



NATIONAL CAPITAL PLANNING COMMISSION

▪ STRATEGIC PLAN ▪



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MESSAGE FROM THE CHAIRMAN



We are pleased to present the National Capital Planning Commission's 2004-2009 *STRATEGIC PLAN* to you. It describes our mission, vision, values, general goals and objectives; reflects our commitment to our customers; and presents a real plan for accomplishing our goals and objectives by the year 2009. Our strategic plan has been integrated into our existing program and annual budget processes, and together they serve to align the Commission's programs, organization and budget with our mission and function. The plan provides an overall guide in formulating our annual budgets and will be used as a tool in setting priorities and allocating resources.

While our strategic plan presents existing and projected programs and activities at a performance level commensurate with anticipated resources, it also expresses our desire to foster a dynamic and change-oriented culture within our small organization. The goals and objectives listed are not meant to exhaust all possible approaches, but to give clear examples of the ways in which the Commission will realize its goals.

Our strategic plan reflects hard choices and difficult policy and programmatic decisions. It focuses on activities that are both within and outside of the control of this agency. At the end of each year we will evaluate our performance and will measure what is actually achieved with performance indicators that directly relate to our core mission and statutory responsibilities. We will review the strategic plan annually, revising it when necessary, to reflect changed circumstances and evaluations of program performance.

We invite your comments and suggestions as we move forward with a commitment to realize our vision.

John V. Cogbill, III

Chairman

TABLE OF CONTENTS

INTRODUCTION	1
OUR MISSION	2
OUR VISION	2
OUR VALUES	2
OUR CUSTOMERS	4
OUR PRODUCTS AND SERVICES.....	4
OUR COMMITMENT.....	5
GENERAL GOALS AND OBJECTIVES (2004-2009)	6
KEY STRATEGIES FOR ACCOMPLISHING OUR GOALS	10
OPERATING ASSUMPTIONS.....	11
KEY EXTERNAL FACTORS THAT COULD AFFECT ACHIEVEMENT OF OUR GOALS.....	12
INFORMATION TECHNOLOGY STRATEGY.....	14
THE RELATIONSHIP-GENERAL GOALS AND OBJECTIVES AND ANNUAL PERFORMANCE GOALS	15
KEY STATUTORY AUTHORITIES	16

INTRODUCTION

This is the National Capital Planning Commission's (NCPC) Strategic Plan. It is action oriented and will provide general direction to the Commission in the coming years. It begins with a statement of NCPC's mission, vision, and values followed by general goals and objectives that will be accomplished during the next five years in fulfillment of the mission. Each year a specific and detailed annual performance plan will be developed and forwarded to the Office of Management and Budget and Congress as a part of the annual budget process.

The achievement of the Commission's goals is based on funding and staffing levels remaining stable, and minimal changes by external forces and/or parties. However, like any good plan, it will change as the Commission's external environment and internal capabilities evolve.

Many of the goals look forward -- defining where the Commission must go in order to remain relevant to its dynamic environment. Some look back -- and address areas that need improvement or modification. This Plan is grounded in reality, and focused on results, as required by the Government Performance and Results Act (Public Law 103-62).

OUR MISSION

We are the central planning agency for the federal government in Washington, D.C. and the counties of Prince George's and Montgomery in Maryland; Arlington, Fairfax, Prince William, and Loudoun in Virginia, plus the independent cities and towns within the outer boundaries of these counties. We develop plans and review development proposals that enhance the National Capital's extraordinary historical, cultural, and natural resources. Our long-range plans anticipate the needs of the federal establishment well into the 21st century, while our shorter-term initiatives proactively address its more immediate requirements. We conduct research to provide practical information to federal and local decision makers needed to formulate development policy in the National Capital Region (NCR). We partner with other federal agencies, local governments, private organizations, and citizens to create a more beautiful and livable capital.

OUR VISION

We aspire to creative and visionary planning, building on the nation's rich cultural heritage and carrying forward the legacy of historic plans to inspire generations, now and in the future, to achieve the world's most magnificent capital. We are committed to ensuring that development in the Nation's Capital meets the highest standards of design and planning excellence. We endeavor to serve as a resource for the latest planning information and state-of-the-art technology applications and generate useful data and analysis on land use, demographic, and related economic issues in the region. Our goal is to provide critical information and guidance to decision-makers and citizens as they consider the design and funding of development plans and policies for the Nation's Capital.

OUR VALUES

As public servants dedicated to excellence, our emphasis is on providing high quality professional service to our customers - the citizens of Washington, D. C., the National Capital Region (NCR) and the United States. We are competent professionals who strive to provide service that is effective, efficient, responsive, and reliable. Excellent service is the standard by which the Commission's effectiveness and efficiency is measured. Improvement in performance comes from our vision-driven focus on those we serve.

We aspire to be creative and visionary in our day-to-day activities and to try to reflect in our work, and professional relationships the ideals and principles which are so eloquently represented in the historic plans and symbols that we are tasked to preserve.

COOPERATION: We seek to forge effective partnerships with federal and local agencies, professional and civic organizations, and members of the public to achieve shared objectives that improve the quality of life and safety of those who live, work, and visit in the Nation's Capital.

