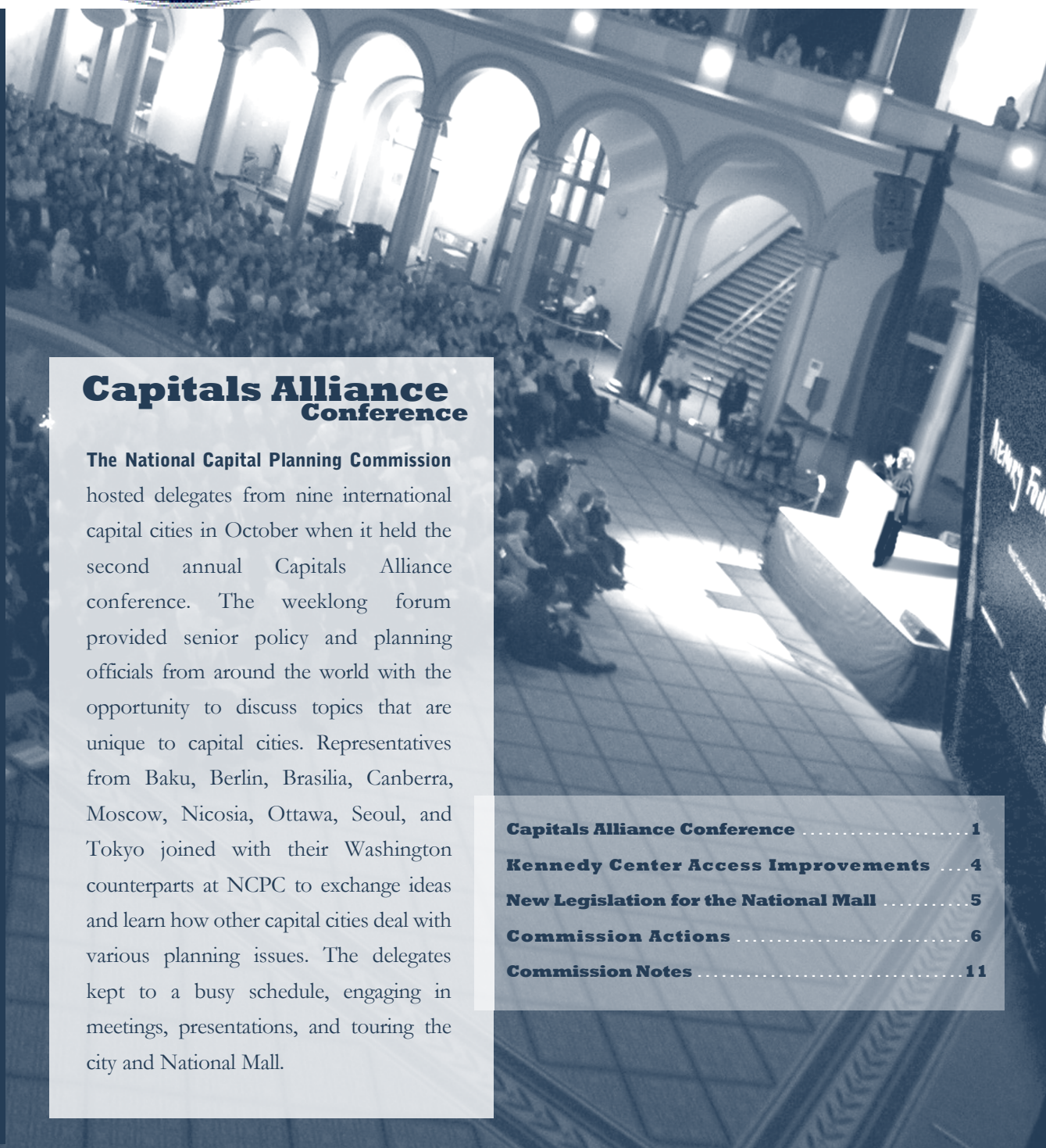


# QUARTERLY

OCTOBER | NOVEMBER | DECEMBER | 2003

NATIONAL CAPITAL PLANNING COMMISSION



## Capitals Alliance Conference

The National Capital Planning Commission hosted delegates from nine international capital cities in October when it held the second annual Capitals Alliance conference. The weeklong forum provided senior policy and planning officials from around the world with the opportunity to discuss topics that are unique to capital cities. Representatives from Baku, Berlin, Brasilia, Canberra, Moscow, Nicosia, Ottawa, Seoul, and Tokyo joined with their Washington counterparts at NCPC to exchange ideas and learn how other capital cities deal with various planning issues. The delegates kept to a busy schedule, engaging in meetings, presentations, and touring the city and National Mall.

