

OCTOBER NOVEMBER DECEMBER
FALL 2000

QUARTERLY

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JOINT TASK FORCE INVITES PUBLIC COMMENT ON DRAFT MEMORIALS AND MUSEUMS MASTER PLAN

THE JOINT TASK FORCE ON MEMORIALS has released a draft master plan that will change the way future memorials and museums are located and developed in the Nation's Capital. The master plan is the result of a two-year collaborative effort to preserve the historic open space of Washington's Monumental Core while identifying sites throughout the city for new cultural and commemorative facilities. The Joint Task Force includes members of the three federal review bodies that oversee the siting and design of new memorials—the National Capital Planning Commission, the Commission of Fine Arts, and the National Capital Memorial Commission. Members of the public are encouraged to comment on the draft plan by January 31, 2001.

The draft master plan identifies 102 sites for future memorials or museums and provides general guidelines for where and how these facilities should be developed, as well as siting criteria and implementation strategies. The draft also includes inventories of existing memorials and museums, and a forecast of future requirements. A central feature of the master plan is an urban design framework that is based on historic planning influences, urban design principles, and current planning and development initiatives. The plan also includes the policies that will guide federal agencies in their review of future commemorative works and museums.

THE MASTER PLAN'S URBAN DESIGN FRAMEWORK IS COMPOSED OF SEVERAL PRINCIPAL ELEMENTS:

- A **Waterfront Crescent** incorporates public lands and open spaces along the Potomac and Anacostia Rivers including West Potomac Park, the Southeast Federal Center, the Washington Navy Yard, and Old Anacostia. These sites have spectacular water views as well as potentially strong visual connections to the U.S. Capitol, the Washington Monument, and other major landmarks.
- **Monumental Corridors** are the broad streets and avenues that were part of the original L'Enfant City and that together with squares, circles, and triangles form an internal network of urban spaces with strong commemorative possibilities. Among the most important are North, South, and East Capitol Streets; Maryland and Pennsylvania Avenues; and 16th Street, NW.
- Three **Commemorative Focus Areas** mark the intersections of the Waterfront Crescent and major streets and corridors, such as the juncture of South Capitol Street and the Anacostia River. These areas are sufficiently large and prominent to accommodate memorials and museums of national significance.
- In addition to these three major elements, the plan also contains a number of **Special Sites**—some in neighborhoods, others near parks and other scenic areas—that will help to distribute the city's vast historic and cultural resources beyond the traditional tourist routes.