- OPENNESS:** We strive to disseminate full, clear, and accurate information on planning and urban design issues to citizens to encourage their participation in the planning process and provide a widely accessible public forum for members of the public to express their views on planning matters in the region.
- CREATIVITY:** We are forward-thinking advocates of community design and renewal, and we seek innovative solutions to local and federal government needs.
- LEADERSHIP:** We aspire to a leadership role in the local, national, and international planning community by maintaining high levels of expertise and proficiency in our professional fields. We will lead by example, educating and informing all citizens and employing cutting-edge practices and technologies.
- SERVICE:** We are results-oriented public servants dedicated to excellence and hold ourselves accountable for both the immediate needs of the federal establishment and the long-range consequences of our present actions.
- TRUST:** We endeavor to protect the integrity of the National Capital's built and natural environment and serve as effective stewards in preserving Washington's extraordinary planning legacy.

OUR CUSTOMERS

General Public

Federal Government

Executive, Legislative and Judicial Branches

Federal Departments and Agencies in the National Capital Region

Foreign Missions and International Agencies

State, Regional, and Local Government

The Nation's Capital belongs to all Americans. A beautiful and efficient capital city is the birthright of every citizen, and the American public is our most important customer. In addition to the American people, our customers include federal, state, and local government agencies. As the central planning authority for the federal government in the National Capital Region, we initiate plans and review development proposals submitted by other federal agencies. These federal customers submit more than 120 project plans each year; purchase more than 100 maps or comparable electronic geographic information data for map making; rely on us for expert coordination of planning activities in the National Capital Region (NCR); receive over 180 reports annually; contact us daily for expert planning and architectural advice and assistance; and participate in our formal monthly Commission meetings. They have entrusted us to plan for the Nation's Capital.

Our Products and Services

Our products and services reflect specific obligations to our customers, and are based on the Commission's major functions:

1. Prepare, adopt, and amend the Federal Elements of the Comprehensive Plan for the National Capital, to guide federal and related activities, including planning issues related to federal employment and facilities, urban design and historic preservation, transportation, open space, visitors, the environment, and foreign missions. Conduct and disseminate research and analysis of the wider planning implications of federal activities related to transportation, economic impact, demographic, environmental, and land use issues.
2. Prepare, adopt, and submit to the Office of Management and Budget (OMB), a Federal Capital Improvements Program (FCIP) for the region to provide planning guidance and coordination for long-term federal investment.
3. Review development plans and proposals to ensure conformance with the highest standards of planning and urban design and consistency with the symbolic role and function of the Nation's Capital.
4. Develop specialized plans for long-range development in the National Capital Region such as *Extending the Legacy: Planning America's Capital for the 21st Century* (the Legacy

Plan) and the *Memorials and Museums Master Plan*. Undertake shorter-range physical planning projects to meet specific and immediate needs of the federal establishment, such as *The National Capital Urban Design and Security Plan* and the *South Capitol Street Urban Design Study*.

We conduct project reviews; provide expert advice and technical planning assistance; issue letters of decisions and findings of no significant environmental impact; conduct project site visits; and review federal and District of Columbia master plans in preliminary and successive stages. In our review role, we apply the Height of Buildings Act, which preserves the city's dramatically low and sweeping skyline, and provide advice to the State Department for determining locations of foreign embassies and chanceries. We extend to all of our customers an opportunity to present their views during our regular monthly Commission meetings.

In addition, we act as the central clearinghouse for data and information on the Federal Establishment in the NCR, and provide research services that support the overall planning and programming activities of the Commission. We conduct briefings and meetings with community and political leaders and government agency heads regarding development plans, and represent and protect the federal interest in planning for the future development of the NCR by coordinating plans with our customers from local, State, and regional planning bodies. We also analyze and make recommendations on capital budget requests for more than 18 federal agencies, involving approximately 185 individual projects for land acquisition and/or construction in the NCR at an estimated cost of over \$9.7 billion per fiscal year. We approve plans for all new federal buildings in the District of Columbia and District buildings in the Central Area. In addition, we participate directly in the decisions of the D.C. Board of Zoning Adjustment and we provide federal interest review and comment on referral by the D. C. Zoning Commission.

Our Commitment

We are committed to providing consistent, coordinated comprehensive planning to promote the effective functioning of the Federal Establishment throughout the NCR and protect ongoing federal interests. We will continually improve every product and service that we offer, ensuring the highest quality service to all of our customers.

While we focus primarily on the land use and the physical design of the city and environs, our aim is to improve the quality of life for those who live, work, and visit in the NCR – ***OUR CUSTOMERS***.

OUR GOALS AND OBJECTIVES

for

2004 TO 2009

In addition to improving operations and customer service, increasing productivity, reducing operational costs and enhancing employee morale and the quality of our workplace, our General Goals and Objectives as presented in the NCPC Strategic Plan for 2004 to 2009 are to:

1.0 Preserve and enhance the unique beauty and image of the National Capital and ensure its planned development.

1.1 Update federal elements of the adopted Comprehensive Plan for the National Capital.

1.2 Design, implement, and enforce policies to protect Washington's historic views and vistas.

1.3 Implement policies to site new monuments, memorials, and other federal buildings within and outside of the District of Columbia while preserving open space on our National Mall.

1.4 Help ensure that development within the Pennsylvania Avenue area adheres to the highest urban design and security standards and complies with and builds upon the Pennsylvania Avenue Plan of 1974.

1.5 Develop and implement strategies to seamlessly integrate perimeter security into the historic streetscapes of Washington's Monumental Core in a way that enhances the public realm and serves as an example for other cities in the nation.

2.0 Ensure that the location and design of all federal buildings in the National Capital Region promote the effective functioning of the Federal Establishment, establish an efficient and pleasant work environment for federal employees, and adhere to the highest architectural, planning, and urban design standards.

