along the water's edge. I think it should be

1 planned to allow it to flood and allow it to return  
2 to use as the tides dictate because I don't think  
3 we're going to get to choose.

4 And so to that end, I would also support  
5 a realignment of the Anacostia -- the road, but --  
6 Anacostia Drive to allow not only for flooding  
7 without impacting the roadway, but also to move the  
8 pedestrian and recreational experience closer to  
9 the river because right now I think that part of  
10 the city is already cut off by so much highway and  
11 road, and restructure that allowing additional  
12 green space and access to the river would be a  
13 tremendous asset.

14 So I commend the Park Service and I look  
15 forward to watching this continue to develop.

16 CHAIR GOODMAN: Thank you,  
17 Commissioner Tunstall-Williams. Commissioner  
18 Dixon?

19 COMMISSIONER DIXON: Hello?

20 CHAIR GOODMAN: Hello? We can hear  
21 you, Commissioner.

22 COMMISSIONER DIXON: Can you hear me?

1 Good. Well, first of all, I've been waiting for  
2 this. As a product of our Anacostia River East,  
3 I played on the golf course. That's the first golf  
4 course I ever played on. I was there just as they  
5 made it available to us and swam in that pool. So  
6 I noticed in the presentation -- and first let me  
7 do all kinds of kudos and thanks to the staff.

8 CHAIR GOODMAN: Mr. Dixon is frozen I  
9 believe. Let's see if he snaps back.  
10 Commissioner Dixon, if you can hear us, I'm going  
11 to move on to Commissioner Cash, and we'll come back  
12 to you, if we can get you back. Okay? Mr. Cash,  
13 could you please proceed?

14 MS. KOSTER: Commissioner Cash may  
15 have momentarily left the meeting.

16 CHAIR GOODMAN: Okay, then  
17 Commissioner Davis?

18 COMMISSIONER DAVIS: Yeah, thanks for  
19 the presentation. I don't have any additional  
20 comments, thanks.

21 CHAIR GOODMAN: Thank you,  
22 Commissioner Davis. And Commissioner Giachetti?

1                   COMMISSIONER GIACHETTI:     Hi, no  
2 additional comments, thank you very much.

3                   CHAIR GOODMAN:            Thank you,  
4 Commissioner Giachetti.        We don't have  
5 Commissioner Dixon back. Commissioner Cozart,  
6 please?

7                   COMMISSIONER COZART:    Yes. I'm very  
8 inspired by this and I really think, you know,  
9 especially thinking about the 100 years of NCPC and  
10 the kind of archiving of the history and all of the  
11 kinds of actions that really did, you know, kind  
12 of divide communities, highways, the turning our  
13 back on the river, those kinds of things that were  
14 documented in what NCPC put together.

15                   This is, you know, an example of taking  
16 our park resources and really leveraging it for  
17 reparative planning. And so I think it's terrific  
18 and I want to encourage the Park Service to continue  
19 this engagement and work and on into reality.

20                   I know the devil's going to be in the  
21 details for how you pick amongst the concepts and  
22 prioritize and phase and all of that, but all of

1 this is really important, and not only for the  
2 history but the present which is, you know,  
3 thinking about the other side of the river that does  
4 have a wonderful full-on waterfront treatment that  
5 is really important to have on the side of the river  
6 that includes Anacostia River East neighborhoods,  
7 as Commissioner Dixon often says.

8 And so just really encouraged by this  
9 and appreciate all of the work, the engagement that  
10 went into where we are right now. So, and thanks  
11 to the staff for that presentation.

12 CHAIR GOODMAN: Thank you,  
13 Commissioner Cozart. Commissioner McMahon?

14 COMMISSIONER MCMAHON: Yeah, thank  
15 you, and I think at this point I can just say is  
16 I'll associate myself with all the comments given  
17 to date. I will say having a family member over  
18 on -- and lives in ARE, who is excited to see this  
19 development, I will speak up and just say whatever  
20 the final solutions are, I hope they preserve the  
21 river trail and keep the riverside focused on  
22 supporting non-vehicular traffic, bicycles and

1 pedestrians, and the rest, and keep that connection  
2 there, what they do with Anacostia Drive. So thank  
3 you.

4 CHAIR GOODMAN: Thank you,  
5 Commissioner McMahon. And finally, is  
6 Commissioner Stidham on? Yes?

7 COMMISSIONER STIDHAM: I am.

8 CHAIR GOODMAN: Okay.

9 COMMISSIONER STIDHAM: Thank you.  
10 Thank you, staff, for the presentation, and to the  
11 applicant for such a great project. I think  
12 transformational is the word here, right?  
13 Transformational for not just the park, but also  
14 for the adjacent community. And this will bring  
15 a lot to the community and serve to, you know, make  
16 some amends on doing the right thing and making a  
17 great space for everyone, both the national visitor  
18 and the local visitor. So thank you.

