

ANNUAL REPORT 2006

*Building a Framework for the Future*

October 1, 2005 - September 30, 2006



NATIONAL CAPITAL PLANNING COMMISSION





The National Capital Planning Commission is the federal government's central 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 National Capital Region. It also reviews the design of federal projects and memorials, oversees long-range planning for future development, and monitors capital investment by federal agencies.





U.S. Department of Housing and Urban Development

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# 1 Message from the Chairman and Executive Director



## Building a Framework for a 21st Century Capital City

The National Capital Planning Commission forged a number of rewarding partnerships during Fiscal Year 2006. Working closely with other federal and local agencies, we launched several major initiatives that we believe will benefit the national capital and all Americans. By joining forces with other stewards of our capital city, we believe we can set Washington on a steady course for success in the 21st century.

In partnership with the U.S. Commission of Fine Arts, NCPC launched the National Capital Framework Plan. The plan will serve as a catalyst for change by identifying new and exciting locations for cultural attractions in areas beyond the National Mall. As stewards of the nation's capital, we share the joint goal of making Washington a more livable

and vibrant capital city while preserving the historic character of its treasured spaces. The Framework Plan will provide a roadmap for improving the city's cultural landscape and visitor amenities.

In collaboration with the District Department of Transportation, NCPC began exploring ways to improve mobility in Washington by examining alternative routes for eight miles of rail lines that cut through the city center. The Railroad Realignment Feasibility Study will show the economic benefits of restoring access to the Anacostia waterfront, improving views along monumental corridors, and reuniting the southern part of the city with the central business district.

NCPC also joined forces with the National Park Service and the District of Columbia to chart the future of Washington's parks and open spaces. As a result of this joint venture—CapitalSpace—we now have a thorough inventory of the city's open







spaces. Our next step is to establish goals for the creation and preservation of parks and green space in Washington. By adopting a coordinated approach, the CapitalSpace partners can maximize resources and develop an effective, integrated park system for the nation's capital.

In addition to these major efforts, NCPC, through a partnership with Johns Hopkins University, published the second edition of *Worthy of the Nation, Washington D.C., from L'Enfant to the National Capital Planning Commission*. The comprehensive history of planning in the nation's capital comes 30 years after NCPC published the original manuscript in 1977. The new edition brings the city's story up to date by chronicling the rebirth of Washington's downtown in the late 20th century.

FY 2006 was indeed a productive year. In the year ahead, NCPC will continue to develop alliances that benefit the national capital. By forming strong

partnerships today, NCPC is building a framework for the future. We are confident that these efforts will help define the shape of things to come and result in a premier 21st century capital city.

John V. Cogbill, III *Chairman*

Patricia E. Gallagher, AICP *Executive Director*



# The Commission

October 1, 2005 - September 30, 2006

## Presidential Appointees

John V. Cogbill, III, Chairman  
Herbert F. Ames  
José L. Galvez, III

## Mayoral Appointees

Patricia Elwood, Vice Chair  
Arrington Dixon

## Ex Officio Members

The Honorable Donald H. Rumsfeld  
*Secretary of Defense*  
Represented by Ralph Newton

The Honorable Gale A. Norton  
*Secretary of the Interior*  
Represented by Donald W. Murphy

The Honorable Stephen A. Perry  
*Administrator of General Services*  
Represented by Michael S. McGill

The Honorable Susan M. Collins  
*Chairman, Committee on Homeland Security and Governmental Affairs*  
*United States Senate*  
Represented by Amy Hall

The Honorable Tom Davis  
*Chairman, Committee on Government Reform*  
*United States House of Representatives*  
Represented by Michael Sazonov

The Honorable Anthony A. Williams  
*Mayor, District of Columbia*  
Represented by Jennifer Steingasser

The Honorable Linda W. Cropp  
*Chairman, Council of the District of Columbia*  
Represented by Robert E. Miller



Top Row: Chairman John V. Cogbill, III, Vice Chair Patricia Elwood, Arrington Dixon, Robert Miller. Middle Row: Donald Murphy, Herbert Ames, Amy Hall, Michael McGill. Bottom Row: Michael Sazonov, Jennifer Steingasser, José Galvez, Ralph Newton.







Memorial to Samuel Hahnemann on Massachusetts Avenue

## In Memoriam Jerry R. Shipllett



It was with great sadness that NCPC learned of Jerry R. Shipllett's death from cancer on May 23. For the past 14 years, Mr. Shipllett served as a member of the National Capital Planning Commission representing the Department of Defense (DoD). During his years of dedicated service, Mr. Shipllett contributed significantly to the policies and decisions that affect federal buildings and help shape development in the National Capital Region.

As Special Assistant to the Director of Defense Facilities at DoD, Mr. Shipllett shared his professional planning knowledge during Commission deliberations and while serving on numerous NCPC task forces including the South Capitol Street Task Force and the Interagency Security Task Force. Mr. Shipllett also was a strong advocate for Capitals Alliance, an international forum for senior planning professionals, which NCPC helped launch with Ottawa, Canberra, and Brasilia in 2001.

On June 30, a memorial service held at Arlington National Cemetery celebrated his life and honored his contributions to his family, community, and his country. The Jerry Shipllett Memorial Scholarship Fund, established at the Gunston Athletic Institute in his honor, will provide financial assistance to children wishing to play travel soccer.

Mr. Shipllett's positive presence and professional expertise will be greatly missed by all at NCPC.



# 3 Signature Planning Initiatives



The Framework Plan will guide the future development of attractive sites throughout the city for museums and commemorative works of national importance.



## NCPC Launches Framework Plan

In May 2006, the National Capital Planning Commission (NCPC), in partnership with the U.S. Commission of Fine Arts (CFA), launched the National Capital Framework Plan. Scheduled for completion in fall 2007, the Framework Plan is NCPC's latest contribution to its long-term effort to protect the historic character and open space of the National Mall and establish cultural attractions in all quadrants of the city.

Invoking the legacy of Washington's first planner, Pierre L'Enfant, NCPC Chairman John V. Cogbill, III said the Framework Plan will illustrate the "great possibilities for providing accessible and inviting places for public commemoration and celebration beyond the National Mall."

Facing continuous demands for public event space and new commemorative works, the National Mall is in danger of losing its original grandeur. If current trends prevail, the nation's capital will continue to accumulate one new memorial every year and one major museum every 10 years. With the aim of alleviating pressure on the Mall, the Framework Plan will provide ideas for developing sites throughout the city into equally appealing locations for museums and commemorative works of national importance.

The announcement of the Plan in May took place at the U.S. Navy Memorial, which is situated in a public plaza framed by the historic National Archives building and the revitalized Penn

Quarter neighborhood. The Navy Memorial is an excellent example of memorials having life off the Mall. Surrounded by shops, retail, offices, and residential dwellings, the Navy Memorial enjoys a steady flow of hundreds of thousands of visitors annually.