2.1 Evaluate all development plans and projects of federal, District of Columbia, and state and local government agencies to ensure that they support the federal interest and contribute to the best urban design, transportation, and land-use outcomes.

2.2 Monitor and enforce the Commission's policy directing 60 percent of regional federal employment to the District of Columbia and 40

percent to the surrounding jurisdictions within the National Capital Region.

- 2.3 Prepare a six-year capital improvements program analyzing the public works projects proposed by federal agencies in the region and guiding the Office of Management and Budget, Congress, and other public and private sector decision makers in their evaluation of planning, policy, and investment alternatives.

3.0 Anticipate emerging development, transportation, environmental, and historic preservation needs that affect the quality of life and the economic vitality of the National Capital Region and pro-actively develop plans, establish partnerships, and execute projects to meet those needs.

- 3.1 Conduct and disseminate research and analysis of the wider planning implications related to federal development, employment, procurement, and other activities.
- 3.2 Promote the social and economic revitalization of Washington, D.C. by channeling the positive impacts of proposed federal development and tourism to aid the city.
- 3.3 Implement key elements of the Legacy Plan, including preservation of the historic open space of the National Mall by locating future memorials and museums beyond the traditional Core; transformation of South Capitol Street into a great urban boulevard; revitalization of the city's waterfront; establishment of a Downtown Circulator Transit System; and relocation of Downtown rail lines to improve security and eliminate barriers within the urban fabric.
- 3.4 Design and encourage transit-oriented development and transportation systems that will reduce congestion and pollution and improve movement to and through the National Capital Region.
- 3.5 Develop a plan to accommodate embassies, chanceries, and other international organizations within the city to meet the needs of the diplomatic and international communities and to promote tourism and generate economic benefits for the District of Columbia.

4.0 Protect and enhance historic and natural resources while accommodating change in the Nation's Capital.

- 4.1 Help ensure that historic resources and properties, including the concepts of both the L'Enfant and McMillan Plans, are protected during federal project planning and development.

- 4.2 Ensure that all plans and projects submitted for review and approval comply with both the National Environmental Policy Act (NEPA) and the requirements of the National Historic Preservation Act.
 - 4.3 Promote the use of Commission plans, such as the *Legacy Plan*, the *Memorials and Museums Master Plan*, and *The National Capital Urban Design and Security Plan*, to create and preserve an efficient and beautiful capital city.
 - 4.4 Extend the goals and application of *The National Capital Urban Design and Security Plan* outside the Monumental Core to bring about a balance between good urban design and good security throughout the National Capital Region and to serve as a model of security design across the country.
- 5.0 Promote state-of-the-art information technologies to support integrated planning in the National Capital Region.**
- 5.1 Partner with local, federal, and private organizations to create an environment conducive to achieving full integration of “open” geospatial data and geo-processing resources into mainstream planning and design, which advances the national goal of government-wide interoperability.
 - 5.2 Build, share, and maintain land-based geospatial information for use in comprehensive planning, and, economic development to analyze the impact of federal and District development activities on the city and its immediate environs.
 - 5.3 Improve research capacity and develop planning data such as regional population, economic forecasts, and simulation models to visualize and prepare for future needs.
 - 5.4 Improve the review and analysis of proposed developments in the National Capital Region through expanded use of computer assisted design (CAD) tools, geographic information systems (GIS), and other innovative information technologies.

6.0 Educate and increase the involvement of local, national, and international audiences in planning and development in the National Capital.

- 6.1** Conduct seminars, conferences, publishing projects, exhibitions, and other outreach programs to encourage public debate and provide all citizens the opportunity to have a meaningful impact on the planning and development of the Nation's Capital.
- 6.2** Promote professional exchanges with planning authorities in other national capital cities to share information about the special symbolic functions and unique planning requirements of national seats of government.
- 6.3** Conduct outreach programs to share innovative and successful National Capital planning strategies with planning professionals, elected officials, and citizens across the nation and around the world.

KEY STRATEGIES FOR ACHIEVING OUR GOALS

To help create a more beautiful and livable capital, we will pursue our goals and objectives aggressively. Our ability to respond to future opportunities and constraints will require that we continue to operate in an extremely efficient and effective manner, delivering the best products and services to our customers. To do this, we will:

- Re-engineer and streamline the project submission process to ensure that Commission review is consistently applied, efficient and responsive to the needs of federal agencies. We will improve the ways in which we review, analyze, present, and evaluate projects submitted to the Commission, economizing the processing time for both staff and applicants, while ensuring complete, fair and professional review.
- Evaluate key planning, design and technology processes to eliminate any possibility of waste. We will cut red tape, streamline administrative processes, reduce costs, consolidate programs, and reduce functional overlaps.
- Develop and strengthen existing partnerships with other federal, state and local jurisdictions to facilitate the development and sharing of new technologies for testing, analyzing, and visualizing alternative planning and development issues.
- Forego activity in areas that are not cost effective, are not directly linked to mission requirements, or in which we cannot maintain a standard of excellence.
- Establish partnerships with other federal and local government agencies and private not-for-profit organizations to design, fund and implement research, planning and development projects in the National Capital Region. These partnerships will extend the necessary resources, improve coordination and limit potential barriers in planning for the future of the National Capital Region.
- Work with federal partners to track, review, and comment on leased federal office facilities and their impact on federal employment distribution, transportation, security, and other planning issues and Comprehensive Plan goals. The flexibility that leasing offers to agencies for their office space needs will continue and possibly grow, thus making leasing an increasingly attractive alternative to federal ownership. Federal planning and development needs are best served through such review. Leased facilities that have potentially significant planning implications for the federal family and local jurisdictions should have the benefit of NCPC review and comment.

