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NATIONAL CAPITAL PLANNING COMMISSION
801 PENNSYLVANIA AVENUE, NW
WASHINGTON DC 20576

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COMMISSION TO CONSIDER FURTHER LIMITS ON MALL MEMORIALS

IN RECENT YEARS the Commission has grown increasingly concerned about overbuilding on the Mall and has taken several steps to respond to what it believes could be a flood of new museum and memorial proposals. The Commission's long-range plan for the Capital, *Extending the Legacy: Planning America's Capital for the 21st Century*, calls for new sites for museums,

memorials and other public buildings in an expanded Monumental Core reaching into other parts of the city. A

Commission task force, whose membership includes other federal groups, is also considering a protected zone on the Mall extending in two broad bands from the Capitol Reflecting Pool to the Potomac River and from Lafayette Park to the Jefferson Memorial. If the task force recommendations are adopted, it is possible that no new museums or memorials would be permitted in this special area.

From 1900 to 1990 an average of one new major memorial has been constructed in the traditional Core every year. If this pace continues, we would have more than 50 new memorials in the Monumental Core by 2050. Currently, nine new memorials have been approved or are under review. Legislation for several additional memorials is pending before Congress. Under the Legacy Plan, most of the memorials not yet authorized by Congress would be located off the Mall.

Related to its work on the Legacy Plan, the Commission task force is leading a joint effort with the National Capital Memorial Commission and the Commission of Fine Arts to define a protected zone within the Mall. This interagency group is close to delineating the proposed zone and the task force will soon present its recommendations to the full Commission.

The interagency group has been coordinating its effort with congressional staffs and expects to present its ideas for full public comment. When work on a proposal to limit Mall development is sufficiently advanced, the Commission and its partners may offer suggestions to Congress to amend the Commemorative Works Act to give any protected zone the force of law.

In addition, the Commission plans to undertake a Monuments, Memorials, and Museums Study to identify new sites for commemorative works and museums. The study will also include parameters for the size and additional features of memorials, such as museums and

visitor centers. Such a framework should help reduce the rancorous public debate that often accompanies each new proposal, and enable memorial and museum sponsors to readily identify potential sites.

Directing commemorative works away from the Mall and into all quadrants of the city will help economic revitalization in the District. Well-designed and strategically located museums and memorials can spark investment in stores, hotels, and office buildings and contribute to community renewal, much as the Navy Memorial has done in the Penn Quarter neighborhood.

The anticipated protected zone will affect only new memorial proposals for the Mall, not those already approved, such as the World War II Memorial. The recent controversy over that memorial, however, has highlighted the public's deep concern about overbuilding on the Mall and provides ample evidence to the Commission that we need fresh ideas about how and where America commemorates its national heroes and history.

THE NATIONAL MALL —
AMERICA'S CIVIC AND
CEREMONIAL HEART



DIRECTING COMMEMORATIVE WORKS AWAY FROM THE MALL AND INTO ALL QUADRANTS OF THE CITY WILL HELP ECONOMIC REVITALIZATION IN THE DISTRICT.

INTERNATIONAL CENTER PREPARES FOR MORE DIPLOMATS

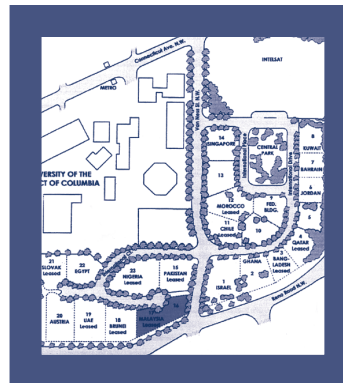
A MINI BUILDING

boom is about to get under way at Washington's International Center, the 47-acre campus in Northwest Washington that is home to a growing number of foreign diplomatic missions. Located between Connecticut Avenue and Reno Road, and bisected by Van Ness Street, the park-like enclave includes 21 construction lots and is currently home to 8 chanceries, with 8 more in the design stage.