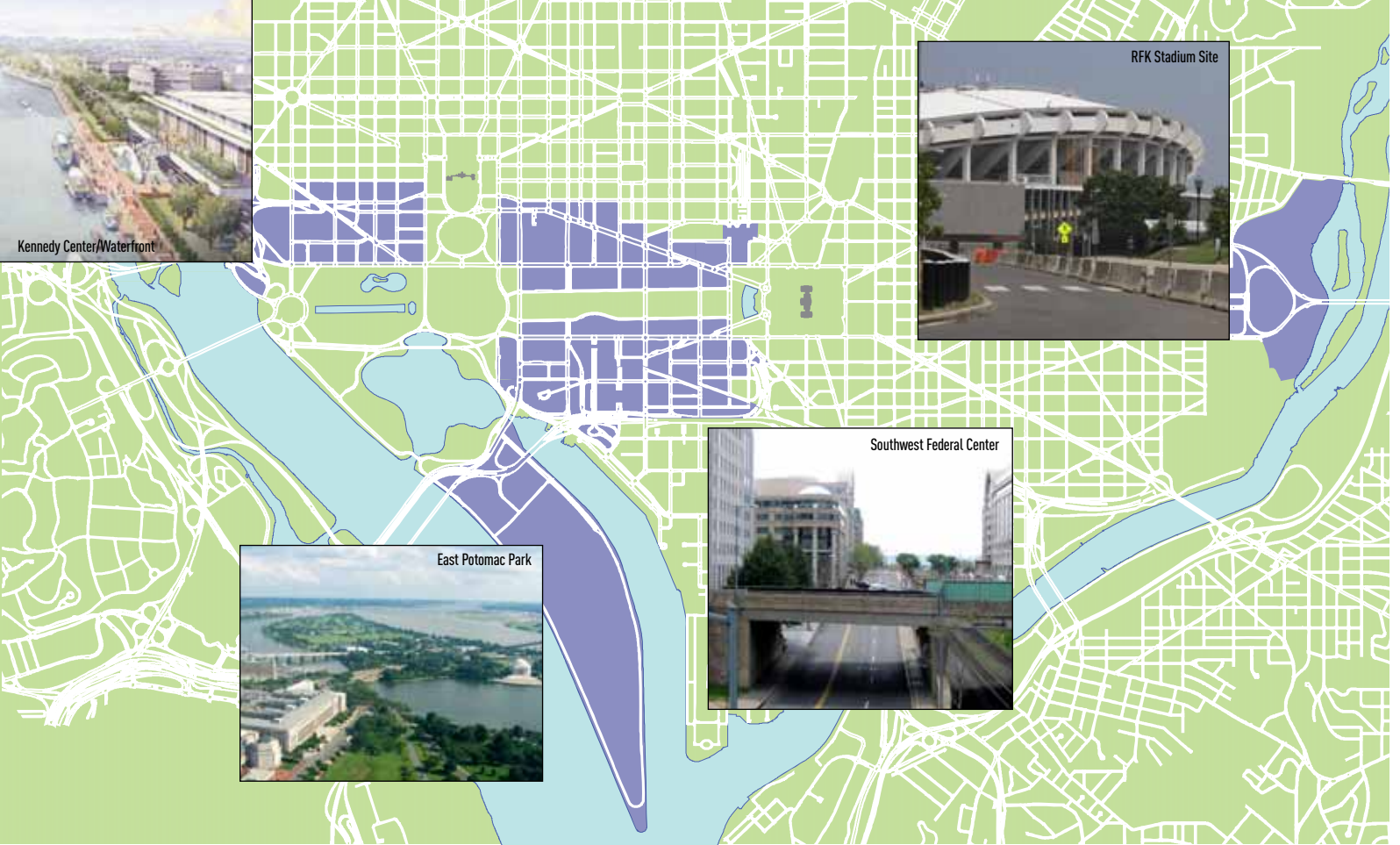
"Sites like the Navy Memorial," said NCPC Executive Director Patricia Gallagher, "are exactly the kinds of locations the Framework Plan is trying to encourage. There are dozens of viable locations for commemorative works and cultural attractions in Washington, and with some thoughtful planning, they can have many of the same great qualities of the National Mall."

When it comes to holding major public events or looking for a memorial site in Washington, D.C., most groups almost always gravitate to the National Mall. It's the "place to be"—open and inviting, centrally located, endowed with magnificent vistas, and teeming with activity.

Regrettably, the Mall already suffers from overuse and there is no space for additional structures, as Congress acknowledged in 2003 when it amended the Commemorative Works Act to declare the National Mall a "no-build zone" as urged by NCPC.

Since the Mall does not have endless capacity, NCPC's ambitious goal with the Framework Plan is to expand the monumental core of the city—to shift our perception of the center back to the U.S. Capitol as L'Enfant had originally





intended. The plan will encourage the location of cultural attractions and commemorative works in other prominent parts of the city and along the monumental corridors that radiate out in all directions from the Capitol.

The Framework Plan extends the vision first articulated in NCPC's 1997 *Extending the Legacy* plan, which established the importance of expanding the monumental core of the nation's capital. It also builds on the work presented in NCPC's 2001 *Memorials and Museums Master Plan*, which identifies 100 sites throughout the city for new commemorative works.

The Framework Plan aims to :

- ✦ Create inviting public spaces
- ✦ Improve the physical and visual connection of the sites to other places of monumental significance, celebration, and commemoration
- ✦ Ensure lively and continuous activity by integrating the sites into the surrounding area and encouraging mixed-use development

As a result of this work, future sponsors of memorials and museums will be able to see how other locations throughout the capital can be equally attractive, or even preferable to, a site on the National Mall.

Public input and the participation of key stakeholders is critical to the success of the project, and NCPC and CFA are actively seeking feedback.

The first public meeting on the Framework Plan, held in July 2006, drew dozens of interested citizens. NCPC staff received valuable input ranging from big-picture concepts to detailed suggestions for particular sites. A summary of public comments can be accessed at [www.ncpc.gov](http://www.ncpc.gov) under Planning Initiatives.

NCPC staff has partnered with numerous federal agencies, as well as the Kennedy Center for the Performing Arts, the Smithsonian Institution, the National Gallery of Art, the D.C. Mayor's office, the Council of the District of Columbia, and the Anacostia Waterfront Corporation. These entities have all joined NCPC and CFA as members of a working group supporting development of the plan.

Since the project's inception, planners from NCPC and CFA also have coordinated closely with representatives of organizations representing convention and tourism interests, historical preservation groups, members of the professional planning and design community, and transit agencies, all of which can have a meaningful impact on the direction and success of the plan.



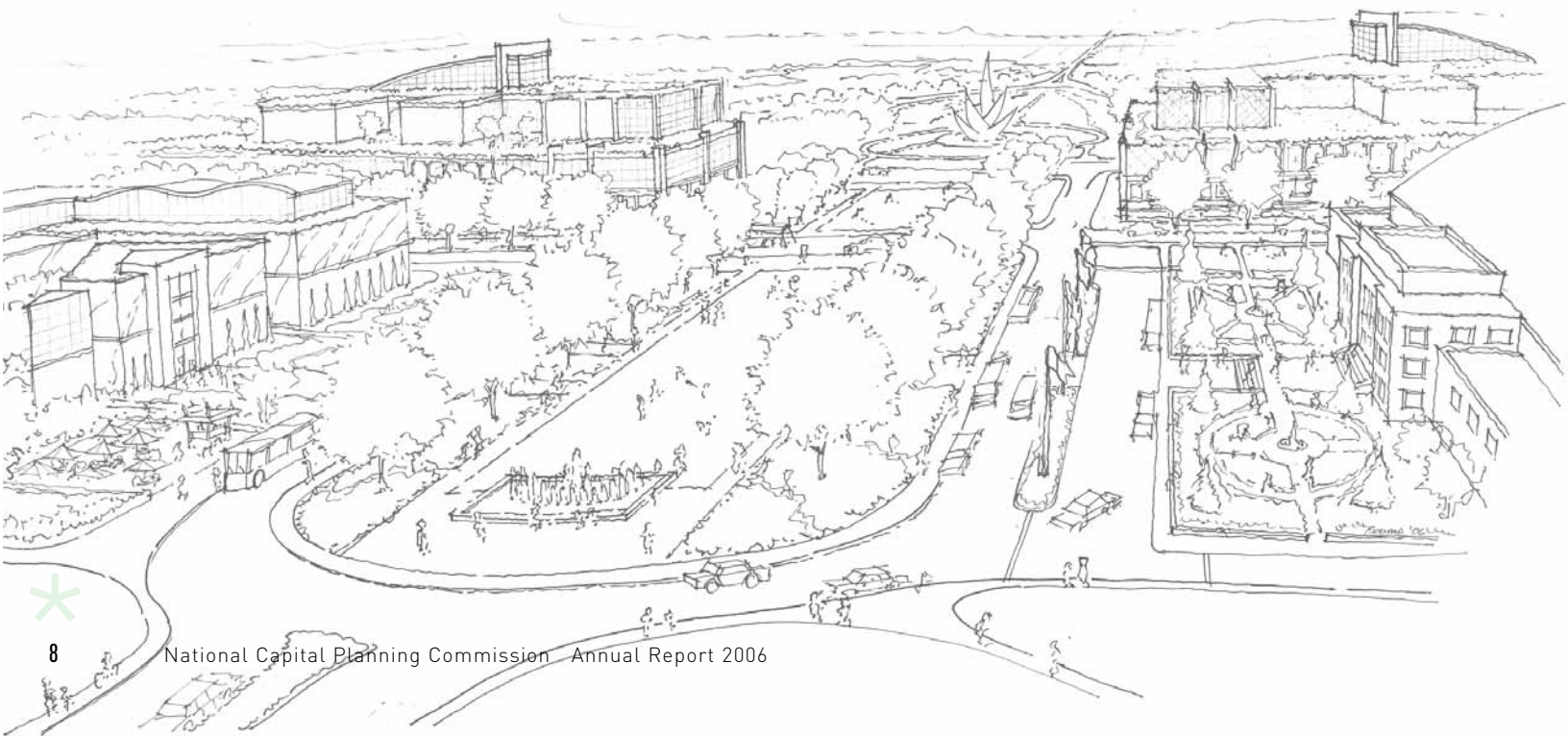
NCPC is taking the lead on RFK, to ensure that future uses for the site serve the capital city, its residents, workers, and visitors equally well.