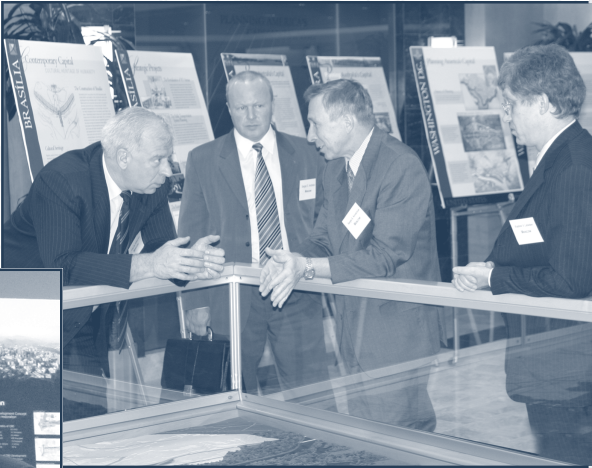
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# Capitals Alliance Conference

Throughout the week, delegates from each city profiled the history of their own capital, and they talked about some of the key projects under development in their own countries. The discussions revealed that security and commemoration pose many of the same challenges abroad as they do in Washington. Many delegates expressed great interest in the Commission's *National Capital Urban Design and Security Plan*, which outlines potential perimeter security solutions. The delegates also shared thoughts on the management of national land and historic buildings, the location of embassies and other international organizations, and the conflicting national and local interests of capital cities.

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Delegates from Moscow, overlooking the model of NCPC's Legacy Plan

"Capital cities play such a vital role in establishing the national identity. I find it to be of immense value to trade information on how we deal with issues that clearly affect us on all sides of the globe. Whether it's transportation, balancing the local and federal interests, or discussing our cultural values, we will all benefit from this exchange."

Hee-yun Jung, Seoul.



Young-Hwan Jin profiles South Korea's capital city



Moderator and panelists of public program on Capitol Hill

Ray Suarez, senior correspondent of the PBS program *The NewsHour*, moderated a public program on Capitol Hill examining how local and federal relationships play out in Washington, D.C. Panelists included Congresswoman Eleanor Holmes Norton, Senior Brookings Fellow Alice Rivlin, D.C. Office of Planning Director Andrew Altman, and NCPA Executive Director Patricia Gallagher. Another public panel discussion, held at the National Press Club, explored the future of the 21st Century Capital City. While in Washington, the delegates also attended a standing-room-only reception and lecture at the National Building Museum featuring renowned architect Daniel Libeskind who discussed his proposal for redesigning the World Trade Center site. Other highlights of the week included a visit with Alan Hantman, the Architect of the Capitol, who led a tour of the historic Capitol building and the site of the future Capitol Visitor Center; an evening at Fort McNair hosted by Department of Defense Deputy Secretary Ray DuBois and Commissioner Jerry Shiple; a tour of Embassy Row and the International Center; and a meeting with Mayor Anthony Williams who met with the group to discuss city planning.

Brasilia, Canberra, Ottawa, and Washington founded the Capitals Alliance in 2002, and six additional capital cities joined them for the second annual meeting in Washington in 2003. Brasilia plans to host the third annual meeting in their capital city in the fall of 2004, and current members are hopeful additional countries will participate.



Daniel Libeskind, Patricia Gallagher, and John V. Cogbill, III at the National Building Museum



"Cooperation among capital cities will help us all to better address our common challenges as well as promote peace, security and mutual understanding in today's globalized world."