OPERATING ASSUMPTIONS

The achievement of our general goals and objectives for 2004-2009 is based on the present funding and staffing levels, and on those levels remaining stable through fiscal year 2009. We have also assumed that our management infrastructure will be strong, efficient, and effective. NCPC managers will make timely decisions consistent with, and in support of the Commission's mission and priorities.

The assumptions concerning critical factors in our external environment are:

- ***The Administration and the Congress*** have demonstrated their continuing confidence in NCPC's mission by their support of recent Commission initiatives including the Legacy Plan, the Memorials and Museums Master Plan, the National Capital Urban Design and Security Plan, and the South Capitol Street Urban Design Study. The bi-partisan support of federal, state, and local political leaders in the region are vital to our success.
- ***Government Partners*** continue to play a major role in our ability to successfully accomplish our mission. While the members of the Commission represent a wide range of stakeholders and represent many points of view, we will continue to rely on partnerships formed with many other federal agencies, state and local governments, professional and civic organizations, and foreign governments.
- ***Revitalization Efforts for the District of Columbia*** will continue to be an important issue for the federal government and for those who live and work in the District of Columbia. Public support for NCPC's programs has been generally stable throughout our history in the region.
- ***Continued Public Support*** for planning and development in the region. Continued support will depend on our ability to satisfy the needs of not only those who live and work in the District of Columbia, but also of Americans nationwide. We will remain cognizant of the needs of local jurisdictions and seek to leverage planning and development within the Federal Establishment in a way that benefits surrounding communities. We will employ the use of technology to increase opportunities for the public and local government to participate in planning the nation's capital city.
- ***Relationships with International Partners*** have become increasingly important over the last two years and are expected to increase as we strengthen ties and exchange information and planning technologies in a new global society.

KEY EXTERNAL FACTORS THAT COULD AFFECT ACHIEVEMENT OF 2004-2009 GOALS AND OBJECTIVES

As we strive to accomplish our mission through the goals and objectives we have set, we recognize that a number of external factors and influences may affect our ability to achieve them. Some of the factors, such as federal employment and regional transportation management policies, are clearly beyond the control of the Commission. Others, such as the implementation of many of the Legacy Plan's proposals, will be done in partnership with federal, city, and regional agencies, and the private sector. This section outlines what may be limiting factors to the achievement of our goals and objectives and the strategic goals most affected.

Factor 1 - Federal Employment and Procurement in the National Capital Region

NCPC reports a 10.8 percent decline in federal employment in the National Capital Region since 1990. "Rightsizing" the federal workforce is an important national objective and is expected to continue into the foreseeable future. However, historical trends indicate that federal employment levels respond to national and international conditions and, that those projections may be unreliable.

Recent NCPC studies indicate that while direct federal employment in the region has declined in recent years, federal procurement spending has been growing at an extraordinary rate. Between 1990 and 2000 federal procurement in the region grew 126 percent with the total number of federal contract jobs, and the additional non-contract jobs they created, totaling more than 621,000 or nearly 21 percent of total regional employment. In 2001 this spending supported 621,643 jobs and generated personal earnings of \$17 billion.

Federal workforce and procurement trends have a direct impact on NCPC's planning activities. The shift away from direct payroll and towards procurement spending by the federal government has policy implications for the way federal agencies direct their spending and for the way federal and regional planners work to accommodate these effects. NCPC will work with business and economic development groups and planning authorities to help local jurisdictions effectively compete to best meet the procurement needs of the federal government and in so doing strengthen the economic vitality of their own communities. The Commission will continue to closely monitor federal employment and procurement spending and adjust its planning objectives to respond to the evolving opportunities and impacts of the Federal Establishment in the region. **Strategic Goal(s) Most Affected - 2.2, and 3.1**

Factor 2- Transportation Management

Based on an annual nationwide comprehensive study conducted by the Texas Transportation Institute, the National Capital Region continues to rank second only to Los Angeles in congestion as measured by annual delay per driver. At last count this figure stood at 76 person-hours per year. In an effort to improve this situation, a number of transportation management initiatives have been proposed or implemented. These initiatives include Executive Order #13150 signed on April 21,

2000. This Executive Order requires all federal agencies in the National Capital Region to offer their employees the maximum transit benefits allowable by October 1, 2000. NCPC also continues to encourage federal agencies to develop and implement more aggressive transportation management plans. These efforts, in conjunction with other programs designed to influence transportation demand management, will have an impact on commuting patterns in the region.

A significant increase in telecommuting, another transportation demand management strategy, will have a significant impact on the region. There are major implications for future federal office building construction, transportation planning, economic development patterns, and land use-management with the expected increase in the number of employees who telecommute over the next five years. Through its various federal employment and federal facilities studies, NCPC will continue to monitor the effect of telecommuting in the region and adjust its planning objectives accordingly.