Commissioner José Galvez III



## Robert F. Kennedy Memorial Stadium

The eastern gateway into the city's monumental core is currently the site of the Robert F. Kennedy (RFK) Stadium, home of Washington Nationals baseball and D.C. United soccer. With both teams set to pull up their stakes to move to new stadiums and no other occupants on the horizon, the National Capital Planning Commission (NCPC) announced at its June 1 Commission meeting the intention to develop a land use study for the 190-acre site along the Anacostia River.







The prime waterfront property is owned by the federal government and leased to the District of Columbia for sports and recreation purposes. According to provisions of the lease agreement, once the land is no longer used for a stadium, it reverts back to the federal government. NCPC's comprehensive study is the first land-use plan for the site, which runs from Benning Road at the north end to Reservation 13 —home of the D.C. Jail and the abandoned D.C. General Hospital—just beyond the south end of the property. The D.C. Armory is adjacent to the stadium and is expected to remain at this location.

The study will flesh out in greater detail the broad goals first articulated for the East Capitol Street gateway in the agency's 1997 vision plan, *Extending the Legacy: Planning America's Capital for the 21st Century*. NCPC believes the site is best developed as a link between the monumental core and the Anacostia River, perhaps with a striking memorial, space for recreation, and the preservation of views westward along East Capitol Street. The study also respects the key principles of the District of Columbia's Anacostia Waterfront Initiative, which includes a land use plan for the adjacent Reservation 13 site.

At a public meeting hosted by NCPC in July, dozens of interested citizens concurred with NCPC's basic concept for the site. They expressed enthusiastic support for developing the site to make environmentally sound use of the riverfront, provide active recreation space, and construct a major commemorative work or cultural attraction. They also supported residential

development and neighborhood retail at the site, contingent upon satisfactory resolution of any resultant traffic problems.

As part of its outreach efforts, NCPC conducted meetings with civic groups such as the Capitol Hill Restoration Society, the Hill East Waterfront Action Network and the city council members representing the area. They have also held working sessions with key stakeholders including the National Park Service, the U.S. Commission of Fine Arts, the District of Columbia Office of Planning, the District Department of Transportation, and the city's Sports and Entertainment Commission.

NCPC incorporated the feedback it received from the public in a report that offers planning and design alternatives for the site. The report calls for "a large waterfront park, with recreational fields and open space, augmented by commemorative works and connected to the surrounding neighborhoods by pedestrian and bicycle paths."

NCPC planners recommended the area away from the river be knit together with the existing residential neighborhood, which currently lacks neighborhood retail, restaurants, and services. The report adds: "A proposed new commemorative attraction, such as a museum, across from the D.C. Armory building...would attract a steady flow of visitors to the area."







## Transportation

### NCPC Undertakes Railroad Realignment Feasibility Study



Nearly eight miles of antiquated rail lines cut through the nation's capital, separating the southern portions of the city from the center, marring historic vistas, impeding access to the Anacostia waterfront, and transporting hazardous materials within a stone's throw of the U.S. Capitol. As a result of a \$1 million grant from the Department of Homeland Security, NCPC and the District Department of Transportation (DDOT) are assessing the feasibility of rerouting the rail line outside the city. Moving the freight line would reduce the security risk it presents to sensitive areas of the capital, improve rail transit in the northeastern corridor of the country, and open up new opportunities for economic development and the creation of open spaces.

Work began in May 2006 following the selection of the consultant, Parsons Brinkerhoff, through DDOT's procurement process. To identify alternative rail placements, the project team looked at employment centers, population concentrations, and land use in the National Capital Region. They then generated an initial list of seven alternative corridors based on several criteria:

- ✦ The ease of connection with the existing rail network
- ✦ The extent to which available rights-of-way can be used
- ✦ Distance from major government centers, heavily populated areas, commercial centers, recreation areas, and environmentally sensitive areas

NCPC and DDOT presented the seven alternatives to two working groups comprising representatives from Amtrak, CSX, and Norfolk Southern as well as public officials and regional transportation stakeholders. The participants helped

narrow the alternatives to four feasible alignments, each with particular strengths and weaknesses. These include a western corridor, two different alignments in the corridor east of D.C., and a tunnel under the existing rail line, running from Potomac Yards to the Benning Railroad Yard.

Further research will determine the exact costs of relocating the rail line to each of these four locations, and a Fellows Panel of the Urban Land Institute will convene to calculate the economic benefits of removing the freight line. The final report is expected in spring 2007.

### NCPC Hosts New York Avenue/Florida Avenue Charrette

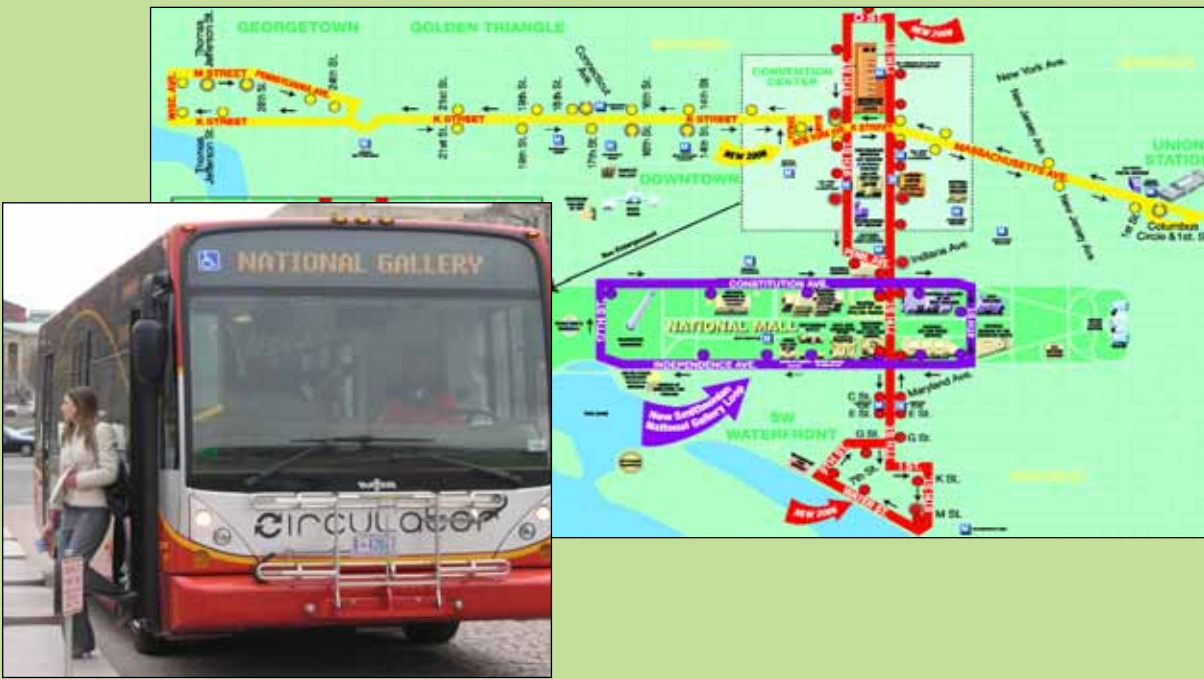


NCPC, in partnership with DDOT, the General Services Administration (GSA), and the Bureau of Alcohol, Tobacco, Firearms and Explosives (ATF) hosted a charrette in July to evaluate three alternative designs for turning the intersection of New York and

Florida Avenues into an inviting, attractive gateway into the city's core.

Nearly 60,000 vehicles traverse the intersection of these two L'Enfant Plan streets each day, and with anticipated growth in the NoMA (north of Massachusetts Avenue) district and along the New York Avenue corridor—including a new headquarters for the ATF—planners expect an additional 20,000-30,000 daily vehicles to choke the historic crossroads.

Six independent consultants with urban design, engineering, traffic, economic development, and city planning experience met with representatives of NCPC and its partner agencies to discuss ways to improve traffic flow and create an inspiring entrance to the city while still enabling pedestrian movement through the neighborhood. The three alternatives under consideration, which were proposed by DDOT as part of its own New York Avenue Corridor Study, included a bridge, a



tunnel, and a reconfigured roadway at the existing street level.

The consultants explored current studies, plans, and initiatives, met with 36 stakeholders from 24 different organizations, and then offered individual concepts and suggestions for improving the corridor. NCPC and its partner agencies then drafted a report with recommendations for redesigning the intersection and the adjacent New York Avenue corridor. In September, NCPC released the draft report for public comment.

The draft report recommends that:

- + Regional through-traffic be encouraged to use alternative routes rather than using New York Avenue
- + New York Avenue be planned and developed in the interest of District residents and workers rather than suburban commuters
- + The New York Avenue/Florida Avenue intersection be transformed into an attractive local destination and a gateway into the core city

The charrette participants also favored DDOT's temporary plans to reconfigure the current intersection of New York Avenue, Florida Avenue, Eckington, First, and O Streets, NE into a virtual traffic circle by 2008, and they recommended considering this alternative as a permanent solution.