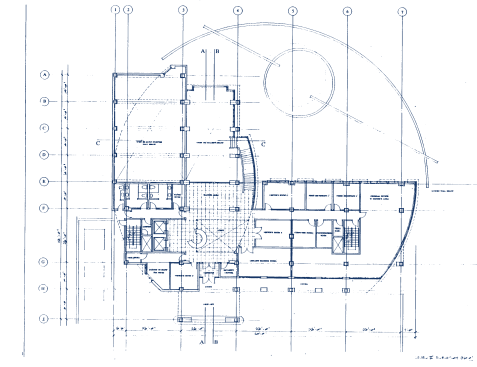
Washington is one of the world's most important diplomatic centers and the Commission, working with the Department of State, helps foreign missions and international organizations function efficiently in the Nation's Capital. The Commission helps identify locations for chanceries that reflect the prestige of their diplomatic role, as well as contribute to the urban design of the National Capital. Established in 1968, the International Center is a convenient and attractive location where foreign countries can build their chanceries. (Chanceries are diplomatic offices, as distinct from diplomatic residences.)

The Commission reviews plans for all development in the International Center and in the past year has approved building proposals from Brunei, Ethiopia, Malaysia, United Arab Emirates, and most recently Bangladesh. The diplomatic missions in the International Center reflect the traditional architecture of their home countries. The eclectic designs range from the Middle Eastern arabesque of the United Arab Emirates to the indigenous sandstone "round houses" of Ethiopia and the traditional covered porches of Malay palaces. The International Center showcases some of the world's great design traditions as interpreted by leading international architects.

The Commission administers the Development Controls that regulate design and planning in the International Center. During the past year the Commission amended the regulations to permit expanded employee parking at the chanceries. Previously, parking had been restricted in the expectation that foreign mission staffs would make greater use of public transit to commute to the center. However, the long and irregular hours diplomatic staff work precluded their reliance on public transportation, and chancery parking was spilling into surrounding residential streets. Permitting more underground chancery parking will ease competition for the limited parking spaces in adjacent neighborhoods.



INTERNATIONAL CENTER



SINGAPORE CHANCERY

Courtesy of RTKL Associates

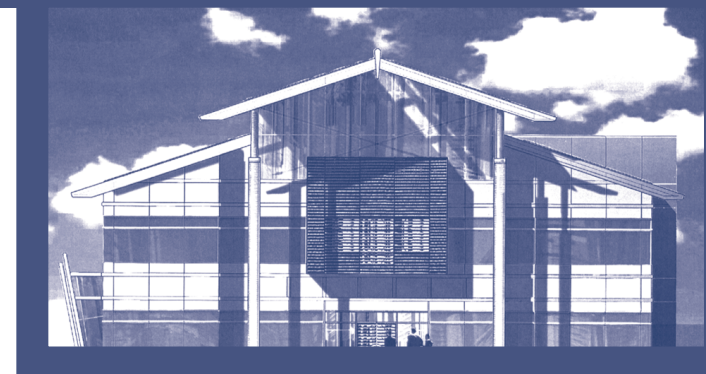


Courtesy of RTKL Associates

A "GARDEN CITY" THEME DISTINGUISHES THE SINGAPORE CHANCERY.

After nearly five years with no construction at the center, 1998 will bring a flurry of activity. No fewer than seven new chanceries are scheduled to start construction during the year and most will take 14 to 21 months to complete.

The number of diplomatic missions in the capital has grown dramatically in recent years. In 1950 Washington was home to 71 foreign missions; today that number is 172. Only a few more construction sites remain for future chanceries at the International Center and the Commission is talking with State Department officials about identifying new chancery locations elsewhere in the city.



BRUNEI WILL DISPLAY ITS ARCHITECTURAL HERITAGE AT THE INTERNATIONAL CENTER.

Courtesy of RTKL Associates

PROCEEDINGS

This issue of the Quarterly summarizes actions taken at the Commission meetings on January 8, February 5, and March 5, 1998. Additional information on individual projects may be obtained by contacting National Capital Planning Commission, 801 Pennsylvania Avenue, NW, Washington, D.C. 20576 or by calling (202) 482-7200.

A NEW VISITOR ENTRANCE AT ARLINGTON NATIONAL CEMETERY WILL EASE TRAFFIC CONGESTION.

