

APRIL MAY JUNE
SPRING 2002

QUARTERLY



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New York Firm to Design Pennsylvania Avenue in front of the White House

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Acting on the recommendation of its Interagency Security Task Force, the Commission selected Michael Van Valkenburgh Associates to create a pedestrian-oriented public precinct for Pennsylvania Avenue in front of the White House. The Task Force made its recommendation after reviewing design concepts from four of the country's top landscape architecture design firms that had been invited to submit ideas for beautifying and securing one of the most visible locations in the Nation's Capital. The other design firms included Balmori Associates of New York City; EDAW of Alexandria, Virginia; and Peter Walker and Partners of Berkeley, California.

The Task Force had directed the participating firms that any proposal must respect the historic setting of the White House, reflect a clear memory of the Avenue, accommodate inaugural parades and the Downtown Circulator, and not preclude the future reopening of the street.

The Commission members emphasized they were selecting a design team and approach, not a specific design plan. In evaluating the Van Valkenburgh proposal, the Commission noted it offered an excellent conceptual starting point that could accommodate modifications and refinements that may be necessary as the final design work proceeds. The Task Force and Commission also found that the Van Valkenburgh proposal evokes a clear and gracious

pedestrian realm, is sensitive to the historic character of the precinct, and subtly transforms the area through careful tree planting and sensitive ground treatment. The concept design creates threshold spaces at 15th and 17th Streets that can accommodate security checkpoints and provide shaded seating areas. It also includes a simple array of historic Washington light fixtures, stone benches, and discreet bollards. Van Valkenburgh's proposal would preserve the center of Pennsylvania Avenue as an open space to allow for good views of the White House.

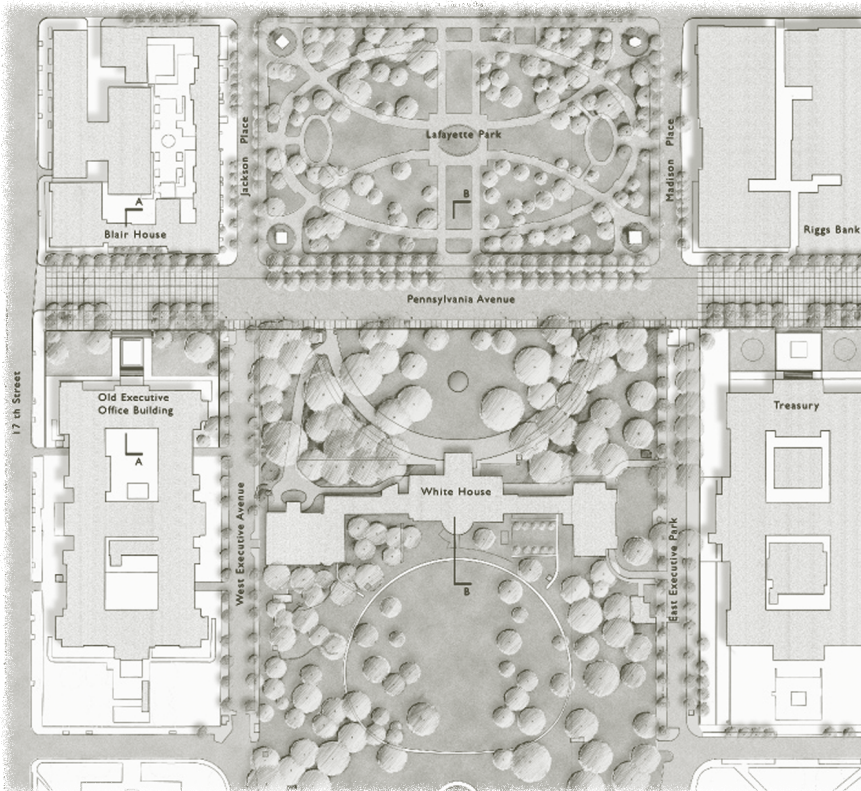
The Commission members emphasized they were selecting a design team and approach, not a specific design plan

Pennsylvania Avenue at the White House is just one part of the Task Force's ongoing work on a comprehensive *Urban Design and Security Plan*, due to be released in draft form in July. The plan will identify permanent, comprehensive solutions to the increasing number of security elements that are cluttering Washington's streets and sidewalks and marring the historic urban design of the city. The final plan is scheduled for release in the fall, following a public comment period.



▲ THE DESIGN CREATES A PEDESTRIAN PRECINCT THAT PRESERVES THE HISTORICAL AXIS AND EXISTING STREET PATTERN WHILE CREATING AN ENVIRONMENT THAT IS WELCOMING, DIGNIFIED, AND ABLE TO ACCOMMODATE MULTIPLE USES, INCLUDING THE INAUGURAL PARADE.