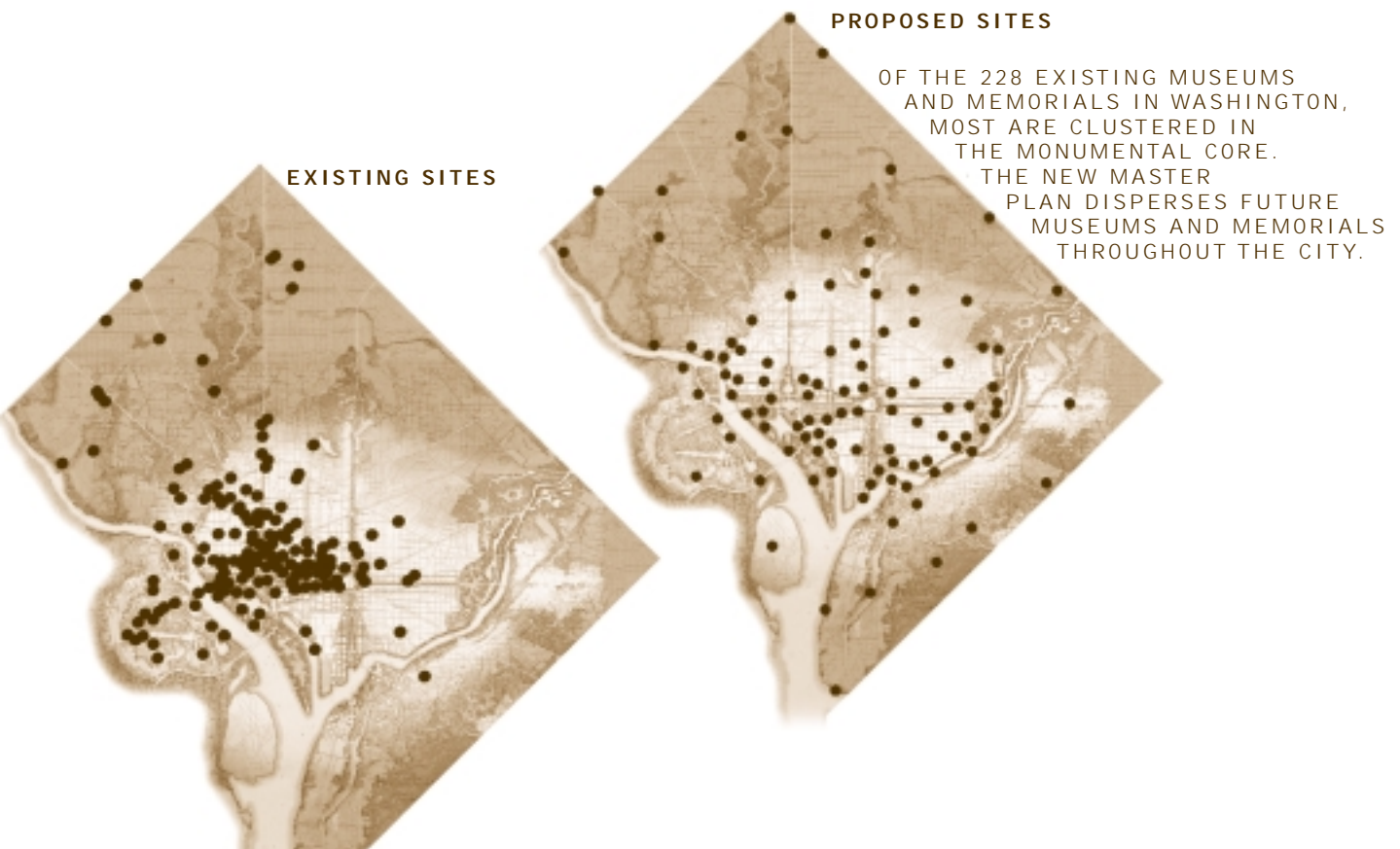
The master plan advances the vision for Washington's Monumental Core as expressed in *Extending the Legacy: Planning America's Capital for the 21st Century*, a long-range framework released by NCPC in 1997. It also builds on the Commemorative Zone Policy adopted by the three review commissions in January 2000 that directs future memorials away from the National Mall and into areas beyond the traditional Core.

THE PROPOSED MASTER PLAN ENSURES THAT FUTURE GENERATIONS OF AMERICANS WILL HAVE A SUFFICIENT SUPPLY OF PREEMINENT SITES FOR THE MUSEUMS AND MEMORIALS THAT THEY WILL WANT TO BUILD

A team of nationally recognized planning and design professionals has assisted in offering creative approaches to the master plan. In addition, the Joint Task Force has consulted with the District of Columbia government and local community and professional groups in the preparation of the plan. A public meeting was held on January 11 to hear public testimony on the draft plan.

The proposed master plan ensures that future generations of Americans will have a sufficient supply of preeminent sites for the museums and memorials that they will want to build, and seeks to establish public consensus on locations that are appropriate for these national civic spaces.

Copies of the plan may be obtained from the NCPC offices and comments may be directed to Ronald Wilson, Director of Long-Range Planning; telephone 202-482-7200; fax 202-482-7272; or e-mail info@ncpc.gov. More information on the plan is posted on the Commission's website: www.ncpc.gov.



PROCEEDINGS



COLUMNS SALVAGED FROM A RENOVATION OF THE U.S. CAPITOL ARE A DISTINGUISHING LANDMARK AT THE NATIONAL ARBORETUM

Photo by Paul Jutton

This issue of the Quarterly summarizes actions taken at the Commission meetings on October 5, November 2, and December 14, 2000. Additional information on individual projects may be obtained by contacting the National Capital Planning Commission, 401 9th Street, NW, North Lobby, Suite 500, Washington, D.C. 20576 or by calling 202-482-7200. Visit www.ncpc.gov for more news about Commission activities.