Courtesy of Rhoadside & Hartwell

NATIONAL HARBOR

*Prince George's County, Maryland
1/8/98*

The Commission amended its agreement with the developer for the proposed National Harbor project, which is located on 537 acres on the banks of the Potomac River near the foot of the Woodrow Wilson Bridge in Prince George's County. Amendments to the Memorandum of Understanding (MOU) permit greater flexibility in the provision of green areas, the alignment of hiker/biker trails along the waterfront, and shoreline stabilization.



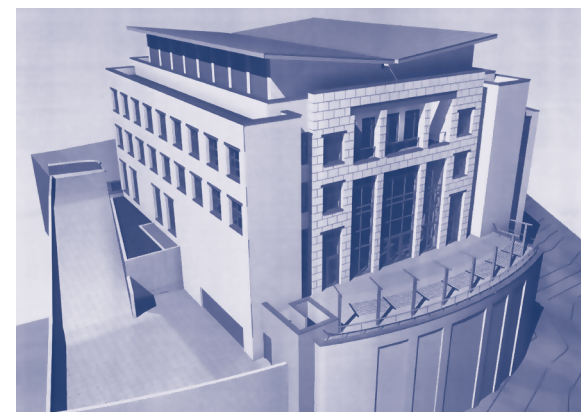
NATIONAL HARBOR IS ENVISIONED AS A RIVERFRONT ENTERTAINMENT COMPLEX WITH SHOPS, BOARDWALKS, HOTELS, AND RESTAURANTS.

Courtesy of the Peterson Companies

The three-story building is distinguished by a shallow, V-shaped inverted gable roof, a reference to the national symbol of Bangladesh — the water lily. The gable also serves to channel rainwater from the roof to a pool below at the chancery's entrance, further emphasizing the Bangladesh river delta theme of the building.

Building materials include light-colored brick and masonry blocks, and exposed concrete or natural stone will highlight the central portions of the front and rear facades. An interior parking garage will accommodate 36 vehicles. While several mature trees will be retained, most of the smaller existing plantings on the site will be replaced with new landscaping. The building will house a total of 36 employees and include a small apartment for a resident guard.

Because of the steep slope of the site, a 35-foot-high wall will shield the parking levels on the building facade fronting Reno Road. An architectural grille and plantings of vines and shrubbery will soften the appearance of this high wall.



THE ROOFLINE OF THE BANGLADESH CHANCERY IS SYMBOLIC OF THE RIVER DELTAS OF SOUTH ASIA.

Courtesy of KCF/SHG Incorporated

ZONING AMENDMENTS FOR SOLID WASTE HANDLING FACILITIES

*Washington, D.C.
2/5/98*

In a report to the District of Columbia Zoning Commission, the Commission commented on proposed zoning amendments regulating solid waste facilities in the city and their effect on the federal interest. The Commission urged the Zoning Commission to provide immediate protection to homes and businesses adjacent to these waste facilities by

strengthening the proposed regulations and developing a long-term plan to locate these trash stations on specific sites within the city's industrial areas.

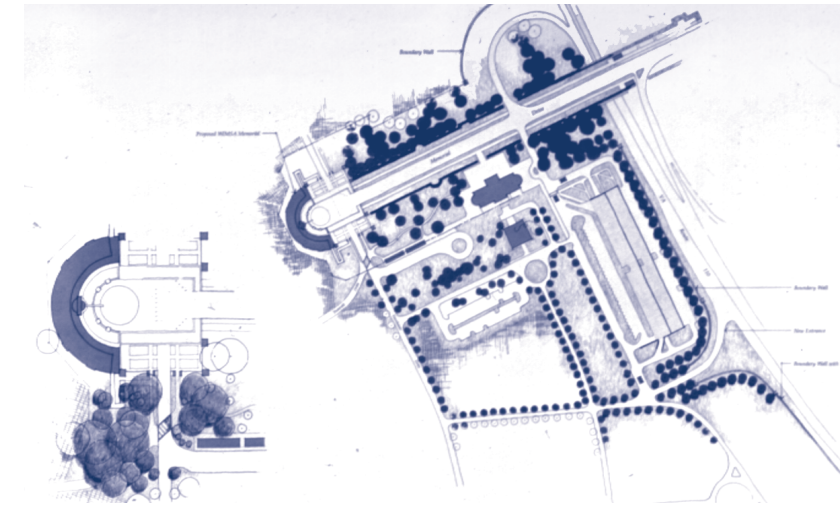


OPEN TRASH HANDLING STATIONS CAN MAR THE BEAUTY OF THE NATIONAL CAPITAL.