### Circulator Rolls Out National Mall Route



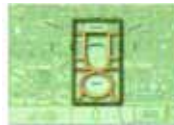
The Circulator, Washington's hop-on/hop-off bus, added a new route in March 2006, just in time for the National Cherry Blossom Festival. The Smithsonian-National Gallery Loop runs along

Constitution and Independence Avenues from 4th to 17th Streets, connecting destinations along the National Mall. The route offers daily service during the height of the tourist season, from March through October, and weekend service throughout the rest of the year.

First envisioned in NCPC's 1997 *Extending the Legacy* plan as a way to improve connections between the monumental core and the rest of the city, the Circulator began operating in July 2005 with routes along two underserved corridors. The east-west route provides service between Georgetown and Union Station, while the north-south route runs through Penn Quarter and Chinatown linking the Convention Center with the Southwest Waterfront (see map above).

In April 2006, the one millionth passenger rode the Circulator. Just a few months later, more than 214,000 people rode the bus, a 57 percent increase in monthly riders compared to the year before.

### Improving Downtown Traffic Flow



**White House**  
Area Transportation Study

To mitigate the effects of street closures on Pennsylvania Avenue in front of the White House and E Street between 15th and 17th Streets, NW, NCPC is participating in the White House Area Transportation Study with representatives from several federal, regional, and D.C. agencies and authorities.

The streets have been closed to vehicular traffic for security reasons, significantly impeding cross-town mobility in the nation's capital. Participants are examining alternatives for improving traffic flow including reconfiguring traffic patterns on the surrounding streets, reopening E Street, or constructing tunnels under the closed streets. All of these proposed plans take into account the need for securing the White House and respecting National Park Service properties, e.g., President's Park.

To determine the improvement in mobility gained under the proposed scenarios, the team is utilizing TRANSIMS, a cutting edge transportation model developed by Los Alamos National Laboratories. The White House Area Transportation study is one of the first in the country to use this model.





## CapitalSpace

Parks and open spaces in Washington, D.C., are valued highly by those who visit, live, and work in the nation's capital. But the city's parks face a variety of challenges including accessibility, funding, and meeting the changing needs of a growing population.

To ensure that these treasured spaces are preserved and enhanced, NCPA teamed with the National Park Service and the District of Columbia to launch CapitalSpace—a plan to improve and better connect parks and open space in Washington.

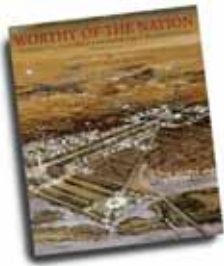
The CapitalSpace initiative is the first time in more than three decades that the stewards of federally and locally owned open space are taking a comprehensive look at all of Washington's parks and open spaces. More than 20 percent of the District's land area is parks and open space. This amounts to roughly 8,000 acres, ranging from small parks less than one acre in size to Rock Creek Park, which comprises more than 1,700 acres of parkland.

In 2006 the CapitalSpace partners completed phase one of the study, a first-ever inventory of more than 600 parks and open spaces in Washington owned by the National Park Service, the District Department of Parks and Recreation, and the District of Columbia Public Schools. Phase one included evaluations of more than 1,000 park components including playgrounds, basketball and tennis courts, baseball and softball fields, and multipurpose areas. The study revealed that 28 percent of the city's park components are provided by the District of Columbia Public Schools.

The second phase of CapitalSpace, the development of a framework plan, will identify strategies to address key issues. The plan will address ways to connect and reinforce open space systems, improve quality and access to existing parks, establish strategies to meet recreational needs equally for all neighborhoods, and identify ways for agencies to work together more effectively. This phase is expected to be completed in 2007. The third and final phase will focus on how to move from vision to reality.



Inset images courtesy, Library of Congress



## Worthy of the Nation

Nearly 30 years after the National Capital Planning Commission published *Worthy of the Nation: The History of Planning for the National Capital*, the agency looks forward to celebrating the release of the book's second edition. NCPC partnered with

historian Dr. Antoinette Lee, photo archivist Peter Penczer, and Johns Hopkins University Press to produce the 2006 edition of *Worthy of the Nation: The Planning of Washington, D.C., from L'Enfant to the National Capital Planning Commission*.

When first released in 1977, *Worthy of the Nation* became a nationally recognized source on urban design and planning in the nation's capital. The new edition traces developments from the advent of Home Rule in the 70s to the region's unprecedented growth at the turn of this century. The book includes a foreword by First Lady Laura Bush, who describes Washington as a "city filled with history but fresh with promise."

"This book has fascinating insights and anecdotes about the history of how Washington was founded," said Michael McGill, GSA's representative on the National Capital Planning Commission. McGill provided an invaluable view of the history of planning in Washington while serving on the Commission's committee that reviewed *Worthy*.

With more than 250 historic and contemporary photographs, maps, and illustrative site plans, *Worthy* depicts Washington's beginnings, the growth of the city during the 19th century, the role of the federal government in the region's development, and the expansion of the National Capital Region in the post-war era. The revised edition also details the bicentennial era to post-9/11 security planning, how new memorials and museums have redefined the National Mall, and the remarkable revitalization of the District of Columbia's central city.

Author Dr. Antoinette Lee, who worked as research assistant on the first edition, says the Washington region is a drastically different place than it was when she worked with noted historian and author Frederick Gutheim on the original text.

In the new book, Lee describes how the introduction of the Metro system, the completion of Pennsylvania Avenue's revitalization, the arrival of immigrants, and a surge in government contracting helped change the region. The manuscript, to be released in late 2006, will be available through Johns Hopkins University Press.





# 4 Urban Design and Plan Review



Fort Reno Park



Old Patent Office Building Courtyard



The Armed Forces Retirement Home

## Site Design and Building Plans

### The Old Patent Office Building Courtyard

NCPC approved the Smithsonian Institution's revised plans for renovating and landscaping the historic courtyard of The Old Patent Office Building, currently home to the Smithsonian American Art Museum and the National Portrait Gallery.

The building is a National Historic Landmark located between 7th and 9th Streets, NW, and F and G Streets, NW. The museums reopened in July 2006 after a six-year hiatus, but work continues on the courtyard, which will be enclosed by a glass canopy designed by architect Norman Foster.

In April 2006, the Commission approved the preliminary site development plans for the courtyard. The plans call for black granite flooring, white marble planters that provide seating space, and a museum café. The Commission instructed that mobile equipment be brought in to cater special events, rather than approving a proposal for three fixed catering structures. NCPC also requested that a proposed water scrim be redesigned to be more responsive to the design character and setting of the courtyard as a central gathering space.

A few months later, in July, NCPC approved the courtyard's final site development plans and commended the Smithsonian for developing a "design that will allow the courtyard to serve as a public amenity for all visitors to the Patent Office Building." The Commission also recommended that historic courtyard fountains damaged beyond repair during renovation, be treated as artifacts and interpreted in a permanent exhibit on site. Construction of the courtyard is expected to be completed in late 2007.

### The Armed Forces Retirement Home

The National Capital Planning Commission directed the Armed Forces Retirement Home (AFRH) in February to revise its draft master plan for its 272-acre campus in Northwest Washington, D.C. The submission called for 9 million square feet of mixed-use development to be constructed in several phases over a 20-year period. NCPC requested that the AFRH modify its plan in order to lower the overall density of development, protect historic views, and make the scale of the development more compatible with the surrounding area.

The AFRH draft master plan was considered by NCPC at its February meeting for preliminary review and comment only. "This is an evolutionary process," explained John V. Cogbill, III, chairman of the National Capital Planning Commission. "At this point, we're providing planning guidance from the federal point of view about what we think is good about the project as well as what needs to be revisited."

Established in 1851, the Armed Forces Retirement Home is the oldest retirement community for military personnel in the United States. It provides shelter, healthcare, and recreation services to 1,400 military veterans. The entire campus is a National Historic District that contains several historic structures, including the Lincoln Cottage, which served as the summer residence of Abraham Lincoln. From its vantage point on one of the highest elevations in the District, there are sweeping views into the center of the city. The campus is bordered by the Petworth neighborhood, the Washington Hospital Center, Catholic University of America, and the Soldiers' and Airmen's Home National Cemetery.







AFRH's submission outlines a general development plan that addresses land use, open space, and density within six proposed zones of the campus. The Commission recommended the following:

- ✦ Reduce the amount of development in order that the maximum amount of new construction does not exceed the moderate range set forth in the draft environmental impact statement (DEIS)
- ✦ Ensure that building heights are compatible with the character and scale of the surrounding area, the topography and other natural conditions on the site, and the historic assets on the site—with the aim of protecting historic views
- ✦ Include publicly accessible recreational open space in several areas of the campus, and coordinate open space development with the community and NCPC staff
- ✦ Develop a transportation management plan

The master plan is expected to come before the Commission for approval in 2007.