Strategic Goal(s) Most Affected - 2.1, 2.2, and 3.4

Factor 3 - Legacy Implementation

Several of our strategic goals related to the Monumental Core - *Legacy's* objectives aimed at revitalization depend on our working with local and regional partners. For example, realization of the Legacy vision for a renewed South Capitol Street will require continuing collaboration of the District and Maryland Departments of Transportation, the city's Office of Planning, as well as Congress. Implementation of the Downtown Circulator, another key Legacy Plan initiative, is based on our ongoing partnership with WMATA, the D.C. Department of Transportation, the Downtown Business Improvement District and other local and federal agencies. The Legacy goal to transform a tangle of freeway ramps into an exciting civic plaza in front of the Kennedy Center requires NCPC's continued efforts with the Kennedy Center, the Federal Highway Administration, the National Park Service, and the District of Columbia government. Our ability to accomplish several of our strategic goals related to the Monumental Core's first initiative objectives are closely linked with the strategic direction of our planning partners. **Strategic Goal(s) Most Affected - 1.1, 2.1, 3.1, 3.2, 4.1, 5.2 and 5.3**

Factor 4 - Security Design

The National Capital Urban Design and Security Plan offers creative solutions to seamlessly integrate building perimeter security into the historic urban fabric of Washington's Monumental Core. The Plan is built on an urban design framework that identifies key areas and streets within the Monumental Core and recommends solutions that respond to the unique requirements and special character of each precinct. Congress has agreed to fund the design and implementation of security measures in one of those precincts—Pennsylvania Avenue in front of the White House. In addition, they have authorized funding for transportation studies and improvements that address traffic alternatives in the immediate vicinity of the White House, including an engineering design to alleviate congestion resulting from street closures in that area. The other precincts and the balance of the plan will require further funding. Full implementation will require Congress to adequately fund and provide guidance to agencies to conform to the plan. **Strategic Goal(s) Most Affected: 1.4, 1.5 and 4.4**

INFORMATION TECHNOLOGY STRATEGY

The Commission has developed an information technology plan* that documents the relationships among business and management processes and information technology (IT) and ensures that:

- the alignment of the requirements for current and future Commission IT capabilities (specifically computer assisted design, geographic information systems, document management, and enhanced administrative systems for personnel management, procurement, budgeting, timekeeping accounting and asset management) directly support the strategic plan's mission and goals;
- the development, integration, and decentralization of work processes and information (e.g. Financial Management) flows with technology and meets operational and strategic goals;
- there is adequate interoperability, efficiency, effectiveness, and security of all information systems;
- sound criteria is developed for use by the Commission in evaluating, monitoring, and acquiring new information technology; and
- the Commission is equipped to accomplish several of the key electronic government (E-GOV) initiatives as directed by the administration's management agenda.

* January 2002 NCPC Information Technology Plan.

THE RELATIONSHIP

GENERAL GOALS AND OBJECTIVES

and

ANNUAL PERFORMANCE GOALS

Annual performance plans will be prepared for each of the one-year periods covered by the Commission's Strategic Plan. These plans will be based on general goals and objectives that have been approved by OMB and the Congress. These plans will contain milestone-type goals indicating the start and completion dates for individual tasks. Performance will be measured and reported annually on the basis of input, output and/or outcomes and will be fully integrated with the Commission's annual budget. Performance information will be used to improve program management and to develop greater organizational accountability for program results.

APPENDIX

KEY STATUTORY AUTHORITIES

I. National Capital Planning Act & Related Authority

A. Comprehensive Planning

1. Adopt Federal Elements of the Comprehensive Plan and amendments thereto. 40 U.S.C. § 8721(a); D.C. Code § 2-1003.
2. Determine appropriate federal and District of Columbia authorities to which Federal Elements of the Comprehensive Plan, or amendments thereto, shall be presented for comment and recommendations prior to adoption. 40 U.S.C. § 8721(e)(1); D.C. Code § 2-1003(c)(1).
3. Certify to the Council of the District of Columbia, together with findings and recommendations, whether a District element of the Comprehensive Plan, or amendment thereto, adopted by the Council has a negative impact on the federal interest. 40 U.S.C. § 8721(b)-(c); D.C. Code § 2-1002(a)(4)(A).
4. Determine whether a modification to the District elements of the Comprehensive Plan, submitted by the Council, as to which the Commission has certified a negative impact on the federal interest, has been made in accordance with the Commission's findings and recommendations. 40 U.S.C. § 8721(c)(3)(C)-(D); D.C. Code § 2-1002(a)(4)(B).
5. Publish, jointly with the Mayor, procedures for appropriate, meaningful, continuing consultation throughout the planning process for the National Capital. 40 U.S.C. § 8721(h)(1); D.C. Code § 2-1002(a)(4)(F).

B. Project Planning

1. Determine in advance the type or kind of plans, developments, projects, improvements, or land acquisitions that do not need to be submitted for review by the Commission. 40 U.S.C. § 8722(b)(2)(B); D.C. Code § 2-1004(a).¹

¹ The Commission has determined that the following do not need to be submitted:

- Replacement of walks, roadways, and parking areas with no change in location or the existing character or extent of the improvement;
- Rehabilitation and improvement of buildings and structures involving no change in the existing character, predominant use, or extent of the building or structure;
- Replacement of trees, shrubs and other plant materials, including changes in species, involving no change in the existing character of the site;
- Replacement (excluding relocation or extensions) of underground utility lines such as pipes and cables (excluding pumping stations and treatment facilities) which do not (1) involve the removal of existing trees or changes in the