The regulation of trash facilities is a sensitive issue in the Washington area. Until 1993, the District government was responsible for collecting and disposing all of the city's solid waste. However, as the city's facilities became less able to

accommodate disposal demands, private haulers were required to carry solid waste loads directly to the Lorton landfill in Fairfax County. By establishing trash transfer stations in abandoned warehouses and vacant lots, haulers were able to reduce their travel costs while maintaining the amount of trash they could collect each day. However, some of these facilities became unsightly and soon created environmental and other problems.

In its previous reviews of this issue in September 1997 and January 1998, the Commission expressed its belief that the aesthetic, environmental, and health effects of existing waste handling facilities were so severe that they should be prohibited until District regulations were strengthened to meet state-of-the-art specifications. In response to those reviews, the Zoning Commission revised its proposed amendments and the Commission considered them at its February 1998 meeting. The Commission recommended that, as an interim step, the Zoning Commission establish a minimum 500-foot buffer between any solid waste handling facility and adjacent non-industrial property.



For the long term, the Commission requested the District's Department of Public Works to prepare without delay a comprehensive waste management plan and use it as a guide in further amending zoning regulations.

ARLINGTON NATIONAL CEMETERY

*Arlington, Virginia
3/5/98*

The Commission approved the Department of the Army's revised master plan that will guide development at Arlington National Cemetery for the next 20 years. The cemetery is quickly running out of burial space and a principal objective of the master plan is to extend its life for as long as possible. There are potentially 63,500 to 70,000 vacant burial sites at the cemetery. With more than 2,200 interments annually, cemetery officials estimate that all existing burial sites will be occupied by 2025. Among the master plan strategies to provide burial sites for as long as possible are:

- reduce the size of in-ground burial plots for cremated remains;
- consider eliminating the policy that permits eligible family members to reserve adjoining grave sites;
- develop additional grave sites in the "Old Warehouse" and Section 29 areas;
- expand the columbarium to increase capacity to receive cremated remains;
- relocate underground utilities from burial areas to roadways.

The master plan retains the current eligibility requirements for burial at the cemetery, but recommends that they be re-evaluated at regular intervals.

The Commission approved all of the cemetery expansion plans except for the proposal to provide additional burial plots on an eight-acre site near Arlington House, the mansion where Robert E. Lee once lived. National Park Service experts have found historic woods and evidence of an artifact dump in this area, which the Commission agreed should be left undisturbed.

Arlington Cemetery is not only the nation's premier military burial ground, but also an important visitor and tourist destination. More than four million people visit the cemetery each year and the master plan outlines a program to upgrade infrastructure and improve traffic circulation. Most notably, the plan proposes a new visitor car entrance from southbound Route 110. The existing entrance on Memorial Drive, which is now the scene of frequent traffic back-ups, will be closed to incoming traffic and visitors will be directed to the ramp leading from the Drive to Route 110. Funeral and ceremonial processions will continue to enter the cemetery through the Memorial Gates on Memorial Drive.

NATIONAL AIR AND SPACE MUSEUM DULLES CENTER

Washington Dulles International Airport
3/5/98

In approving preliminary and final site and building plans for the National Air and Space Museum Dulles Center at Washington Dulles International Airport, the Commission endorsed a major expansion of one of the nation's most popular tourist attractions. The Smithsonian Institution's National Air and Space Museum on the Mall cannot display the larger aircraft, which must be flown to their exhibit site. At the new Dulles Air and Space Center, an aircraft taxiway will directly connect the museum to a Dulles runway.