Fikret Pashayev, Azerbaijan



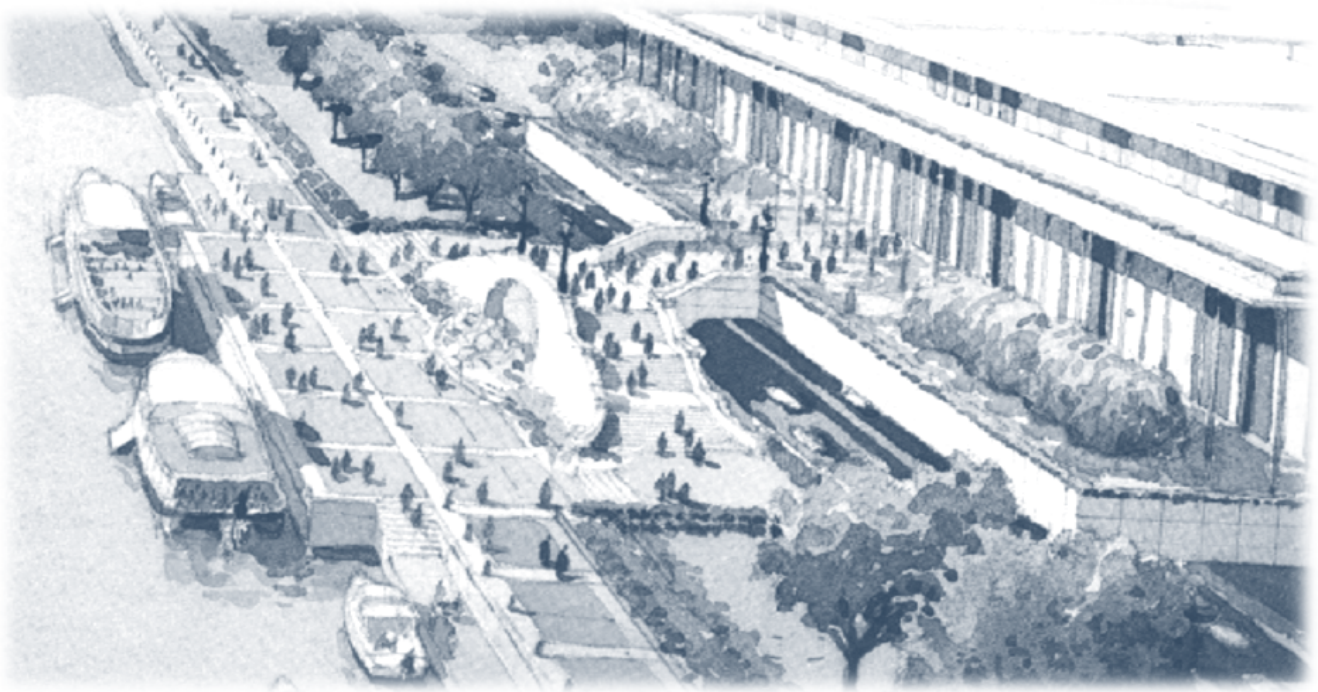
"National capital cities are very special places to live and to find cultural, social and economic resources for a nation. We look forward to hosting the 2004 meeting in Brasilia next fall so that we may continue this valuable exchange of dialogue with our sister cities."

Ivelise Longhi, Brasilia



"The Capitals Alliance is a great way to exchange ideas and learn solutions to challenges and issues that are common to us all."

Annalie Schoen, Berlin.



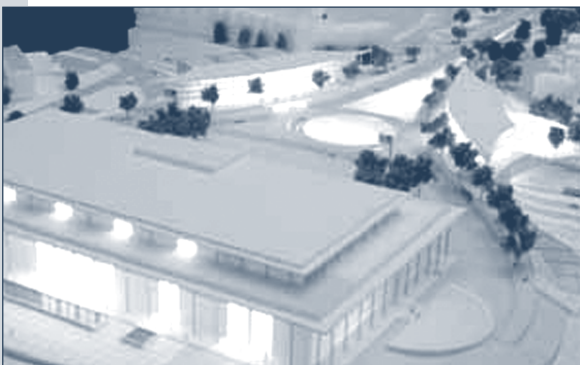
## KENNEDY CENTER Access Improvements

The National Capital Planning Commission's Legacy Plan envisioned a Kennedy Center with easier access and a more welcoming exterior. In the Plan, the Commission proposed freeing the Kennedy Center from its surrounding tangle of roads and overpasses and reconnecting it to the city along a landscaped E Street. Through beautifully rendered watercolors, the Commission portrayed a new plaza on the east side of the Center and a terrace staircase on the west that would connect to a rejuvenated waterfront.

Through a public/private partnership between the Kennedy Center and the Department of Transportation, the Legacy vision is becoming a reality. Congress authorized the Department of Transportation to spend up to \$400 million to improve access to the Center and to create a new plaza. Through the Kennedy Center's private funding, two new buildings will be constructed along the new plaza to house education programs, interactive exhibitions, and expanded rehearsal and office facilities.

In January 2003, the Kennedy Center Board of Trustees selected American architect Rafael Viñoly to design the plaza. Viñoly's initial concept for the project includes a streamlined plaza with two new steel and glass buildings, a central fountain running from 23rd Street to the Center, a pedestrian walkway, and a connection to the waterfront.

Improving access to the Kennedy Center for public transit, private vehicles, pedestrians, cyclists, and those arriving by boat, will help enhance the visitor experience while providing the Center with an atmosphere that befits its significance as a national monument. The Federal Highways Administration released an Environmental Assessment for public comment in October 2003 and NCPA expects to see concept design plans in 2004.



Concept model of redesigned plaza

# NEW LEGISLATION Protects the Mall

The National Capital Planning Commission's *Memorials and Museums Master Plan* can be fully enforced now that Congress has passed and the President has signed Public Law 108-126. The new legislation includes an amendment to the Commemorative Works Act that gives federal planners the legal backing to limit future development of memorials, museums, and interpretive centers on the precious open space of the National Mall.