2. Make a report and recommendation to federal and District of Columbia agencies on plans and programs submitted. Section 5 of the National Capital Planning Act, 40 U.S.C. § 8722 (b)(1); D.C. Code § 2-1004(a).^{2,3}
3. Submit a final report to a federal or District of Columbia agency which does not concur in the Commission's preliminary report and recommendations and which has so advised the Commission with its reasons therefore. 40 U.S.C. § 8722(b)(1); D.C. Code § 2-1004(a).
4. Approve the location, height, bulk, number of stories and size, and the provisions for open space in and around District of Columbia public buildings in the central area of the District. 40 U.S.C. § 8722(e); D.C. Code § 2-1004(c).
5. Advise and consult with appropriate planning agencies having jurisdiction over the affected part of the environs with respect to general plans for proposed federal developments and projects within the environs and with respect to plans for proposed developments or projects involving a major change the character or intensity of an existing use. 40 U.S.C. § 8722(c); D.C. Code § 2-1004(d).⁴

C. Capital Improvements

1. Recommend a six-year program of public works projects for the federal government. Section 7 of the National Capital Planning Act, 40 U.S.C. § 8723(a); D.C. Code § 2-1005(a).
2. Comment upon the multi-year capital improvements plan for the District of Columbia developed by the Mayor. 40 U.S.C. § 8723(b); D.C. Code § 2-1005(b).

D. Zoning

1. Make a report and recommendation to the District of Columbia Zoning Commission on proposed amendments to the Zoning Regulations. 40 U.S.C. § 8724(a); D.C. Code § 2-1006(a).
2. Submit to the Zoning Commission proposed amendments or general revisions to the Zoning Regulations. 40 U.S.C. § 8724(a); D.C. Code § 2-1006(a).

natural topography, or (2) perpetuate or create an adverse environmental impact. Project Plan Submission requirements, section 2.

² Activities of the Bureau of Prisons in the National Capital Region are not subject to the provisions of the National Capital Planning Act. P.L. 105-33 of July 31, 1997, section 11201(e).

³ On January 7, 1998, the Commission adopted Guidelines and Submission requirements for Antennas to be installed on Federal property.

⁴ Master Plan Submission Requirements for Federal and District of Columbia agencies can be found at 60 Fed. Reg. 11682 (March 2, 1995).

3. Request the Zoning Commission to recess a public hearing on a proposed amendment to the Zoning Regulations to provide an opportunity for the Commission to present a further report to the Zoning Commission. 40 U.S.C. § 8724(b); D.C. Code § 2-1006(b).

E. Land Acquisition

1. Acquire lands in the District of Columbia and adjacent areas in Maryland and Virginia for the National Capital park, parkway and playground system, and, in connection with acquisitions in Maryland and Virginia, make agreements with state officials as to the arrangements for such acquisitions. 40 U.S.C. § 8731; D.C. Code § 2-1009.
2. Make agreements with state officials as to the control of lands acquired in Maryland and Virginia. 40 U.S.C. § 8731(b)(3); D.C. Code § 2-1010.
3. Assign suitable areas acquired within the District of Columbia to the District for playground purposes. 40 U.S.C. § 8731(c)(1); D.C. Code § 2-1010.
4. In consultation with the District of Columbia, establish metes and bounds of the National Capital Service Area. Executive Order 11815 of October 23, 1974.

F. Administration

1. Employ an Executive Director. 40 U.S.C. § 8711(d); D.C. Code § 2-1002(c).
2. Employ technical and administrative personnel and, by contract or otherwise, the temporary or intermittent services of experts (not to exceed one year) and fix the rate of compensation. 40 U.S.C. § 8711(d); D.C. Code § 2-1002(c).
3. Establish the representation of agencies of the federal and District of Columbia governments on, and invite representatives of planning and developmental agencies to participate in the work of advisory and coordinating committees. 40 U.S.C. § 8721(h); D.C. Code § 2-1002(d).

G. Appropriations/Funding

1. Charge fees to cover the full cost of GIS products and services supplied by the Commission. Fees shall be credited as an offsetting collection. 40 USC § 8711(h).
2. Accept private funds for the purposes of making or modifying a general or comprehensive plan, the making or modifying of a project area redevelopment plan, and surveys and for administrative expenses in connection therewith. D.C. Code § 6-301.15(a).

II. Zoning Act

1. Approve the location, height, bulk, and number of stories and provision for open space in and around federal public buildings in the District of Columbia (“in lieu of zoning”). 40 U.S.C. § 8722(d); D.C. Code § 6-641.15.^{5,6}
2. Designate a member of the Commission or staff to serve as a member of the Board of Zoning Adjustment. D.C. Code § 6-641.07(a).

III. The Commemorative Works Act

1. Approve, along with the Commission of Fine Arts and the Secretary of the Interior or Administrator of General Services, as appropriate, site and design proposals for each “commemorative work.” 40 U.S.C. § 8905(a).⁷
2. Serve on the National Capital Memorial Commission that advises the Secretary of the Interior on policy and procedures for establishment of commemorative works in the District of Columbia and environs. 40 U.S.C. § 8904(a).⁸

IV. Pennsylvania Avenue

1. Ensure that development within the Pennsylvania Avenue Area conforms to the Pennsylvania Avenue plan as developed by the former Pennsylvania Avenue Development Corporation. 40 U.S.C. § 6702(d); Memorandum of Agreement dated July 25, 1996, 61 Fed. Reg. 41789.
2. May use appropriated funds to provide professional planning advice and consultation to congressional committees, the Administration and other federal agencies in the review of proposals to reopen Pennsylvania Avenue to vehicular traffic in front of the White House. Letter dated October 23, 2000 from House and Senate Appropriations Committees.