THE DESIGN OF THE NATIONAL AIR AND SPACE MUSEUM AT DULLES AIRPORT IS A STRONG ARCHITECTURAL RESPONSE TO THE VAST SCALE OF THE PROJECT.

Courtesy of Hellmuth, Obata and Kassabaum, P.C.

The museum will be built on the southeastern corner of Dulles airport, about three miles south of the main terminal near the intersection of U.S. Route 50 and Virginia Route 28. The main building will include an entry wing, a central hangar-like main exhibit area, and a wing for restoration, storage, and additional exhibition space. With a footprint of 703,000 square feet, the building is vast. For comparison, the entire Air and Space Museum on the Mall would fit within the central hangar of the Dulles Center. Visitors can move through the exhibition hangar on a bridge that offers an overview of the enormous space — 790 by 250 feet and 102 feet high.

The entry wing of the Dulles Center will feature a three-story circular theater and a 140-foot observation tower. On the theater roof, a glass-walled restaurant will overlook the airport, and the observation tower will include an air traffic display room and observation deck. The center will employ about 180 people and will welcome up to 3.5 million visitors each year.

A new road will connect the Air and Space Center to Route 28 about three-quarters of a mile away. In its review, the Commission noted that tourists can visit most Washington attractions without a car and urged the Smithsonian Institution to ensure public transit access.

PENNSYLVANIA AVENUE PLAN AMENDMENTS

Washington, D.C.
2/5/98

The Commission supported amendments to the Pennsylvania Avenue Plan and the Square 406 Guidelines proposed by the General Services Administration. These amendments, which relate to historic preservation requirements and minor address corrections, were in preparation for the public sale of the northern third of Square 406.

Square 406 is bounded by 8th, 9th, E, and F Streets, NW. The Old Patent Office (housing the National Portrait Gallery and National Museum of American Art) is immediately to the north, and the Tariff Building is immediately to the east. Currently, the northern portion of the Square contains a group of late nineteenth-century commercial buildings; the southern portion is a surface parking lot. The historic buildings will be rehabilitated for residential, office, and arts-related uses.

Thanks to the work of the Pennsylvania Avenue Development Corporation, "America's Main Street" is now a fitting stage for Inaugural parades, cultural activities, and festivals. The new Penn Quarter neighborhood associated with the avenue's renewal is alive with shops,



theaters, restaurants, and art galleries. When the Corporation was dissolved in 1996, the Commission, along with the General Services Administration and the National Park Service, became responsible for overseeing the continued revitalization of this downtown area. The Commission reviews development projects in the Pennsylvania Avenue Area and ensures that they conform to the Pennsylvania Avenue Plan.

The Commission is working with GSA to ensure that development of this exciting new neighborhood continues to flourish.

FEDERAL TRIANGLE SECURITY DESIGN GUIDELINES

Washington, D.C.
2/5/98

The Commission approved the General Services Administration's design guidelines for physical perimeter and entrance security in the Federal Triangle, located between Pennsylvania and Constitution Avenues and 6th and 15th Streets, NW. The action results from the Commission's October 1996 consideration of proposed security barriers at the Main Justice Building. At that time the Commission expressed concern about the lack of a unified design for security improvements in the Federal Triangle and asked GSA to lead a task force of federal and District of Columbia agencies in preparing unified design guidelines.

A RESTORED LEDROIT BUILDING IN SQUARE 406 WILL CONTRIBUTE TO THE PENNSYLVANIA QUARTER NEIGHBORHOOD.
Courtesy of the D.C. State Preservation Office

In the wake of the 1995 Oklahoma City bombing, the federal government has closely examined technical security requirements for federal buildings, but has given less attention to their urban design implications. Orange traffic cones and concrete planters continue to proliferate. As a result of the Commission's 1996 request, GSA convened a "charrette" (an intensive urban design study) to develop guidelines that ensure optimum security while providing pedestrian-friendly access in the Federal Triangle. Key federal agencies and a panel of distinguished private-sector professionals participated in the charrette.