### **Fort Reno Park: Renovation of Recreational Fields**

At its August 2006 meeting, the National Capital Planning Commission approved plans to construct new recreation fields in the southwest corner of Fort Reno Park in the Tenleytown neighborhood of Northwest Washington, D.C. The park is one of the National Park Service's Fort Circle Parks, established to preserve historic Civil War fortifications and ensure availability of green space.

The District of Columbia Department of Parks and Recreation submitted the project and manages the park's athletic fields under an agreement with the National Park Service.

The project, which affects 9.8 acres of the 45-acre park, will convert an existing improvised ball field into a more formal facility, to include the construction of a new baseball diamond, backstop, benches, and a fence.

Plans also call for the addition of a regulation soccer field that overlaps much of the baseball outfield and multi-purpose youth soccer fields at the north end of the parcel.

"The area is loved by the community, and I think this will be a good project that will benefit the city," said Commission alternate Robert E. Miller, who acknowledged he is a frequent user of the park. Miller represents the city council chair on the Commission.

In recommending approval of the project, NCPC staff suggested that ornamental trees and other landscaping be planted to preserve the character of the park as an appealing destination for passive recreation as well as organized sports.





## Electronic Submissions

Agencies seeking Commission approval for their projects may now submit their applications electronically through the NCPC website. Not only does the easy-to-use system allow applicants to submit their proposals more efficiently, it also streamlines NCPC's document management process.

After applicants register, they are free to upload all of their documents—including drawings, renderings, spreadsheets, and text files—allowing NCPC staff members immediate access to them.

President Bush's 2001 Electronic Government Initiatives helped bring the project to fruition. "E-Gov certainly elevated the priority of this project," acknowledges Jody Rieder, NCPC Information Technology Specialist. "And now that it's in place, we're in good shape to comply with the new electronic records management rules being established by the National Archives."

The system, which went online in August 2006, has already attracted applicants, but use should grow dramatically as more agencies become aware of the opportunity to submit electronically. "We've received many compliments from applicants," says NCPC Senior Planner David Levy. "They find it an easier and more cost-effective way to submit projects, and it also improves the review process for NCPC staff."

## New Landscaping for Overlooks at Georgetown Waterfront Park

The National Capital Planning Commission moved one step closer to realizing its vision of a lively urban waterfront stretching along 22 miles of shoreline from Georgetown to Anacostia.

At its October 2005 meeting, the Commission approved the National Park Service's revised preliminary site plans to renovate three overlook areas within the Georgetown Waterfront Park. The Commission had previously endorsed the concept plan for the overlooks, but preliminary site plans failed to win approval after the U.S. Commission of Fine Arts objected to the use of tall sculptural elements that disrupted views of the river.

The overlooks, with only 1,500 to 2,000 square feet of space apiece, provide an important focus at the edge of the Potomac River. The overlooks in the revised plan are now designed as low, open areas that preserve the shoreline vistas from along the adjacent pedestrian promenade. Although the exact layouts will vary, each overlook will have paved granite sidewalks with long, red granite benches facing the river, and a slanted block of black granite etched with graphics interpreting the history of the Georgetown waterfront.

Echoing community concerns about the materials to be used, NCPC requested that the National Park Service, when submitting its final site development plan for approval, provide samples of the granite paving, seating, and interpretive elements. The final plan, expected in spring 2007, will show the exact layout of each overlook and a complete description of the landscaping, pavement, and interpretive graphics.





## Major League Baseball Stadium

NCPC considered two submissions pertaining to the construction of the new stadium for the Washington Nationals on a 19.75-acre parcel adjacent to South Capitol Street and Potomac Avenue in Southeast Washington.

In January 2006, NCPC considered the closure of streets and alleys necessary to build the proposed park. The roadways involved include portions of Half Street, O Street, P Street, Potomac Avenue, and all public alleys in Squares 702-706 and in U.S. Reservation 247.

After determining that the closure of these streets and alleys would adversely affect the federal interest to protect and uphold the L'Enfant Plan, the Commission approved the proposal subject to several stipulations. To mitigate the effect of closing the roadways, the Commission required the District to adopt a covenant that would reestablish the streets if the site ceases to function as a ballpark. The Commissioners also directed the applicant, the D.C. Sports and Entertainment Commission, to consult with the Historic Preservation Review Board and adopt any changes recommended by the Board.

As part of the same action, NCPC also requested that the stadium design maintain and enhance ground-level pedestrian views along Potomac Avenue, provide pedestrian entrances to the stadium where O and P Streets meet South Capitol Street, and minimize the unbroken expanse of the stadium wall along South Capitol through street-level retail space.

At its June 2006 meeting, the Commission reviewed site and building plans for the stadium and strongly recommended

several changes to help integrate the ballpark into the surrounding neighborhood and ensure that the project generates appropriate street-level activity when the stadium is not in use.

In its review of the submission, NCPC was guided by its commitment to the revitalization of the South Capitol Street Corridor as envisioned in the 1997 Legacy Plan as well as the forthcoming National Capital Framework Plan.

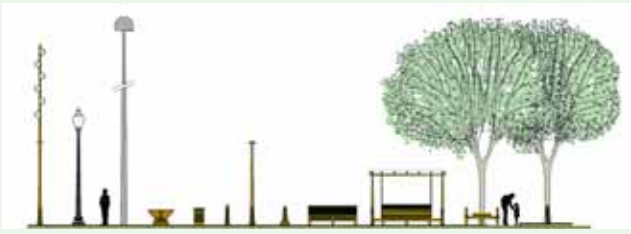
According to the submitted plans, between 10 and 20 percent of the stadium's perimeter frontage will be dedicated to retail, service, and entertainment establishments. The Commission noted, however, that this percentage may not adequately address the neighborhood's retail and entertainment needs. The Commission also requested that the applicant submit additional information on lighting, visual elements, and security.

The D.C. Sports and Entertainment Commission's submission also included a draft Second Phase Plan that would replace street-level parking lots immediately north of the stadium with 1,225 parking spaces in two high-rise structures. After the June Commission meeting, the Second Phase Plan was scuttled in favor of an alternative brokered by Mayor Anthony Williams that would provide 900 spaces of above- and below-ground parking.

With the thoughtful design principles advocated by NCPC staff, it is hoped that the stadium will become a magnet for long-awaited redevelopment of the South Capitol Street Corridor.







## Perimeter Security Design and Testing



Despite the success of NCPC's groundbreaking 2002 *National Capital Urban Design and Security Plan* in inspiring exciting new ideas for perimeter security, designers and facilities managers often wondered exactly which solutions were right for them.

"After we published the security plan we would talk to people who manage federal facilities," said David Zaidain, a community planner at NCPC. "They'd all say it was a great idea but that they didn't know what kinds of materials work or whether they had been tested to suit their conditions."

In response to this feedback, NCPC published the pamphlet, *Designing and Testing of Perimeter Security Elements*, which provides helpful information on state-of-the-art materials and construction techniques.

It discusses the advantages of various alternatives and presents examples of innovative new designs such as the Tiger Trap™ system, which places collapsible concrete under the surface of a building's perimeter. Strong enough to bear the weight of pedestrians and bicycles, it collapses under the weight of an encroaching vehicle and immobilizes it.

NCPC hopes that by providing designers and facilities managers with examples of tested alternatives, they can minimize reliance upon off-the-shelf solutions that may not be optimal for maintaining the beauty and accessibility of the streetscape. "The pamphlet has allowed us to encourage people to think in ways consistent with the goals of the security plan," adds Zaidain.

To further assist the design and planning process, the pamphlet provides an overview of how to conduct a site evaluation to determine a building's security needs.

NCPC also has joined forces with the American Society for Testing and Materials (ASTM) International to develop a standard protocol for vehicle crash testing of perimeter barriers and gates. For designers interested in developing and marketing new anti-ram barriers, the pamphlet summarizes ASTM's testing process and provides an overview of ASTM rating standards.

Designers and facilities managers should now find it easier to realize NCPC's vision to make federal buildings safe without compromising the beauty of the city or impeding access to public spaces.

## Perimeter Security Plans

### The National Museum of Natural History

NCPC granted final approval to plans for improved perimeter security around the National Museum of Natural History at its February 2006 meeting. Part of the Smithsonian Institution's ongoing effort to secure 10 of its museums and administrative buildings on the National Mall, the design embodies the principles of thoughtful security design set forth in NCPC's *National Capital Urban Design and Security Plan*.