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U.S. NATIONAL ARBORETUM

Washington, D.C.

November 2, 2000

The U.S. National Arboretum, located on New York Avenue and Bladensburg Road in Northeast D.C., opened to the public in 1959. After more than forty years of operation, during which the Arboretum has developed a fine research program in ornamental horticulture and plant exhibits, growing numbers of visitors have stretched the Arboretum's capacity. To meet this challenge, the Arboretum translated its strategic plan for the 21st century into a revised master plan, which was approved by the Commission at its meeting on November 2, 2000.

The Arboretum's revised master plan includes numerous recommendations to help guide the facility's operation and development, including the provision of a new main entrance off of Bladensburg Road and the construction of a new visitor center. Limiting vehicular access and improving pedestrian trail systems should facilitate the visitor experience at the Arboretum.

In addition to providing a setting for research and education, the Arboretum offers 446 acres of parkland that tourists and local residents treasure. Maintaining its open meadows, vistas, and large-scale landscapes and improving its gardens and collections are integral to the Arboretum's future vision.

Already a well-established research institution, the Arboretum will continue to elevate its research efforts and adapt its programs accordingly. Educating the public about tree and plant life is one of the Arboretum's central objectives and will be improved with the addition of educational programs and facilities.

In its approval of the revised master plan, the Commission made several comments for inclusion in the required five-year update of the master plan and the further development of improvement projects at the Arboretum. The Commission required that: the Maryland Avenue entrance be retained as a symbolic gateway; New York Avenue should not be precluded as a future entrance; and the new main entrance at Bladensburg Road should be coordinated to ensure compliance with federal plans and regulations. The Commission also asked that specific connections be identified to link the Arboretum with pedestrian pathways and bike and water trails in Anacostia River Park.

WORLD WAR II MEMORIAL ANCILLARY ELEMENTS

Washington, D.C.

December 14, 2000

At a special meeting on September 21, 2000, the Commission approved the final design plans for the World War II Memorial, but the memorial's ancillary elements were deferred from consideration so that the National Park Service could furnish additional information. These elements, which include the roadway, contemplative area, information station, and comfort station, are not actually part of the memorial plaza, but are related elements that will enhance the overall visitor experience for this and other memorials in the immediate vicinity.

At its meeting on December 14, 2000, the Commission approved the final site and building plans for the ancillary elements of the World War II Memorial. The approved elements include the following:

■ Access Road

A new road, which will be accessed from 17th Street and provide one-way entry to westbound Independence Avenue, will accommodate handicapped van parking and tour bus drop-off. Five handicapped parking spaces, two bicycle racks, a circular plaza, and a bus drop-off area will be placed along the north side of this road.

■ Ranger Station (Information Pavilion)

The ranger station—finished with the same granite used for the memorial—will be located on the north side of the new access road and will connect to a small plaza that receives passengers disembarking from tour buses. Visitors can receive information from park rangers and will have access to four exterior touch-screen stations that contain a digital database with the World War II Roll Call of Honor.