The resulting draft guidelines direct design of security-related streetscape elements, architecture, and landscaping and establish a hierarchy of security zones that meets the anticipated threat to public spaces and buildings within the Triangle on a case-by-case basis. The guidelines do not identify specific physical design solutions, but do provide a framework for a coordinated treatment of one of the most significant urban spaces in the city. GSA expects to sponsor design competitions when implementing portions of the security plan.

U.S. FOOD AND DRUG ADMINISTRATION

College Park, Maryland
3/5/98

The Commission approved most components of the final site and building plans for the consolidation of the Food and Drug Administration's Center for Veterinary Medicine and its Center for Food Safety and Applied Nutrition in Prince George's County, Maryland. The consolidation brings together FDA activities currently housed in several locations in the District of Columbia and Beltsville and Rockville, Maryland. In mandating the consolidation,

THE FOOD AND DRUG ADMINISTRATION'S NEW BUILDING NEAR THE COLLEGE PARK METRO STATION WILL SPUR DEVELOPMENT OF A NEW TRANSIT-ORIENTED BUSINESS DISTRICT.

Courtesy of Kallmann McKinnell & Wood Architects, Inc.



Congress directed that the new FDA facilities be divided between Montgomery and Prince George's Counties. The Montgomery County portion of the consolidation is the larger project and houses drug-related research and the FDA headquarters in White Oak. The Commission has reviewed that proposal separately.

The Veterinary Medicine and Food Safety Centers will be located in a four-story building at the intersection of Paint Branch Parkway, River Road and 51st Avenue. The 13.5-acre site is adjacent to the College Park Metrorail station. The building will be the first new construction in College Park's business and research district.

The 350,000 gross-square-foot building will house 952 FDA employees and include an auditorium, offices, and laboratory space. Building wings will form a triangular atrium and an outdoor courtyard will be framed by

the building on three sides and open to the south. The building's main entrance will face west, toward the Metro, and a detached one-story food pavilion will be located beside the entrance. The existing parking lot will be reconfigured to provide 575 spaces.

In its approval, the Commission requested the General Services Administration and the FDA to re-design the landscape plan to provide better connections between pedestrian paths and sidewalks, and to improve the space between the food pavilion and the main building. The Commission also requested several changes to the building design including the entrance area, and the south ends of the east and west wings. The Commission noted that throughout the design process, GSA and FDA have consulted extensively with city, county, and state authorities, leading to design solutions that respond to many local concerns.

INTERAGENCY INITIATIVE FOR NATIONAL MALL ROAD IMPROVEMENT PROGRAM — MODIFICATIONS TO STREETSCAPE MANUAL.

The Commission approved guidelines for the installation of streetscape security design elements for roadways in the vicinity of the Mall. (2/5/98)

NATIONAL INSTITUTES OF HEALTH, BETHESDA, MONTGOMERY COUNTY, MARYLAND — BUILDING 37 MODERNIZATION. The Commission approved the preliminary site and building plans for the Modernization Program for Building 37 at NIH, with the request that NIH consider minor design changes. (3/5/98)

DELEGATED ACTIONS OF THE EXECUTIVE DIRECTOR

On behalf of the Commission, the Executive Director approved:

- preliminary and final site and building plans for the Building 400 Addition, at the **Anacostia Naval Annex**, Bolling/Anacostia Tract, Washington, D.C. (1/28/98)
- preliminary and final site and building plans for building and site improvements at the **Dolly Madison/Cosmos/Tayloe Complex**, Lafayette Park, Madison Place, and H Street, NW, Washington, D.C. (2/25/98)
- preliminary and final site and building plans for the American Alligator Exhibit at the Reptile House, **National Zoological Park**, Washington, D.C. (2/25/98)
- preliminary and final site and building plans for the addition to Building 106 (1/28/98) and for the addition to Building 18 (2/25/98) at the **Naval Surface Warfare Center**, Carderock Division, Montgomery County, Maryland.
- preliminary and final site and building plans for the secure material storage facility and the close quarters tactical range at the **James J. Rowley Training Center**, Beltsville, Prince George's County, Maryland. (12/22/97)
- final site and building plans for the **Spencerville Main Post Office**, Spencerville and Peach Orchard Roads, Montgomery County, Maryland. (2/25/98)
- preliminary and final site development plans for exterior lighting expansion and improvements at the **U.S. National Arboretum**, located at New York Avenue and Bladensburg Road, NE. (1/28/98)