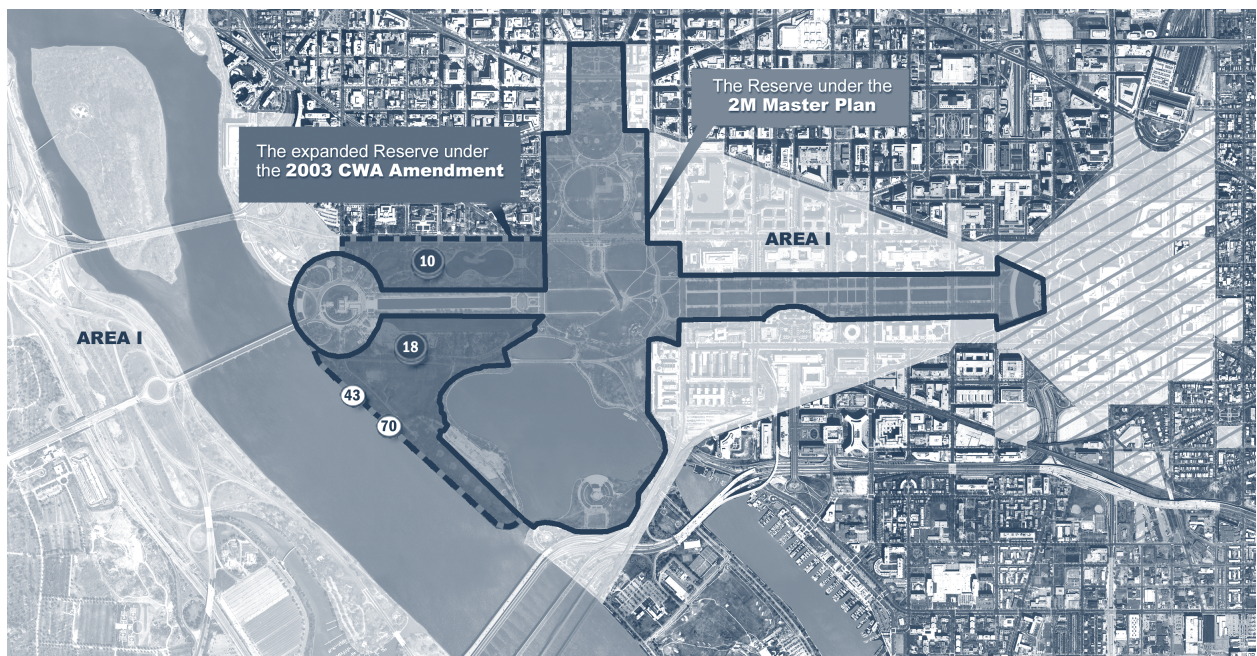
The amendment to the Commemorative Works Act establishes the central cross-axis of the Mall as a Reserve on which no new commemorative works can be located. The new legislation will not affect projects that have already received congressional approval, but it will prevent further approvals in the Reserve, which extends from the Capitol to the Lincoln Memorial, and from the White House to the Jefferson Memorial. The concept of the Reserve, first conceived by the Joint Task Force on Memorials, and outlined in the Commission's 2001 *Memorials and Museums Master Plan* (2M Plan), designated the Mall as a completed work of civic art, and sought to preserve its historic beauty for future generations.

Recognizing the potential of other city sites with visual and symbolic connections to the Capitol, the Commission identified 100 locations throughout the District where future memorials or museums could be located. In the two years since the National Capital Planning Commission, the Commission of Fine Arts, and the National Capital Memorial Advisory Commission unanimously adopted the 2M Plan, it has been used to help locate appropriate sites for the Disabled Veterans Memorial, the Tomas Masaryk Memorial, and memorials honoring presidents John Adams and Dwight Eisenhower.

**THE CONCEPT OF THE RESERVE, FIRST CONCEIVED BY THE JOINT TASK FORCE ON MEMORIALS, AND OUTLINED IN THE COMMISSION'S 2001 MEMORIALS AND MUSEUMS MASTER PLAN, DESIGNATED THE MALL AS A COMPLETED WORK OF CIVIC ART, AND SOUGHT TO PRESERVE ITS HISTORIC BEAUTY FOR FUTURE GENERATIONS.**

"The Commemorative Works Act amendment culminates years of effort by our Commission to impose a Reserve or no-build zone in the central cross-axis of the Mall. This landmark decision will give NCPA and other federal planners the legal backing necessary to limit future development of memorials, museums, and interpretive centers on this treasured open space."