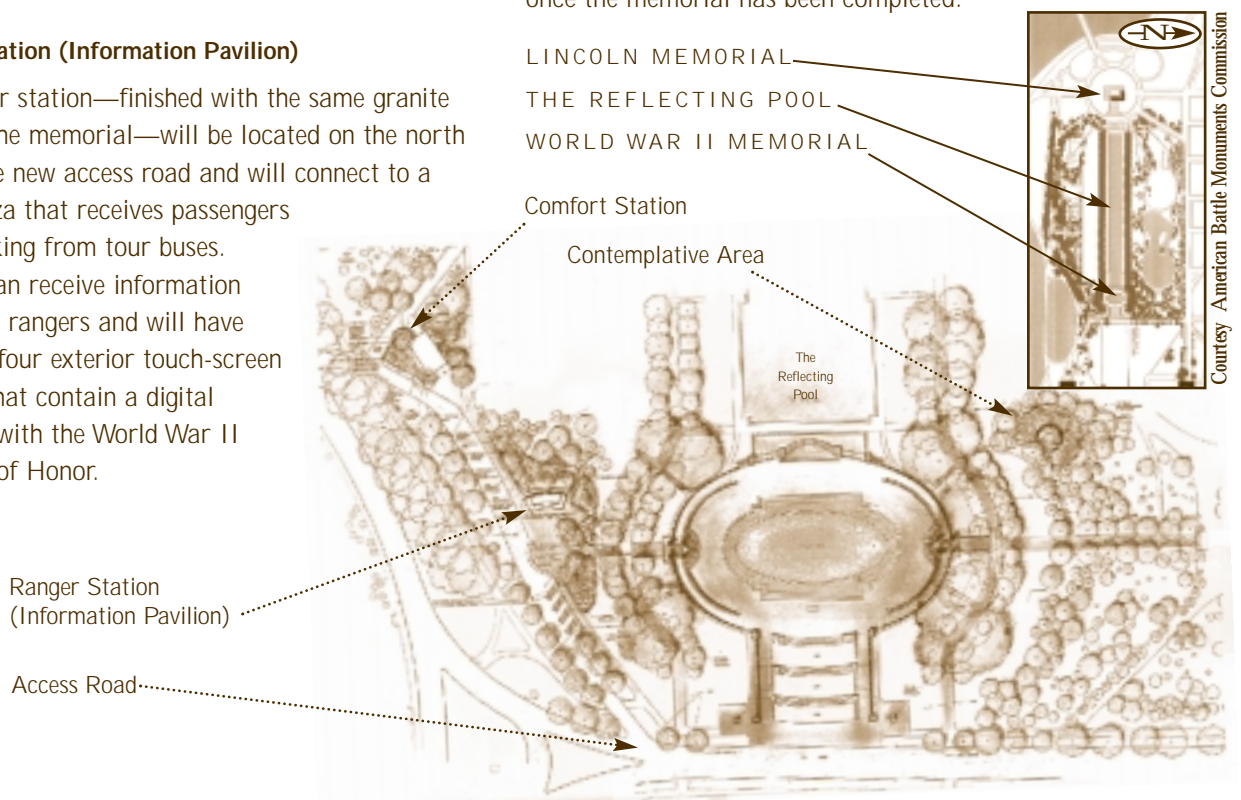
■ Comfort Station

This comfort station will replace the existing one in West Potomac Park. It is intended to serve not only the World War II Memorial, but other memorials as well, including the Korean and Vietnam Veterans Memorials. Finished with the same granite as that of the World War II Memorial, the comfort station will contain restroom facilities, an engineer's office, equipment storage, and mechanical equipment for the Reflecting Pool and reconstructed Rainbow Pool. This facility should consolidate several support activities and preclude the proliferation of many smaller structures in the larger park setting.

■ Contemplative Area

This small area, located in the northwest corner of the site, will provide views to the WWII Memorial and to the lake in Constitution Gardens. The landscaped area will be a place for rest and reflection and should provide a transition between the memorial and the larger environs of Constitution Gardens.

The Commission has determined that, when viewing these structures in the context of the larger environment of West Potomac Park and Constitution Gardens, they will have a minimal impact on the sense of openness that characterizes the area. The purpose in building these structures in conjunction with the memorial is to preclude the need for adding elements once the memorial has been completed.



THE PENTAGON

Arlington, Virginia

October 5, 2000

The Commission approved the Department of Defense's master plan modification and design concept for the relocation of the Pentagon's Metro Entrance Facility. These proposals would increase security against explosives and other threats to the building and its occupants.

The plan features a new entrance with security facilities and a visitor's center that would be constructed outside the perimeter of the building. The elevator and escalators that now serve as direct entrances to the Pentagon Building from the Metrorail station would be eliminated. The modification also includes a proposal to increase protection from unsecured vehicles by relocating the existing bus loop to a distance of 280 feet from the building—a significant increase from its current distance of 30 feet. Park-like landscaping and covered walkways would be developed between the bus terminal, the Metrorail, and the Pentagon entrances.

In its evaluation of the project, the Commission agreed that the modification would address security concerns at the Pentagon Building, complement the existing structure, and would not contribute to increased bus traffic on surrounding roadways. The Commission asked that the Department of Defense consider refining several aspects of the plan during the preliminary design phase. These suggestions included making the canopy system more protective of pedestrians during inclement weather; enlarging the pedestrian plaza to ease circulation; and providing more visual interest in the area, possibly through public art.