19 CHAIR GOODMAN: Thank you very much.  
20 And did we get Commissioner Dixon back or  
21 Commissioner Cash? Are either one of you on? I  
22 got a note here that Commissioner Dixon is trying

1 to get back on. In the meantime, I'll go ahead and  
2 make my remarks. I too want to associate myself  
3 and all the remarks that have been shared. I do  
4 think it's transformational, particularly in the  
5 area of equity as has been mentioned before.

6 And as it comes to climate resilience,  
7 that too is one of my, you know, passions, and I  
8 do support keeping the riverfront natural,  
9 inundate-able, but designed for the residents  
10 because I think we're going to be dealing with that,  
11 and there are plenty of examples up and down the  
12 Mississippi River where I live in cities and towns  
13 large and small where we're re-embracing the river  
14 as an asset, not as a sewer, and also restoring and  
15 revitalizing neighborhoods that have been  
16 forgotten in the past that are typically, you know,  
17 what we call justice 40 neighborhoods, or  
18 neighborhoods that have been neglected.

19 So I'm thrilled with this project, I'm  
20 absolutely overwhelmed by the amount of work that  
21 the team has put into this. Thank you very much  
22 to staff and team. And I look forward, you know,

1 to going forward with this and refining it, so it's  
2 just very impressive, and broadening the park  
3 opportunities for the residents is huge and I'm  
4 just sure that Commissioner Dixon is also very  
5 happy with this and I don't know if he's on, but  
6 I don't think so but I see a hand up there with  
7 Commissioner Green?

8 COMMISSIONER GREEN: I was greatly  
9 looking -- in fact, I wanted to say nothing because  
10 I wanted to hear Mr. Dixon speak. And I'm afraid  
11 his passion was too much for the moment, but could  
12 we maybe carve out some time at the beginning of  
13 our next meeting to let him speak to this? Because  
14 I know this is an important project for him and I  
15 hate to not hear what he -- even know it's too late,  
16 it'll be after our official action but I know --  
17 I just speak for myself, I really wanted to hear  
18 what he was about to say. So.

19 CHAIR GOODMAN: I would absolutely  
20 endorse that and if that's a motion I'll entertain  
21 it because I do think he's talked to me on the phone  
22 about it several times and I just want to make sure

1 that the motion includes putting it into the  
2 comments that are going to be submitted today, so  
3 retroactively in some way because I know he has such  
4 a passion for this. And Vice Chair Hewlett?

5 VICE-CHAIR HEWLETT: Yes, I concur  
6 with Commissioner Green so much. I was thinking  
7 the exact same thing, but I keep hoping, yes, I hope  
8 he's going to get back on and save the day, so today  
9 --

10 CHAIR GOODMAN: Right. I know, and I  
11 don't know, Ms. Koster, if we have him --

12 (Simultaneous speaking.)

13 MS. KOSTER: Yes, we have been trying.  
14 I know he's trying to dial in but I do not see him  
15 here. I know we do have a deadline for getting  
16 comments in and I'm sure that at a minimum staff  
17 would be delighted to talk with Commissioner Dixon  
18 and make sure that the staff comment letter  
19 reflects his sentiments. And I don't even think  
20 you need a motion.

21 CHAIR GOODMAN: A motion.

22 MS. KOSTER: Yeah, if you simply want

1 give him that opportunity just to reflect on the  
2 plans for this park maybe at the beginning of the  
3 next meeting or at an appropriate time, we'll  
4 certainly wrap that in.

5 CHAIR GOODMAN: I think that would be  
6 great. If there's consensus around that, you  
7 could include some of his comments and the  
8 commentary before the deadline, and we could allow  
9 him to opine when we have our next meeting. I think  
10 that would be awesome. So again, I'm not sure if  
11 Commissioner Cash has rejoined us. Ms. Koster?

12 MS. KOSTER: He has not unfortunately.

13 CHAIR GOODMAN: Okay, all right.  
14 Then we will move on. Again, I just want to  
15 congratulate the team. This is really impressive,  
16 exciting, and I can't wait to see it. So, then  
17 this, without any further questions or comments --  
18 I don't see any or hear any -- we're going to move  
19 on then, and this concludes our open session  
20 agenda. The next regular Commission meeting is,  
21 as you know, it's going to be on Thursday, September  
22 5 at 1:00 p.m. and there is no meeting in August.

1 If there is no further business, this session shall  
2 stand adjourned. Thank you all.

3 (Whereupon, the above-entitled matter  
4 went off the record at 2:28 p.m.)

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In the matter of: Commission Meeting

Before: NCPC

Date: 07-11-24

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Court Reporter

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