Chairman John V. Cogbill, III



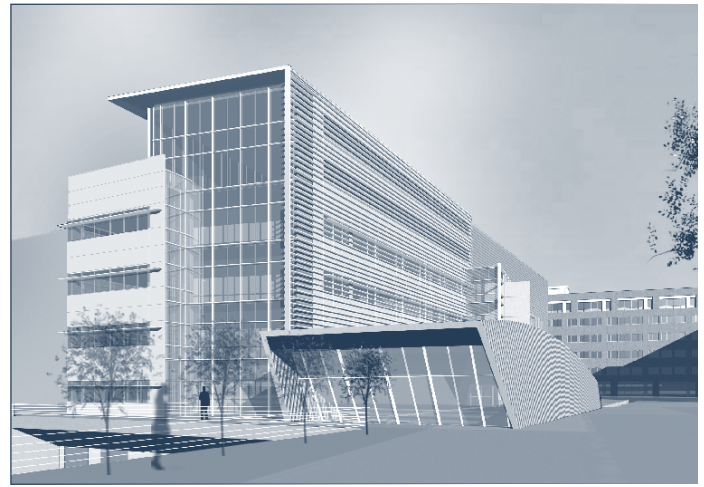
Site 10— Constitution Gardens  
Site 18—located south of Ash Road in West Potomac Park  
Sites 43 and 70 are two additional sites along the waterfront within the Reserve

# October

OCTOBER 2, 2003

## Engineering and Physics Laboratory at FDA

The Commission approved the preliminary and final site and building plans for the engineering and physics laboratory for the Center for Devices and Radiological Health at FDA's consolidated campus in White Oak, Maryland. The four-story lab, designed in a contemporary style, is part of Phase III of the campus build-out.



Engineering and Physics Lab

## Nuclear Regulatory Commission (NRC) Perimeter Security

The Commission approved preliminary and final site development plans for perimeter security enhancements at the Nuclear Regulatory Commission Headquarters in Rockville, Maryland. New security improvements will replace the temporary barriers that were installed at the facility following September 11. Comprised of a variety of landscape features and vehicular access controls, the new elements meet the general objectives of the Commission's National Capital Urban Design and Security Plan.



Rendering of new perimeter security entrance/exit at NRC

## Slovak Chancery Antenna Dish

The Commission approved preliminary and final building plans for a proposal to install a VSAT antenna dish (receiving and transmitting) on the roof of the Slovak Chancery. The chancery will use the antenna dish, which will be hidden from view by the building's high parapet wall, to communicate with the Ministry of Foreign Affairs in the Slovak Republic.

## Text Amendment to the Zoning Regulations of the District of Columbia

The Commission concluded that text to amend the District of Columbia zoning regulations by adding Chapter 26, "Regulations of Antennas, Antenna Towers and Monopoles" would not negatively affect the federal interest. The Commission recommended that the Zoning Commission also amend another section in order to clarify that rooftop antenna equipment cabinets and shelters are not exempt from the existing rooftop structure limitations under Section 411 of the Zoning Regulations.

## Eisenhower Executive Office Building Building Modernization

The Commission approved preliminary and final site and building plans for the 17th Street modernization of the Eisenhower Executive Office Building on Pennsylvania Avenue and 17th Street, NW. Improvements include providing central air conditioning, replacing electrical and mechanical systems, installing blast-proof windows, and hardening the roof. The 17th Street side of the building, which has been vacant since September 11, will be reoccupied upon completion of the improvements.

# November

NOVEMBER 6, 2003



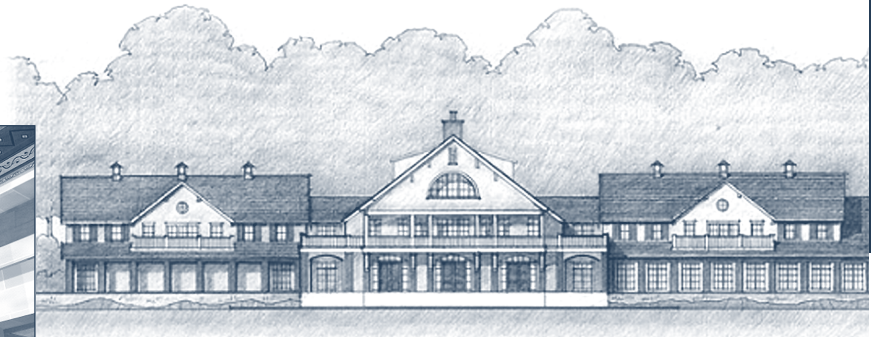
Simulated interior view of security gates at the Department of Justice entrance

## Department of Justice Headquarters Building Perimeter Security

The Commission approved preliminary site and building plans for perimeter security upgrades at the 9th and 10th Street entrances to the headquarters building. Security enhancements include stationary and retractable bollards and pedestrian and vehicular gates. The Commission requires that in the submission of final site and building plans, the Department of Justice ensure that security elements are more compatible with the historic architectural style of the building and with the streetscape hierarchy of the Federal Triangle. The Commission requires that the Department of Justice develop a preliminary site development plan for the entire building's perimeter security in consultation with the Commission and its National Capital Urban Design and Security Plan.