The museum, a monumental edifice set amidst deep lawns, occupies 1,000 feet of frontage along Constitution Avenue and the Mall and was erected in the first decade of the 20th century. It was the first building on the Mall after the establishment of the McMillan Commission—remembered today for giving the Mall its grand layout.

The final plan incorporates guidelines outlined by NCPC during an earlier review of the project in 2004, by providing greater visual and physical access to the lawns, minimizing impediments to pedestrian movement, and maintaining areas for seating along the north side of the building. The security measures include cast-metal fence panels supported by granite posts, granite-faced guard booths, hardened signs, bollards, and improved landscaping.

### Lincoln Memorial East Side Barrier

At its October 2005 meeting, the Commission gave preliminary approval for a security barrier on the east (Mall) side of the Lincoln Memorial. This action was the most recent step forward in the completion of the National Park Service's long-term effort to refurbish and secure the memorial.

At previous meetings, the Commission approved plans for roadway and sidewalk improvements, replacement of temporary concession buildings with two new permanent buildings, and construction of 35-inch granite retaining wall around the north, west, and south sides of the memorial. Many of these elements are currently under construction.

The revised submission—presented as an alternative to the 715-foot line of bollards rejected by the Commission in December 2004—calls for bollards to extend from both ends of the granite retaining wall, descend the outside of the lower staircases leading to the Reflecting Pool, and continue across the front of the lower stairs. The design attempts to minimize the visual impact of the barrier by enclosing some of the bollards inside hedges running alongside the stairs.

"I feel we are all looking at these bollards as a temporary measure," says John G. Parsons, Commission alternate for the National Park Service. In consideration of the extreme sensitivity of the site to even minor alterations, the Commission, in granting preliminary approval, required the NPS to provide more detailed specifications of the design and color of the bollards.

The National Park Service will return to the Commission at a later date for final approval after it concludes its consultations with the D.C. State Historic Preservation Office and the Advisory Council on Historic Preservation.



## Site and Design of Memorials and Museums

### Martin Luther King, Jr. National Memorial

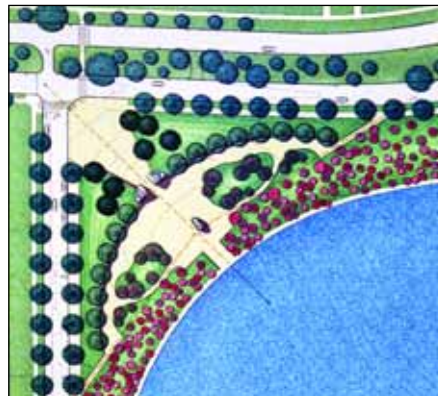
Dr. Martin Luther King, Jr., a leader of the American Civil Rights movement, used non-violent methods to achieve numerous advancements for African-Americans including the landmark Civil Rights Act of 1964. For his work, Dr. King received the Nobel Peace Prize that same year. His “I Have a Dream” speech, delivered on the steps of the Lincoln Memorial during the 1963 March on Washington for Jobs and Freedom was a milestone in American history.

The Martin Luther King, Jr., National Memorial will serve as a testament to Dr. King’s life, legacy, and achievements. The site, on a four-acre plot in West Potomac Park on the northwest corner of the Tidal Basin near the Franklin D. Roosevelt Memorial will put it on a direct line between the Lincoln and Jefferson Memorials.

The memorial’s proposed design includes two central features: the Mountain of Despair—a stone entryway that leads to the Tidal Basin with views of the Jefferson Memorial beyond—and a Stone of Hope engraved with Dr. King’s image that appears as if sliced out of the Mountain of Despair. Other elements include a semi-circular crescent-shaped wall featuring inscriptions from Dr. King’s orations, and landscaping that complements the Tidal Basin.

The Commission reviewed two MLK memorial submissions during the past fiscal year. In December 2005 NCPC reviewed the memorial’s concept design and commented favorably while recommending that the applicant remove a horizontal bridge in front of the mountain of despair and widen the Mountain of Despair entrance to allow for better traffic flow.

The memorial sponsors incorporated the Commission’s recommendations and returned to NCPC in April 2006 with a revised concept design. The Commission commented favorably on the plan and asked the memorial sponsors to work with the National Park Service on the design and location of a planned visitor information kiosk. The Commission expects to review further design submissions during the 2007 fiscal year.





### **Lincoln Bicentennial Commemorative Sculpture Garden**

The year 2009 will mark the two-hundredth anniversary of the birth of President Abraham Lincoln. To commemorate the occasion Congress established the Abraham Lincoln Bicentennial Commission—a 15-member body that is exploring options to honor the president's February 12 birthday. One concept under consideration is a sculpture garden in Washington, D.C. NCPCC planners provided the Commission with an urban design site analysis that included diagrams of possible sculpture garden sites in the District of Columbia.

### **Dwight D. Eisenhower Memorial**

Dwight D. Eisenhower, the 34th president of the United States (1953-1961) and Supreme Commander of the Allied Forces in Europe during World War II, will be recognized with a memorial near the National Air and Space Museum and U.S. Department of Education in Southwest Washington.

In September 2006 the Commission approved, with conditions, a four-acre site currently bisected by Maryland Avenue. This important location, one that NCPCC recognized as a prime site in its *Memorials and Museums Master Plan*, should preserve reciprocal views to and from the U.S. Capitol along Maryland Avenue, SW. It should also provide a meaningful public gathering place and unify the surrounding precinct. The Commission reminded the applicant to meet the following requirements during the National Historic Preservation Act Section 106 review process:

- ✦ Enhance the nature of the site as one in a sequence of public spaces embellishing the Maryland Avenue vista
- ✦ Reflect L'Enfant Plan principles by shaping the memorial site as a separate and distinct public space that complements the Department of Education Headquarters and other surrounding buildings
- ✦ Respect and complement the architecture of the surrounding precinct
- ✦ Respect the building lines of the surrounding rights-of-way and the alignment of trees along Maryland Avenue
- ✦ Incorporate significant green space into the memorial's design

The D.C. Historic Preservation Officer and other appropriate consulting entities should be engaged throughout the Section 106 review process. The Commission anticipates seeing concept designs following a late 2007 design team selection.



### **Victims of Communism Memorial**

Since the time of the Russian Revolution in 1917, more than 100 million people have lost their lives under communist tyranny. The Victims of Communism Memorial will honor their memory and struggles.

NCPCC approved the memorial's preliminary plans in October 2005 and final site and building plans in November 2005. The memorial will be located on a 3,500-acre triangular park in northwest Washington, D.C. at the intersection of Massachusetts and New Jersey Avenues. The location provides a direct view to the U.S. Capitol and is one of 100 proposed sites in NCPCC's 2001 *Memorials and Museums Master Plan*.

The memorial's centerpiece is a 10-foot-high bronze sculpture modeled after the "Goddess of Democracy" statue built in 1989 by pro-democracy students on Beijing's Tienanmen Square. It will sit on a stone pedestal in a 900-square-foot paved plaza. A low curved granite seating area and three ornamental trees southeast of the statue will provide a shady resting area for visitors. A portion of the site will remain a green space. Dedication is slated for summer 2007.

### **Vietnam Veterans Memorial Visitor Center**

One of the most frequently visited sites on the National Mall, the Vietnam Veterans Memorial, honors more than 58,000 Americans who died fighting in the longest war in American history. To educate the memorial's four million annual visitors about the conflict and its impact, Congress authorized a Vietnam Veterans Memorial Visitor Center in 2003 with an amendment to the Commemorative Works Act.

The Commission approved site selection and design guidelines for the Center in August 2006. The Center will be situated on the grounds of the Lincoln Memorial, near the existing Vietnam Veterans Memorial. This site is bound by Constitution Avenue, Henry Bacon Drive, Lincoln Memorial Circle, and 23rd Street, NW. The Commission considered several federal laws when reviewing the proposed site, including NCPCC's mandate to follow the Commemorative Works Act, the National Historic Preservation Act, and the National Environmental Policy Act. These laws protect and preserve Washington, D.C.'s historic and scenic treasures, and environmental resources. The Commission followed the authorizing legislation which mandated that the visitor center be underground.





## The Memorials and Museums Master Plan: Five Years Later

If current trends continue, Washington will dedicate an average of one new memorial per year and one new museum every 10 years. In response to increasing demands for space on the National Mall, NCPM released the 2001 *Memorials and Museums Master Plan*, offering 100 sites for new memorials throughout the city. Since then, five of the sites have been selected for new commemorative works.