⁵ Bolling-Anacostia Complex is not subject to the Commission’s approval authority but rather submits project plans to the Commission for consultation and advice. P.L. 93-166 (Nov 29, 1973).

⁶ See footnote 4, previous page.

⁷ Commemorative Works are defined as any “statue, monument, sculpture, memorial, plaque, inscription, or other structure or landscape feature, including a garden or memorial grove, designed to perpetuate in a permanent manner the memory of an individual, group, event or other significant element of American history.” 40 U.S.C. § 8902(a)(1).

⁸ District of Columbia and Environs is defined as “those lands and properties administered by the National Park Service and the General Services Administration located in Areas I and II...” 40 U.S.C. § 8902(a)(3).

V. LAND TRANSFERS, SALES, LEASES

A. Transfers of Jurisdiction

Approve transfers of jurisdiction over properties within the District of Columbia owned by the United States or the District among or between federal and District authorities. 40 U.S.C. § 8124; D.C. Code § 10-111.

B. Park Land

Approve leases, for terms not exceeding five years, of land acquired for park, parkway or playground purposes pending their need for public uses. 40 U.S.C. § 8733; D.C. Code § 10-103.

C. Surplus District Land

Approve the sale of real estate owned in fee simple by the District of Columbia for municipal use that the District of Columbia Council and the Commission find to be no longer necessary for public purposes. 40 U.S.C. § 8734(a).⁹

D. Surplus Park Service Land

Approve the sale by the Secretary of the Interior of real estate held by the United States in the District of Columbia under the jurisdiction of the National Park Service that may be no longer needed for public purposes. 40 U.S.C. § 8735(a); D.C. Code § 10-804.

E. Exchange of District Land

Approve the exchange of District owned land, or part, thereof, for an abutting lot or parcel of land, or part thereof. 40 U.S.C. § 8734; D.C. Code § 10-901.

F. Acquisition of Land for Park, Parkway and Playground System (Capper-Cramton Act of May 29, 1930).

1. Purchase and/or accept donations of land for the construction of parkways on both sides of the Potomac River between Mt. Vernon (excluding the City of Alexandria) and Great Falls on the Virginia side, and between Fort Washington and Great Falls on the Maryland side with a bridge at or near Great Falls.

⁹ The Council of the District of Columbia has purported to amend 40 U.S.C. § 8734 in D.C. Code § 10-801 to remove the Commission from the surplus property disposal process. The authority of the Council to take that action is disputed by this Commission under the provisions of the Home Rule Act and is currently a matter in dispute between the Commission and the D.C. Government.

2. Approve the general development plans of the Maryland National Capital Park and Planning Commission for extensions of the Rock Creek and Anacostia Park systems.
3. Approve plans of the park authority of the State of Virginia for extensions of parkland in the valley of the tributaries into the Potomac River.

G. Airspace

1. Review proposals by the Mayor of the District of Columbia to lease airspace and give recommendations to the Zoning Commission as to whether to zone such airspace. D.C. Code § 10-1121.04.
2. Approve construction by the federal or District of Columbia governments of any structure within airspace in accordance with D.C. Code §§ 6-641.15 and 2-1004(a). D.C. Code § 10-1121.11.¹⁰

VI. STREET AND ALLEY CLOSINGS

1. Make recommendations to the Council on proposed closings of streets, roads, highways, and alleys, or parts thereof. D.C. Code § 9-202.02.¹¹
2. Agree, in conjunction with the Administrator of General Services and the Council to the closing of streets or alleys for purposes of constructing or altering a federal public building, which requires the utilization of contiguous squares. 40 U.S.C. § 3309(b).

VII. Redevelopment Act

1. Adopt the boundaries of urban renewal areas. D.C. Code § 6-301.05(b)(1).
2. Adopt urban renewal plans for urban renewal areas. D.C. Code § 6-301.05(b)(2).¹²
3. Certify to the District of Columbia Redevelopment Land Agency the urban renewal plans adopted by the Commission and approved by the Council. D.C. Code § 6-301.05(d).
4. Adopt modifications to urban renewal plans. D.C. Code § 6-301.11.

¹⁰ The provisions on leasing and construction over airspace do not apply to the area bounded on the north by G Streets Northeast and Northwest, on the south by G Streets Southeast and Southwest, on the east by 11th Streets Northeast and Southeast, and on the west by 3rd Streets Southeast and Northwest. D.C. Code § 10-1121.13.

¹¹ Exceptions to the requirement to refer alley closings to the Commission can be found at D.C. Code § 9-202.03.

¹² In performing these functions, the Commission should confer with Federal and District authorities and the District of Columbia Redevelopment Land Agency. D.C. Code § 6-301.05(c).

VIII. FOREIGN MISSIONS AND INTERNATIONAL CENTER

A. International Center Act

Approve plans showing the location, height, bulk, number of stories, and size of, and the provisions for open space and off street parking in and around buildings for foreign governments and international organizations on land sold or leased by the Secretary of State in the northwest section of the District of Columbia bounded by Connecticut Avenue, Van Ness Street, Reno Road and Tilden Street. Section 4 of P.L. 90-553 (October 8, 1968).