THE EXECUTIVE DIRECTOR REVIEWED THE FOLLOWING ZONING PROPOSALS AND CONCLUDED THAT THERE ARE NO FEDERAL INTERESTS IN THESE CASES:

Zoning Commission Case 97-2, relating to the special exception process for additions to single-family dwellings. The purpose of the change is to give a legal basis to applicants who want to make reasonable additions to their homes but who cannot meet the strict tests associated with obtaining a variance from the Board of Zoning Adjustment. (12/19/97)

Zoning Commission Case Z.C. 97-9C, a zoning change from C-2-R to CR for a consolidated Planned Unit Development in Square 51 (lot 76) at 2200 M Street, NW. An 11-story, mixed-use building is proposed for the site, which is now used as a surface parking lot. (12/19/97)

Amendment to provide zoning controls for land in the Southwest Urban Renewal Area, Subarea C (south of the Southwest Freeway, between Maine Avenue, P, and 3rd Streets, SW). This subarea is the last remaining unzoned parcel within the former Urban Renewal Area and this amendment is the final phase in converting the land use controls in Southwest from urban renewal controls to zoning. The new zoning makes the existing buildings conforming in bulk, density, and height. (3/5/98)

COMMISSION NOTES

Dan Lee, a computer specialist on the Commission's Technology Development and Applications Team, was recognized as NCPC's 1997 Outstanding Employee of the Year. In making the award, the Commission noted that Mr. Lee has played a critical role in modernizing NCPC's information infrastructure and that his highly professional dedication has significantly contributed to the success of the agency's mission. The Commission extends best wishes to two other valued employees who resigned during the first quarter of the year: **Mary Fitch**, formerly Deputy Director of Long-Range Planning; and **David Julyan** formerly Director of Intergovernmental Planning and Public Affairs.

OTHER COMMISSION ACTIONS

ARLINGTON NATIONAL CEMETERY, ARLINGTON COUNTY, VIRGINIA — LAND DEVELOPMENT 90. The Commission approved the preliminary and final site development plans for Land Development 90. (3/5/98)

BOLLING AIR FORCE BASE, WASHINGTON, D.C. — REVISED MASTER PLAN. The Commission commented favorably on the revised master plan for Bolling Air Force Base. (1/8/98)

CHELtenham MAIN POST OFFICE, U.S. ROUTE 301 AT CHERRY TREE CROSSING ROAD, PRINCE GEORGE'S COUNTY, MARYLAND. The Commission approved the location and program of the Main Post Office. (2/5/98)

CLARKSBURG MAIN POST OFFICE GATEWAY CENTER DRIVE AND SHAWNEE LANE, MONTGOMERY COUNTY, MARYLAND. The Commission approved the preliminary site and building plans for the Clarksburg Main Post Office. (1/8/98)

DALECARLIA RESERVATION, 5900 MACARTHUR BOULEVARD, NW — PARKING LOT FOR SIBLEY MEMORIAL HOSPITAL. The Commission approved the preliminary and final site plans for expansion of parking on a portion of the Dalecarlia Reservoir Reservation for use by Sibley Memorial Hospital. (3/5/98)

FOURTEENTH STREET URBAN RENEWAL AREA — URBAN RENEWAL PLAN MODIFICATION. The Commission adopted off-street parking modifications to the urban renewal plan to facilitate the development of Parcel 39 at 14th and Irving Streets, NW. (3/5/98)

INSTALLATION OF EXTERIOR SECURITY CAMERAS AT SEVERAL FEDERAL BUILDINGS IN DOWNTOWN WASHINGTON, D.C. The Commission approved the preliminary and final site plans for security surveillance cameras, for a period not to exceed five years, at various federal buildings in the Central Area of the District of Columbia, with the request that GSA consider a future retrofit with a smaller camera. (3/5/98)

NCPC QUARTERLY
Winter Quarter 1998
January 8, February 5, March 5, 1998

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