- ✦ Situated on the grounds of the Navy Annex and overlooking the Pentagon, site #20 offers the United States Air Force Memorial high visibility for miles around. The memorial opened to the public in October 2006.
- ✦ The Dwight D. Eisenhower Memorial will locate at site #3 near the Smithsonian National Air and Space Museum. The memorial will honor America's 34th President who also served as Supreme Commander of the Allied Expeditionary Forces in Europe during World War II.
- ✦ The Memorial to Victims of Communism, currently under construction, will occupy a portion of site #98 at the intersection of Massachusetts and New Jersey Avenues where it will have a direct view to the U.S. Capitol. It is expected to be dedicated in June 2007.
- ✦ The American Veterans Disabled for Life Memorial, will locate at site #26, a triangular piece of land located along 2nd Street, SW and across Washington Avenue, SW from Bartholdi Park. The site will have a direct view of the U.S. Capitol.
- ✦ The Thomas G. Masaryk Memorial Park and Statue, dedicated in March 2003, sits on site #47 at the intersection of Massachusetts Avenue, Florida Avenue, Q Street, and 22nd Street, NW. Masaryk was the first President of Czechoslovakia (1920-1935).

NCPM looks forward to the plan's continued success in helping memorial sponsors find excellent sites for future memorials while ensuring that all quadrants of the city benefit from the capital's cultural attractions.





## A Bird's-Eye View

### New Aerial Photography of the National Capital Region

In January 2006, NCPC entered into an agreement with the United States Geological Survey (USGS) and the General Services Administration (GSA) to purchase new digital aerial photography for the National Capital Region.

Up-to-date aerial photographs are essential to NCPC's planning review, because they enable planners to better understand the spatial orientation of a population in a given area. "For every project, we usually start our presentation to the Commission with an aerial photograph of the site," says Christine Saum, Director of NCPC's Urban Design and Plan Review Division. "At a glance, you can see a lot more about the character and context of the site and the area surrounding it than you can from photos taken at the site."

NCPC established the Aerial Photography, Planimetrics, and Attribute Initiative (APPA) in 2005 by seeking out partner agencies to obtain current digital photography of the entire National Capital Region (NCR). "We had aerial photos of the city from 1999, which NCPC and Washington, D.C. had purchased together," explains Shane Dettman, NCPC manager of the APPA project. "But we needed to update them, and we didn't have photos of the whole region under NCPC authority."

To complete the full set of NCR aerial photos, USGS acquired recent images from the District of Columbia and surrounding counties. NCPC paid for new pictures of Prince George's County. The photos, which were "flown" in April 2006, went into production in August and were delivered to NCPC in December 2006.

"Because aerial photography is so expensive, the only way we were able to acquire it was through intergovernmental agreements and cost-sharing," says Dettman.

Now, all three agencies have access to the same high-quality resource, and NCPC planners will be able to include aerial photographs in all of their presentations. "In the past, we couldn't always get aerial photos of sites outside of D.C. unless the applicant provided them," says Saum. "Having the full set of photos for the whole region is really helpful."

# 5 Long-Range Planning

### The FCIP Six-Year Plan

Each year all federal agencies must submit to NCPC their plans for capital improvement projects for the coming six years. NCPC compiles these plans into one document, the Federal Capital Improvements Program (FCIP). Published annually, the FCIP provides the Office of Management and Budget (OMB) an overview of all federal construction and renovation projects, as well as anticipated price tags. OMB uses the FCIP when preparing the President's annual budget.

In preparing the FCIP, NCPC evaluates all the proposed projects, looking for conformity with its own *Comprehensive Plan for the National Capital*, federal agency master plans, and other important federal policies.

This year's FCIP, approved at the September 2006 Commission meeting, covers fiscal years 2007 to 2012. It contains 199 projects submitted by 13 departments and agencies, totaling \$7.7 billion. Of these, NCPC recommended and strongly endorsed 34 projects that it considered critical to advancing significant planning policies and federal interests. NCPC also identified 38 projects for future programming to support Commission objectives.

New projects in the FY 2007-2012 FCIP include the Georgetown Waterfront Park, the US Coast Guard Headquarters at St. Elizabeths, and environmental mitigation for 44 acres of the new Southeast Federal Center. This year's FCIP also includes a summary of Base Realignment and Closure Commission (BRAC) actions in the National Capital Region. The FCIP is available upon request or online at [www.ncpc.gov](http://www.ncpc.gov).



**F/C**  
**I/P**  
**2007-2012**



### **NCPC Consults with D.C. About Comprehensive Plan**

According to federal law, all development within the District of Columbia is governed by a Comprehensive Plan for the National Capital, which is issued and updated as necessary. Comprising two parts, Federal Elements and District Elements, the Plan provides policy and planning guidance by addressing such topics as land use, transportation, environmental protection, and historic preservation. NCPC is responsible for producing the Federal Elements of the plan, which governs the development of federally owned properties in the District, while the D.C. Office of Planning is responsible for drawing up the District Elements.

NCPC has approval authority over both the Federal and District Elements. The Commission approved an updated Federal Elements section in August 2004, and in preparation for eventual Commission review of the District Elements, NCPC's Planning Research and Policy Division staff has engaged in meaningful, ongoing consultation with the D.C. Office of Planning throughout Fiscal Year 2006. As participants in biweekly task force meetings, NCPC representatives have addressed several federal interest issues, including the definition of the Central Employment Area, placement of foreign missions, references to federal facilities in the District, and sites where significant land-use change is anticipated.

The District released a Working Draft of the District Elements of the Comprehensive Plan in May 2006 for public comment and a new draft was submitted to the D.C. City Council in July. Once adopted by the City Council, the D.C. Office of Planning will submit it to NCPC for consideration.

### **Fort Belvoir**

In December 2005, officials at Fort Belvoir in southern Fairfax County invited NCPC to participate in the Fort Belvoir Advisory Committee. Already home to nearly 100 different Department of Defense organizations, Fort Belvoir expects to absorb an additional 22,000 employees by 2011 as a result of the Base Realignment and Closure Act (BRAC). The anticipated changes at the base require the development of a master plan for land reuse over which NCPC will have an advisory role. NCPC's presence on the Advisory Committee is designed to help facilitate the development of a sound master plan and ensure that the BRAC transition at Fort Belvoir is a success.

### **Walter Reed**

NCPC has been in consultation with officials of the Department of State and the General Services Administration regarding their expressed interest in acquiring portions of the Walter Reed Army Medical Center. As part of BRAC, the campus is slated to close in 2011 when the facility will merge with the National Naval Medical Center in Bethesda, Maryland. Both agencies are currently seeking funds to purchase portions of the property and are drawing up master plans for its development.





## Sharing Knowledge Locally and Globally



### Public Outreach Activities

As part of its commitment to sharing knowledge locally and globally, NCPC staff meets with numerous visiting delegations each year. During the 2006 fiscal year, NCPC staff and commissioners met with dozens of planners and policymakers both in Washington and abroad.

### Activities in the National Capital Region

In February, Executive Director Patricia Gallagher participated in a two-day roundtable in Chantilly, Virginia on the future of the National Capital Region hosted by the Greater Washington Board of Trade titled, "A Conversation about Our Region's Future." The event attracted more than 125 top executives from the public and private sectors to explore strategies for addressing the region's unprecedented growth, the challenges of providing affordable housing, and managing our congested roadways.

As a service to the local community, NCPC partnered with the Washington Regional Network to host a series of free public forums on contemporary planning challenges facing the National Capital Region. The bimonthly series featured topics such as "Making the Bus Fly: Delivering Great New Bus Service Tomorrow," which featured speakers from the Washington Metropolitan Area Transit Authority, District Department of Transportation, and Maryland Transit Administration. The series also addressed solutions for taming traffic through transit-oriented development, guiding new development to ensure it enhances neighborhoods and restores neglected

parks, meeting the area's need for affordable housing, and guiding the region's growth.

In May NCPC staff hosted a brown-bag lunch on the economics of constructing and operating green buildings. In November, NCPC and the Casey Trees Endowment Fund cosponsored a symposium titled, "Growing a Greener Community." The three-day joint event brought together national experts to discuss the importance of green spaces in urban areas. The symposium was followed by a public event at the U.S. Navy Memorial's Naval Heritage Center to kick-off CapitalSpace, the joint parks and open space initiative of NCPC, the National Park Service, and the District of Columbia.

NCPC launched a new partnership with the National Building Museum (NBM) on its CityVision program. This is a three-month design course that encourages D.C. public middle school children to develop an understanding of the built environment. For this year's project, NCPC staff recommended three potential memorial sites that the students will study. The sites—Banneker Overlook, RFK Stadium site, and East Potomac Park—are included in NCPC's current analysis for the National Capital Framework Plan. NCPC staff joined other D.C. area architects, urban planners, educators, and professional designers to work with the students. NCPC provided base maps, historical information, and other resources to assist the students in the development of their plans for these sites. The semiannual program culminates with teams of participants making formal presentations about their design solutions.