## D.C. Zoning Regulations Text Amendment

The Commission concluded that the text amendment, which would add the W-0 Waterfront Open Space Zone District to the regulations, would not negatively affect the federal interest. The new zoning district promotes low-density recreation and open space uses on properties that have frontage on or access to waterfronts in the District of Columbia. The Commission recommended a text change, clarifying that the provision does not apply to federally owned property.



South view rendering of Georgetown University Boathouse

## Georgetown University Boathouse Amendment to the D.C. Zoning Map

The Commission concluded that a proposed zoning map amendment to zone 1.09 acres of land to W-0 Waterfront Open Space would not negatively affect the federal interests, provided that construction of the Georgetown University Boathouse comply with the Memorandum of Agreement that is part of the exchange of lands between the National Park Service and Georgetown University. The W-0 Waterfront Open Space Zone District is a low density, restricted-use zoning district that encourages open space and recreational uses along Washington's waterfronts.

## National Museum of the Marine Corps

The Commission approved preliminary and final site and building plans for the National Museum of the Marine Corps. The museum, which will be located at the Marine Corps Base in Quantico, Virginia, is intended to inspire, memorialize, and educate a wide variety of visitors. The museum's focal area will be its Central Gallery, featuring displays of marines and their equipment. In addition to gallery space, the museum will contain meeting and classroom space and guest amenities.

# December

DECEMBER 4, 2003

## Federal Reserve System Perimeter Security

The Commission approved preliminary site development plans for perimeter security enhancements at the Eccles and Martin Buildings of the Federal Reserve System. The proposal consists of landscape features, including plinth walls and planters, bollards, a fence wall, and guard kiosks. Prior to submitting final plans, the Federal Reserve must receive written confirmation from the D.C. Department of Transportation, indicating that the removal of metered parking on 20th and 1st Streets, and on C Street will be allowed. The final submission should also reflect design modifications, including a staggered bollard and fence line; the use of lighter colored bronze bollards that are more compatible with the Eccles and Martin Buildings; and the relocation of the bollards to facilitate pedestrian traffic. The Commission also recommended that the Federal Reserve design permanent vehicular controls at the parking garage entrances.

## General Services Administration (GSA) Antenna Installation

The Commission approved preliminary and final site and building plans for the installation of five Sprint wireless antennas on the roof of GSA's Central Heating and Refrigeration Plant on 13th and C Streets, SW. In its approval, the Commission required GSA to implement a written radiofrequency (RF) safety program and mandate the use of RF personal protection monitors for those who perform work on the roof.

## National Institutes of Health (NIH) Building 33 and Parking Garage

The Commission approved final site and building plans for Building 33 and a structured parking garage in the northeast corner of the NIH Bethesda campus. The new building will serve as a laboratory for the National Institute of Allergy and Infectious Diseases and the new garage will contain 1,230 parking spaces. In its evaluation, the Commission noted that NIH had adequately addressed issues raised during preliminary review.

## U.S. Court of Appeals for the Armed Forces Perimeter Security

The Commission approved the installation of a temporary security solution in front of the U.S. Court of Appeals for the Armed Forces, located at 450 E Street, NW. Due to the court's urgent need for perimeter security, the Commission stated that unless, within 30 days, the D.C. Department of Transportation approves the temporary use of jersey barriers or planters within the curb lane, bollards may be installed as a temporary measure. The Commission suggested that in the preparation of a permanent solution, the Court consider any security measures being planned in conjunction with the draft master plan for Judiciary Square. In conformance with the Commission's policy on temporary security, the Court will need to return to the Commission within two years if it has not already submitted a proposal for a permanent security plan.