THE NEW DRUG EVALUATION CENTER WILL SET THE DESIGN STANDARD FOR FUTURE LABORATORY BUILDINGS AT WHITE OAK.

Courtesy The Kling-Lindquist Partnership, Inc.

U.S. FOOD & DRUG ADMINISTRATION CONSOLIDATION

White Oak, Maryland

December 14, 2000

Following up on the Commission's 1997 approval of a master plan to consolidate the Food and Drug Administration's (FDA's) campus onto the former Naval Surface Warfare Center site in White Oak, Maryland, the Commission approved preliminary site and building plans for the first building at the consolidation site. The building will house laboratories and offices for up to 160 employees from the Center for Drug Evaluation and Research (CDER). Because this will be the first building at the White Oak site, some of the existing buildings will be used to provide necessary on-site services, such as a cafeteria and meeting space for employees of CDER.

The FDA site will encompass 130 acres of the much larger White Oak Installation. One of two remaining historic buildings—dating from 1945—will form the foreground views of the new campus off of New Hampshire Avenue. Most of the new FDA buildings will radiate outward, behind that historic building, forming an asymmetrical east-west courtyard. The existing golf course in front of the site along New Hampshire Avenue will continue to be operated by Montgomery County. Vehicular circulation within the site will take place around the perimeter of the project; pedestrian-oriented courtyards will provide pedestrian accessibility between buildings; and parking for the project will be located around the exterior of the campus.

THE PENTAGON METRO RENOVATION AND RELOCATION PROJECT WILL IMPROVE COMMUTER FACILITIES WHILE PROVIDING NECESSARY SECURITY

Courtesy Department of the Army



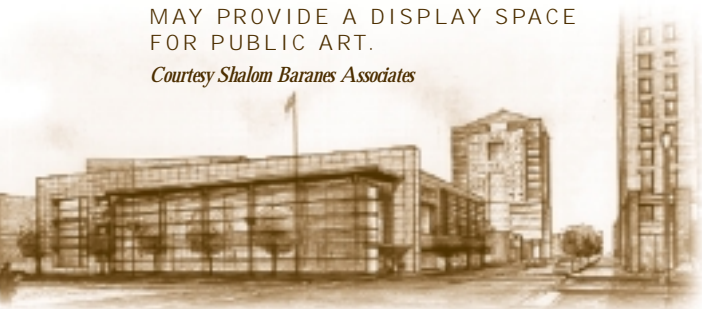
OTHER COMMISSION ACTIONS

ARLINGTON POSTAL FACILITY, 1010 NORTH HIGHLAND STREET, ARLINGTON, VA

The Commission approved preliminary site and building plans for a postal facility on North Highland Street in Arlington. Prior to submitting final site and building plans, the Commission asked that the Postal Service reduce the number of parking spaces and provide further details on the parking screen. (10/5/00)

THE TWO-STORY ATRIUM OF THE NEW ARLINGTON POST OFFICE MAY PROVIDE A DISPLAY SPACE FOR PUBLIC ART.

Courtesy Shalom Baranes Associates



CHANCERY SECTION OF THE INTERNATIONAL CENTER, WASHINGTON, D.C.

The Commission adopted amendments to the Development Controls for the Chancery Section of the International Center in D.C. for combined lots 11, 12, and 13. The amendments would allow the design and construction of a 20,512-square-meter chancery building. It was intended that lots provided to foreign governments should meet the requirements of the individual government while efficiently using the limited developable land. The proposed chancery will have to be designed in such a way that it is carefully incorporated into the site and is compatible with the scale of the International Center and the University of the District of Columbia. (10/5/00)

DOWNTOWN URBAN RENEWAL AREA, 1200 BLOCK G STREET, NW, WASHINGTON, D.C.