NCPC's award-winning *National Capital Urban Design and Security Plan* continues to draw interest four years after its



release. In January 2006, NCPC staff led a walking tour for representatives of GSA, the International Monetary Fund, and the Federal Reserve. The tour was designed to evaluate existing security projects and identify successful plans as GSA begins work on four federal buildings in the Southwest Federal Center.

NCPC staff also gave many presentations on its 2002 security plan during the year to a variety of audiences. NCPC's executive director presented at the Fordham University Symposium on Contemporary Urban Challenges, and a follow-up article was published in the *Fordham Urban Law Journal*. Staff also presented the plan's concepts at the national conference of the American Society of Landscape Architects and at a joint conference of the Infrastructure Security Partnership and the Society of American Military Engineers.

## International Activities

NCPC Executive Director Patti Gallagher delivered the keynote address at the first Biennial Summit of Architecture and Design in Canberra, Australia, in November 2005. Ms. Gallagher spoke about the development and implementation of NCPC's *Extending the Legacy: Planning America's Capital for the 21st Century*. NCPC's counterpart in Australia, the National Capital Authority (NCA), modeled its recent Griffin Legacy Plan after NCPC's Legacy Plan. During the visit, Ms. Gallagher and Lisa MacSpadden, NCPC's public affairs director, briefed the NCA's planning staff on the development of NCPC's *Comprehensive Plan for the National Capital: Federal Elements*.

Also in November, a delegation from Canberra, Australia visited Washington and met with NCPC staff to discuss tourism. The Australian delegation is researching how the capitals of Australia,

Canada, and the United States promote their cities and, in particular, how the activities of planning agencies intersect with tourist-related issues. The delegation was particularly interested in the Visitor Element of NCPC's Comprehensive Plan and the impact of security barriers on the tourist experience in Washington.

In January a top adviser to Australia's Minister for Local Government, Territories, and Roads visited NCPC to examine the Commission's public meeting process. The minister's office has oversight authority for the National Capital Authority (NCA). Ms. Leonie Burke met with NCPC staff in preparation for advising members of Australia's Parliament on the public process, as it considers reorganizing the NCA. NCPC also hosted Todd Rohl, the Director of Planning for Australia's National Capital Authority (NCA), in August. Mr. Rohl's team is responsible for planning, promotion, management of the public realm, and commemoration in the national capital.

In addition to the Australian delegations, visitors from China, Korea, Thailand, and Morocco came to NCPC's offices to learn about the agency's work in the nation's capital and to share ideas on best planning practices. Visitors included more than 30 mayors from Chongqing, China, sponsored by the American Planning Association; 18 representatives of the Korea Land Corporation and the Korea National Housing Corporation; a delegation from the Moroccan Ministry of Housing and Urban Development and the Moroccan House of Representatives; 15 municipal planners from Bangkok, Thailand, including the Director-General of the Department of Public Works and Town and Country Planning; and a delegation of business representatives and government officials representing planning, construction, and property bureaus from China's Jiangsu province.



# 7 Achievements



## National Capital APA Chapter Recognizes NCPC



The American Planning Association's (APA) National Capital Area Chapter presented NCPC with two outstanding awards at their 2005 gala. The event was held at Washington, D.C.'s International Spy Museum.

The APA chapter presented NCPC's *Comprehensive Plan for the National Capital: Federal Elements* with its "Excellent Award for a Plan." The awards committee determined that the Comprehensive Plan advances planning in the Washington metropolitan area. Updated and published in 2004 for the first time in over two decades, the Comprehensive Plan's seven federal elements represent the most significant factors in national capital planning. The elements include the federal workplace, foreign missions and international organizations, transportation, parks and open space, the federal environment, preservation and historic features, and visitors. These elements will assist NCPC over the next 20 years in establishing and implementing new goals and policies for future federal development in the National Capital Region.



The National Capital Area Chapter also honored NCPC's concept for the Circulator transit system with its "Excellent Award for a Project/Program/Tool."

Conceived in NCPC's 1997 Legacy Plan, the Circulator is a convenient and low-cost daily transit service. The state-of-the-art buses transport workers, residents, and visitors to local destinations in Washington's core. The service is a result of a public/private partnership.





# 8 Financial Report

During fiscal year 2006, NCPC advanced several special initiatives in addition to conducting its ongoing review of federal building plans and perimeter security proposals.

NCPC began developing the National Capital Framework Plan, released the RFK Stadium Redevelopment Study, and furthered the goals of CapitalSpace, an innovative parks and open space partnership among NCPC, the District of Columbia, and the National Park Service. On the transportation front, the agency managed the Rail Realignment Feasibility Study and hosted a design charrette on the intersection of New York and Florida Avenues.

NCPC conducted these proactive projects while meeting its core urban design and plan review responsibilities, which included reviewing nearly half a dozen memorial and museum projects and launching an electronic application submission process.

NCPC managed these activities and met strategic objectives in fiscal year 2006 with a budget of just over \$8 million.

## Fiscal Year 2006 Analysis of Resources

|                                 |                    |
|---------------------------------|--------------------|
| Personnel Compensation/Benefits | \$5,504,711        |
| General Operating Expenses      | \$1,913,000        |
| Travel                          | \$ 60,000          |
| Consulting Services             | \$ 259,000         |
| Other Administrative Services   | \$ 386,000         |
| <b>Total Budget</b>             | <b>\$8,122,711</b> |

## Goals and Objectives

|  |             |
|--|-------------|
| Preserve and enhance the unique beauty and image of the national capital and ensure its planned development  | \$1,868,871 |
| Ensure that the location and design of all federal buildings in the 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 | \$2,353,589 |
| Anticipate emerging development, transportation, environmental, and historic preservation needs that affect the region's quality of life and its economic vitality; develop plans, partnerships, and projects to meet those needs  | \$1,218,828 |
| Protect and enhance historic and natural resources while accommodating change in the nation's capital  | \$243,766   |
| Promote state-of-the art information technologies to support integrated planning   | \$1,056,318 |
| Educate and increase the involvement of local, national, and international audiences in planning and development in the national capital   | \$731,297   |
| Implement the President's Management Agenda  | \$650,042   |

# 9 The Year Ahead

## **Fiscal Year 2007**

NCPC plans to reach major milestones on several projects during fiscal year 2007. In addition to releasing a detailed National Capital Framework Plan, the agency will advance CapitalSpace, its parks and open space initiative, and wrap up the Railroad Realignment Feasibility Study being conducted with the District Department of Transportation (DDOT).

## **The National Capital Framework Plan**

As described on page six, NCPC's National Capital Framework Plan will enhance the capital city by identifying new sites for national destinations in Washington. These sites will provide attractive alternatives to the National Mall for new monuments and memorials. In 2007, after holding a series of public meetings to gather ideas from national experts, stakeholders, federal and local agencies, and the public, NCPC plans to release the National Capital Framework Plan. The plan will include early design concepts for Maryland Avenue, Banneker Overlook on 10th Street, SW, and East Potomac Park. The plan also will help improve visitor services, enhance streetscapes, improve connections between popular spots in the city, and promote high-quality security design.

## **CapitalSpace**

Together with the National Park Service and the District of Columbia government, NCPC will advance the CapitalSpace initiative (see page 12), which will develop a strategic plan for local and federal parkland in the District of Columbia. In the coming year, NCPC and its partners will share the findings of a thorough needs assessment, which evaluated the current conditions and needs of Washington's parks. A public briefing is planned in spring 2007 to share this

assessment with local residents and interested individuals. The CapitalSpace partners will use the findings of the needs assessment to develop a draft framework plan for District parks that will be released in late 2007 in conjunction with a second public briefing. For more information on CapitalSpace, visit the Initiatives section of NCPC's website, [www.ncpc.gov](http://www.ncpc.gov).

## **Railroad Realignment Feasibility Study**

In early 2007, NCPC and DDOT will issue the results of an in-depth study of the feasibility of relocating nearly eight miles of CSX freight rail lines that run through Washington, D.C. (see page 10). The rail lines carry hazardous cargo through the monumental core and also separate Southeast and Southwest neighborhoods from the rest of the city. The study will evaluate the security risks of the current route, address relocation alternatives, analyze the costs and benefits of relocation, and assess the redevelopment potential of lands along the current path.

## **Flooding in Washington**

In response to the extensive flooding of the monumental core in June 2006, NCPC staff will examine the various causes of flooding in the monumental core. The flooding led to the closure of several federal agencies and caused significant damage to facilities, particularly to the National Archives and the Internal Revenue Service. The draft report will examine the various causes of flooding in the District, particularly in the low-lying National Mall, Federal Triangle, and downtown areas. It also will offer historical data on the city's flooding history and response, and suggest ways NCPC may help reduce future risks of flooding. The draft report will be released in 2007.



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