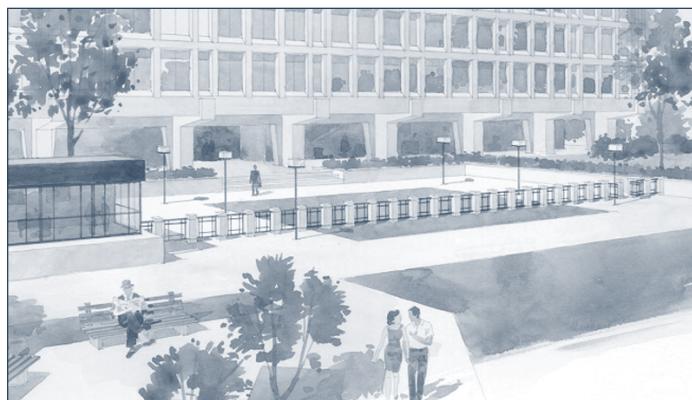
## Walter Reed Army Medical Center, Glen Haven Section Master Plan Modification

The Commission approved the Master Plan modification for the Glen Haven Section of the Walter Reed Army Medical Center, located in Montgomery County, Maryland. The modification allows for the development of a new military housing program called the "Residential Community Initiative." Under the initiative, the existing housing would be replaced by 234 new town homes and apartments. In its approval, the Commission recommended that the Army establish a pedestrian sidewalk and required that the Army submit detailed preliminary and final site and building plans for the housing program.

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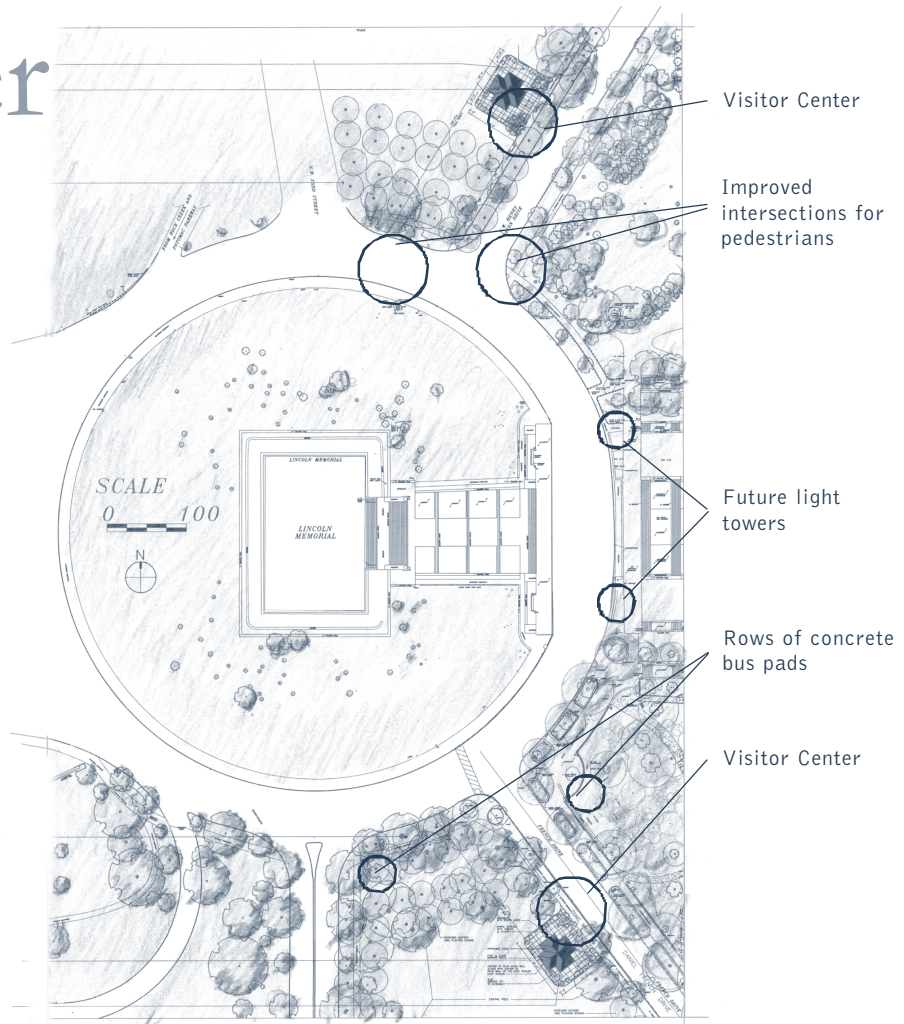
Renderings of perimeter security at the Eccles Building (above) and Martin Building (below) entrances







Proposed concession building rendering



## Lincoln Memorial Security Improvements

The Commission requested that the National Park Service submit an alternative plan for security improvements to the Lincoln Memorial after disapproving their proposal to install a 715-foot line of bollards on the east side of the memorial. The action is in keeping with the Commission's National Capital Urban Design and Security Plan, which recommends limiting the use of bollards as a security solution for the nation's capital. The Commission recommended that the Park Service return with a different proposal that minimizes the visibility and extent of the unbroken line of bollards.

NPCPC had last reviewed security plans for the Lincoln Memorial in July 2002. The bollard proposal was one of several aspects of an updated plan submitted by the Park Service requesting preliminary and final approval for security, traffic and visitor service improvements at the monument.