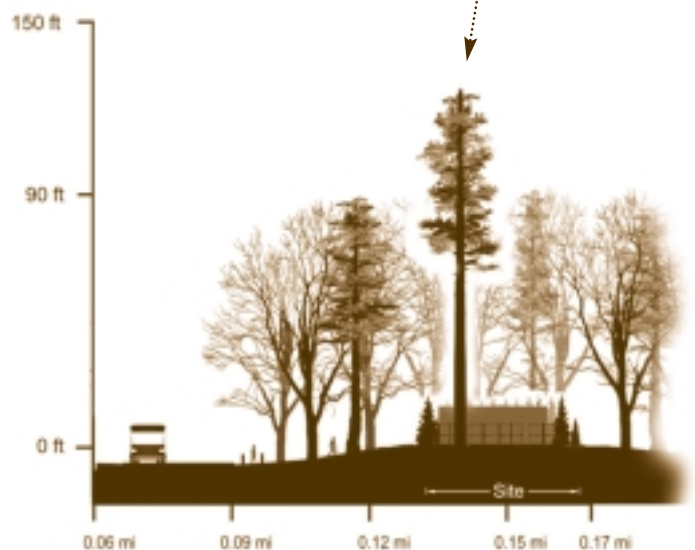
The Commission adopted modifications to the Downtown Urban Renewal Plan. The modifications include a text amendment, which would permit above-ground parking on Disposition Lot 3, and three map amendments, which reflect an alley closing on the lot. (11/2/00)

GREAT FALLS PARK, GEORGE WASHINGTON MEMORIAL PARKWAY, FAIRFAX COUNTY, VA

For a period of five years, the Commission approved preliminary and final site and building plans for the telecommunications facility adjacent to the Ridge Trail in Great Falls Park. The simulated 126-foot tree-monopole, which was custom-designed to resemble a white pine, will help preserve the natural beauty of the Potomac Gorge viewshed. (11/2/00)

A SIMULATED TREE-MONOPOLE WILL CAMOUFLAGE NINE ANTENNAS WITHIN THE TREE CROWN.

Courtesy Digital Design & Imaging Services, Inc.



PENNSYLVANIA AVENUE QUARTER REDEVELOPMENT, 7TH STREET BETWEEN D AND E STREETS, NW, WASHINGTON, D.C.

The Commission approved final site and building plans for the rehabilitation of two historic structures and new construction on Parcel 457-C. The project totals 856,996 gross square feet, more than 50 percent of which will be devoted to residential units. Combined retail and arts-related space with a 250-seat performance area will also be included in the project. Construction is expected to be completed in 2004. (12/14/00)

RONALD REAGAN BUILDING AND INTERNATIONAL TRADE CENTER, 1300 PENNSYLVANIA AVENUE, NW, WASHINGTON, D.C. The Commission approved preliminary and final site development plans for concrete planters—serving as an interim security system—at the Ronald Reagan Building and International Trade Center. The Commission understands that GSA will seek a permanent solution and will replace the interim system or report back to the Commission within 24 months. (10/5/00)

SUITLAND FEDERAL CENTER, SUITLAND, PRINCE GEORGE'S COUNTY, MD The Commission approved preliminary and final site and building plans for a Child Development Center at Suitland Federal Center. A garage and welding shop at the Federal Center will be renovated and enlarged to accommodate the Child Development Center, which will be utilized by Census Bureau employees who work at the Suitland Center. (11/2/00)

SUITLAND'S NEW CHILD-CARE CENTER DEMONSTRATES THE CREATIVE REUSE OF UTILITARIAN BUILDINGS.

Courtesy Sorg Architects + Engineers



THE COMMISSION COMMENTED ON THE FOLLOWING:

CAPITAL BUDGET PROJECTS, NATIONAL CAPITAL REGION

The Commission commented favorably on the proposed Capital Budget projects in the National Capital Region for Fiscal Year 2002. The 51 projects from 11 federal departments and agencies amounted to a total estimated cost of more than \$1.3 billion. Among those 51 projects are the Woodrow Wilson Bridge Replacement, the preservation of the Lincoln and Jefferson Memorials, the renovation of the National Museum of Natural History, and improvements to the U.S. National Arboretum. (10/5/00)

DRAFT ENVIRONMENTAL IMPACT STATEMENT FOR THE FUTURE BUREAU OF ALCOHOL, TOBACCO AND FIREARMS NATIONAL HEADQUARTERS, WASHINGTON, D.C.