B. Foreign Missions Act

1. Review and comment on any proposed actions of the Zoning Commission concerning the location of chanceries. 22 U.S.C. § 4306(e).
2. Sit on the Board of Zoning Adjustment when it is performing functions regarding an application by a foreign mission with respect to the location, expansion, or replacement of a chancery. 22 U.S.C. § 4306(i)(2).¹³

IX. SPECIAL PROJECT AUTHORITY

A. Airports Authority

1. Provide views, along with the Advisory Council on Historic Preservation, to the Airports Authority prior to any major alterations to the exterior of the main terminal at Washington Dulles International Airport D.C. Code § 9-1008(d)(2)(A).¹⁴
2. Consult with the Airports Authority prior to any altering of the skyline of the Reagan Washington National Airport when viewed from the George Washington Parkway or the opposite shore. D.C. Code § 9-1008(d)(2)(B).¹⁵

¹³ Representation on the FMBZA is limited to the Executive Director. 22 U.S.C. § 4306(i)(2)(B).

¹⁴ Commission authority under the Planning Act does not otherwise apply to the Airports Authority. D.C. Code § 9-1008(d)(1).

¹⁵ The Airports Authority presents modifications to the Master plans for the airports to the Commission for advice and comments pursuant to a Memorandum of Understanding between the Commission and the Airports Authority. (Nov 2, 1988).

B. National Gallery of Art

Approve plans and specifications for additions to the National Gallery of Art to be constructed in an area bounded by Fourth Street, Pennsylvania Avenue, Third Street and North Mall Drive, N.W. 20 U.S.C. § 71a.

C. Red Cross

Approve the plans for any proposed building or improvement on the site of the District of Columbia Chapter of the American Red Cross. P.L. 100-637 (November 8, 1988).

D. Southeast Federal Center

Review any agreements entered into by GSA to ensure that redevelopment of the Southeast Federal Center is consistent with the objectives of the Legacy vision plan. Southeast Federal Center Public-Private Development Act of 2000, Public Law 106-407 (November 1, 2000).

X. TRANSPORTATION

A. Washington Metropolitan Area Transit Authority Compact

Consult with and comment to the Board of Directors of the Washington Metropolitan Area Transit Authority before the adoption, alteration, revision, or amendment to a mass transit plan for the Washington Metropolitan Area Transit Zone. D.C. Code § 9-1107.01.

B. Permanent System of Highways

Adopt, or alter and adopt, section of the plan for the extension of a permanent system of highways prepared by the Mayor. D.C. Code § 9-103.02.

C. Harbor Regulations

Approve harbor regulations made by the Council, which affect the interests and rights of the Commission. D.C. Code §22-4401.¹⁶

D. Parking Facilities

Make recommendations to the Mayor concerning the acquisition of areas for, or the establishment upon property not acquired under the authority of this subchapter, public parking facilities. D.C. Code § 50-2603.

¹⁶ Section 136 of the 1994 D.C. Appropriation requires that any changes to the use or configuration of the Municipal Fish Wharf be subject to the review and approval of the Commission in addition to its functions of approving urban renewal plan modifications.

E. Railroad Tracks and Sidings

Report to the Council on proposed construction of branch tracks or sidings of the Philadelphia, Baltimore and Washington Railroad Company. D.C. Code § 9-1203.03.

F. Whitehaven Parkway

Recommend approval by the Mayor of plats showing parcels of land to be transferred and dedicated to readjust the boundaries of Whitehaven Parkway. D.C. Code § 10-116.

XI. RECREATION

A. Recreation System

Designate properties to be utilized by the District of Columbia Recreation Board as suitable and desirable units of the District of Columbia recreational system. D.C. Code § 10-213.

B. Bathing Pools

Approve the location and construction in the District of Columbia of bathing pools or beaches by the Director of the National Park Service. D.C. Code § 10-163.

XII. MISCELLANEOUS

A. Shipstead-Luce

Consult with the Council in the preparation of plats defining the areas within which applications for building permits for the erection or alteration of buildings fronting on certain government property shall be submitted to the Commission of Fine Arts. D.C. Code § 6-611.02.

B. Old Georgetown Act

Aid the Mayor in making a survey of the “Old Georgetown” area. D.C. Code § 6-1204.

C. Incinerators

Approve the location of two sites, one in the southeastern section of the District of Columbia and one in Georgetown, for refuse incinerator. D.C. Code § 8-705.

D. Court Buildings

Approve the location of court buildings on portions of Judiciary Square or within the area bounded by 4th and 5th Streets, N.W. and D and G Streets, N.W. D.C. Code § 10-603.

E. Title Settlements

Approve settlements for the purpose of establishing and making clear the title of the United States in lands and water in, under, and adjacent to the Potomac River, the Anacostia River, or Eastern Branch, and Rock Creek. D.C. Code § 10-102.

F. Naval Observatory Precinct District

Review and report on special exception applications within the Naval Observatory Precinct District. D.C. Muni. Regs. 11-1533.

XIII. OTHER SIGNIFICANT LAWS WHICH EFFECT COMMISSION ACTIVITIES

A. Height of Buildings Act, D.C. Code §§ 6-601.01 *et. seq.*

B. National Environmental Protection Act, 42 U.S.C. § 4321 *et. seq.*¹⁷

C. National Historic Preservation Act, 16 U.S.C. § 470 *et. seq.*

D. Federal Highway Act of 1962, 23 U.S.C. § 134.

E. Shipstead-Luce Act, 40 U.S.C. § 8104.

¹⁷ The Commission adopted Environmental Policies and Procedures on September 13, 1979, amended December 3, 1981 and October 21, 1982.

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