The Commission did approve requested traffic and pedestrian improvements, including new traffic signals and signs; the addition of a left turn lane for vehicles traveling north onto 23rd Street; new street lights; and the repaving of the roadway and sidewalks.

The Commission also approved the construction of a 30-inch-high granite retaining wall around the north, west, and south sides of the circle. The Park Service will also

construct two new concession buildings along the north and south sides of the memorial, facing Bacon and French Drives. The new structures would include outside paved eating areas, each with tables and chairs for 100 visitors. The Commission agreed to the location and function of the two proposed concession buildings, but asked the National Park Service to develop an alternative building design after concerns were raised regarding the proposed roof design for the 34-by-34-foot concession stands.

When submitting final plans, the National Park Service must include design details for the retractable bollards in the circle roadway; design details for the retaining wall; drawings of the memorial lighting scheme; and all documents demonstrating the completion of Section 106 and the NEPA processes. The Commission looks forward to the completion of a fitting security scheme for one of Washington's most treasured monuments.

THE NEW CONCESSION BUILDINGS WOULD INCLUDE OUTSIDE PAVED EATING AREAS, EACH WITH TABLES AND CHAIRS FOR 100 VISITORS.

# December

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## commission notes

### South Capitol Street

During the week of November 9, the Urban Land Institute convened an advisory panel to discuss the potential future development of the South Capitol Street Corridor. Nationally recognized experts in planning, design, real estate, development strategies, and implementation served on the advisory panel, which engaged in background briefings, field trips, and interviews with local stakeholders. The panel is expected to release a formal report on their findings for this important gateway to the nation's capital in early 2004.

### District of Columbia's Comprehensive Plan

On September 11 and 12, Commission members John Parsons and Ellen McCarthy, Executive Director Patricia Gallagher, and Hillary Altman participated in a retreat hosted by the D.C. Office of Planning to develop a vision and policy framework for the District's Comprehensive Plan. The two-day discussion set the direction for the District's Comprehensive Plan, which will be developed through an intensive participatory process during the next two years.

### ASLA Awards

The American Society of Landscape Architects (ASLA) recognized NCPCC at its awards dinner on November 2, 2003 in New Orleans. On behalf of the Commission, Executive Director Patricia Gallagher and Denise Liebowitz accepted the 2003 ASLA Architecture Medal of Excellence. The Medal recognizes NCPCC's contributions to landscape architecture policy, research, and education over the past 10 years. The Commission was honored to receive this prestigious award from its professional peers. ASLA also acknowledged NCPCC's Memorials and Museums Master Plan with the 2003 Communications Honor Award, which was presented to consultants Roger Courtenay of EDAW and William Lenyk of Leo A Daly, who worked on the Master Plan. NCPCC Commissioner John Parsons was also in attendance at the ASLA event in New Orleans. He received the organization's LaGasse Medal, which recognizes a landscape architect who has made significant contributions to managing and conserving natural resources and public lands.



NCPCC exhibit during GIS Day

### National Geography Awareness Week/GIS Day

The National Capital Planning Commission partnered with the Federal Geographic Data Committee in organizing National Geography Awareness Week and GIS Day, which were celebrated November 19-20, 2003. A multi-agency exhibit demonstrated how geospatial technologies are allowing agencies to work toward a common National Spatial Data Infrastructure. NCPCC featured its use of geospatial information on the Memorials and Museums Master Plan, the Foreign Missions Study, and 3-D visualization.

### Staff Announcements



NCPCC Public Affairs Specialist **Denise Liebowitz** has announced her plans to retire at the first of the year. Denise, who has been with the Commission since 1996, will retire from her position on January 8, 2004. During her tenure at NCPCC, Denise helped to bring to completion the monumental Legacy Plan, a 21st-century framework for development in the capital. Denise has played an integral role in creating numerous planning documents, including the Memorials and Museums Master Plan, which protects the historic cross-axis of the Mall from further building and offers sites throughout the city for new commemorative works. Denise will be greatly missed, not only for her wealth of knowledge of the Commission and planning in Washington, but also for her great enthusiasm and teamwork philosophy.

# QUARTERLY

NCPC Quarterly

Autumn | 2003

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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Patricia Elwood

The Honorable Donald H. Rumsfeld  
Secretary of Defense

The Honorable Gale A. Norton  
Secretary of the Interior

The Honorable Stephen A. Perry  
Administrator of General Services

The Honorable Susan M. Collins  
Chairman, Senate Committee on Governmental Affairs

The Honorable Tom Davis  
Chairman, House Committee on Government Reform

The Honorable Anthony A. Williams  
Mayor of the District of Columbia

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

Executive Director  
Patricia E. Gallagher, AICP



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