GSA has prepared a Draft EIS for public review and comment—it addresses the environmental impacts associated with its action to acquire new building space for an ATF Headquarters facility. In its Draft EIS, GSA evaluates two site alternatives, as well as a No Action alternative. The preferred alternative calls for the construction of a new ATF National Headquarters building on Square 710 in Northeast D.C., which is currently being used by the D.C. Department of Public Works for vehicle parking and equipment storage. The Commission concluded that the general findings of the Draft EIS were reasonable and determined that the preferred alternative has the potential to strengthen the New York and Florida Avenue gateway and to spur



additional development. In its comments to GSA, the Commission noted that several issues must be further addressed in the Final EIS. (12/14/00)

DRAFT GENERAL MANAGEMENT PLAN/ENVIRONMENTAL IMPACT STATEMENT FOR GLEN ECHO PARK IN MONTGOMERY COUNTY, MD

In conformance with the National Environmental Policy Act, the National Park Service prepared a Draft Management Plan (MP) and Environmental Impact Statement (EIS) to address the future operation of Glen Echo Park. The report analyzes the effects that five different Management Plans could have on the environment. Upon reviewing the Draft MP/EIS, the Commission agreed generally with the report's findings, but made several requests for additions to the final Management Plan. (10/5/00)



THE ROOF MASSING OF THE SOLAR BUILDING ADDITION SUCCESSFULLY TRANSITIONS FROM THE TALLER BUILDING HEIGHTS ALONG K STREET TO THE LOWER HEIGHTS ALONG 16TH STREET.

Courtesy RTKL Associates Inc.

1000-1010 16TH STREET (SOLAR BUILDING), NW, WASHINGTON, D.C.

The Commission concluded that the proposed consolidated Planned Unit Development would not affect federal interests nor be inconsistent with the Federal Elements of the Comprehensive Plan. The proposal calls for: renovating the Solar Building; replacing the adjacent six-story office building to the north with an addition to the Solar Building; and adding three additional stories and a new below-grade parking garage. A portion of the property would be rezoned. (10/5/00)

**ON BEHALF OF THE COMMISSION,
THE ACTING EXECUTIVE DIRECTOR
APPROVED:**

Preliminary and final site and building plans for the replacement of Building 12 at Henderson Hall in Arlington, VA. The current building, which is in poor condition, would be demolished and replaced by a new building that would contain a facility maintenance shop and office areas. (9/27/00)

Final building plans for a rooftop cooling system at the Federal Trade Commission building on 7th Street and Constitution Avenue, NW, Washington, D.C. The equipment, which will be obscured from the interior courtyard and offices with a screening wall, will not be visible from the street level. (9/27/00)

Preliminary and final site and building plans for construction of an addition to the existing building known as the Temporary Lodging Facility at the Marine Corps Combat Development Center, Quantico, VA. (9/27/00)

Preliminary and final site and building plans for exterior alterations, including canopies, awnings, signs, and exterior lighting at the Tariff Commission Building, 7th and F Streets, NW, Washington, D.C. (9/27/00)

Preliminary and final site and building plans for the construction of four interior emergency fire egress stair towers at the Wilbur J. Cohen Building, 330 Independence Avenue, SW, Washington, D.C. (9/27/00)

Preliminary and final site development plans for two accessibility ramps at the Frances Perkins Building, located at Constitution Avenue and 2nd Street, NW, Washington, D.C. (9/27/00)

Preliminary and final site and building plans for the Field Office Simulation Building at the James J. Rowley Training Center, Beltsville, Prince George's County, Maryland. The single-story facility will be used to simulate Secret Service Field Office operations. Should the need arise, the building may also be used as an emergency crisis center. (10/26/00)

Final site and building plans for a new Fire Station at the Bethesda campus of the National Institutes of Health, Montgomery County, Maryland. (10/26/00)

Final site and building plans for the Cogeneration and Chiller Plant Expansion Project of the Central Heating and Refrigeration Plant, located at 13th and C Streets, SW, Washington, D.C. (12/8/00)

Preliminary and final site and building plans for two guard booths and retractable bollards at the General Services Administration Central Office Building at 1800 F Street, NW, Washington, D.C. (12/8/00)

THE ACTING EXECUTIVE DIRECTOR HAS CONCLUDED THAT:

The proposed map amendment to change the zoning of Lot 50 in Square 517, located on Massachusetts Avenue, I Street, and 5th Street, NW, from HR/SP-2 to DD/C-2-C would not affect federal interests, nor be inconsistent with the Federal Elements of *the Comprehensive Plan for the National Capital*. The change to DD/C-2-C would allow for housing on that site. (9/27/00)

PRESIDENT CLINTON NAMES NEW CHAIRMAN



NEW NCPCC CHAIRMAN
RICHARD L. FRIEDMAN

In December President Clinton announced the appointment of Richard L. Friedman of Cambridge, Massachusetts as the new Chairman of the National Capital Planning Commission. Mr. Friedman is president and CEO of Carpenter & Company, Inc., a national real estate and investment firm. Carpenter is well known for its development projects, which include the Charles Hotel Complex in Cambridge, the Logan Airport Hilton Hotel in Boston, and the St. Regis Hotel and Condominium Tower in San Francisco. Mr. Friedman has worked on complex urban solutions and public-private partnerships with public agencies such as the Boston Redevelopment Authority, the Massachusetts Port Authority, and the San Francisco Redevelopment Authority. Mr. Friedman has also served on several civic and business boards such as PNC Bank-New England, the Steppingstone Foundation, and the Boston Five Cents Savings Bank.

In welcoming Mr. Friedman, the Commission and staff extend their deep appreciation and warm affection to outgoing Chairman Harvey Gantt for his wise and inspired leadership. During his five-year tenure, Mr. Gantt led the Commission in several major initiatives including the release of its long-range vision plan, *Extending the Legacy: Planning America's Capital for the 21st Century*, the establishment of the Washington GIS Consortium, the preparation of the Memorials and Museums Master Plan, and oversight of numerous major federal development projects.

COMMISSION NOTES

The dust has settled from NCPC's December move to its new location, across the street from its previous address. In its handsome new quarters, NCPC staff now enjoys contiguous office space, state-of-the-art technology installations, and expanded meeting areas to better accommodate the public and media. Our new address is: 401 9th Street, NW, North Lobby, Suite 500, Washington, D.C. 20576. Our phone number, fax number, email address, and web address remain the same.



On November 15 at the University of the District of Columbia, the Washington Geographic Information System (GIS) Consortium sponsored its second annual GIS Day. The one-day program featured NASA astronaut Lieutenant Commander Susan Still-Kilrain, a GPS-equipped helicopter, digital map displays, and 19 teams of Young Geographers from Washington-area elementary and secondary schools. GIS Day was held as part of Geography Awareness Week, which helps to educate all Americans about the importance of geography in their lives. For further details about the Washington GIS Consortium, please visit www.wgis.org



WORKERS COMPLETE FINAL TOUCHES TO THE NEW NCPC OFFICES WHERE A MODEL OF THE LEGACY PLAN WILL BE ON PERMANENT DISPLAY.

Photo by Paul Jutton

Ronald Wilson has been named Director of the Office Long-Range Planning. Mr. Wilson is a 22-year veteran of the Commission staff and has served as the agency's Environmental Officer and the Director of the Office of Plans Review, and is currently leading the team preparing the Memorials and Museums Master Plan. He replaces Melanie Wilson who resigned in December.



GIS DAY ATTRACTED HUNDREDS OF WASHINGTON-AREA STUDENTS AND INCLUDED A DISPLAY OF VEHICLES EQUIPPED WITH GLOBAL POSITIONING SYSTEMS.

Photos by Donna Bess



NCPC Quarterly
Fall 2000
October November December

The National Capital Planning Commission is the federal government's planning agency in the District of Columbia and surrounding counties in Maryland and Virginia. The Commission provides overall planning guidance for federal land and buildings in the region. It also reviews the design of federal construction projects, oversees long-range planning for future development, and monitors capital investment by federal agencies.

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The Honorable Linda W. Cropp
Chairman, Council of the District of Columbia

Executive Director
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