▼ PLAN OF THE AVENUE BETWEEN 15TH AND 17TH STREETS, NW

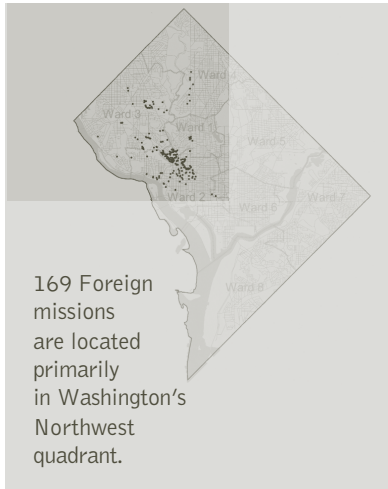


THE COMPREHENSIVE PLAN FOR THE NATIONAL CAPITAL

The Commission is currently revising the federal components of the Comprehensive Plan for the National Capital, the planning document published jointly by NCPD and the District of Columbia government every few years. The Comprehensive Plan establishes goals and policies for future development in the Nation's Capital and helps coordinate planning among federal and local jurisdictions. The plan is composed of two parts: the Federal Elements, which are prepared by NCPD and guide development of the federal establishment; and the District Elements, which are prepared by the District of Columbia government and direct city planning.

A draft of the revised Federal Elements of the Comprehensive Plan, which will be released later this year, includes policy guidance for federally owned properties and other federal interests in the region, including federal employment and facilities, urban design and historic preservation, parks and open space, transportation, environment, visitors, and foreign missions and international organizations. Opportunities for public involvement in the Comprehensive Plan revisions should be announced on the Commission's website later this summer (www.ncpc.gov).

Foreign Missions and International Organizations



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Largest Foreign Missions by Employment

Country	Employees
Saudi Arabia	781
United Kingdom	478
France	325
Russia	300
Brazil	286
Canada	266
Japan	243
Egypt	242
Australia	230
Germany	188

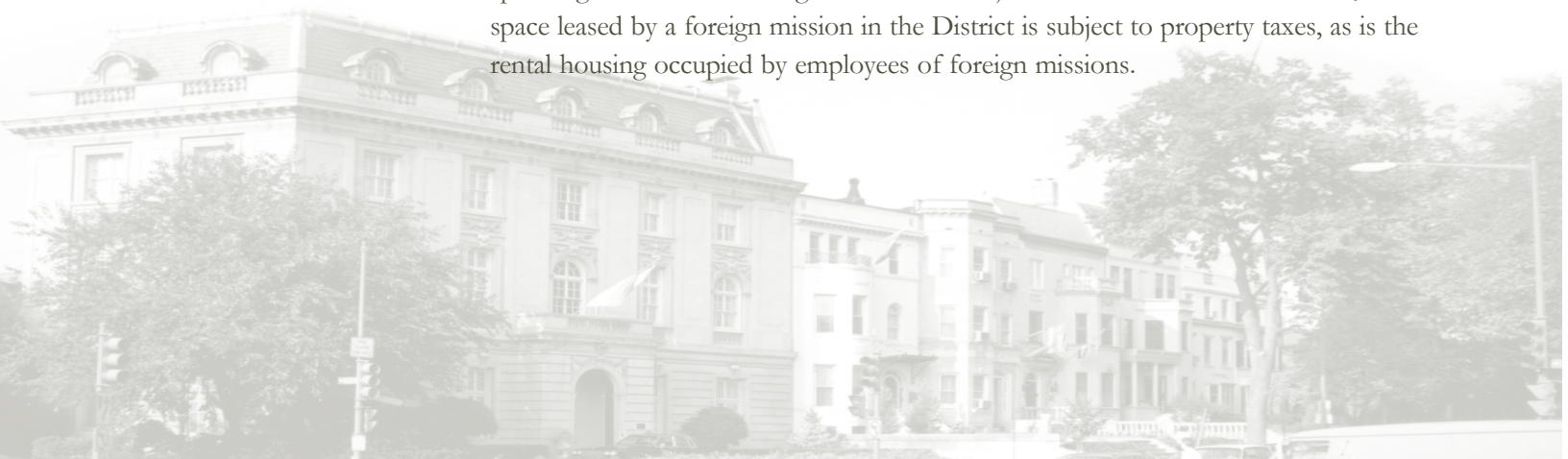
Board of Trade Survey 2001

Foreign embassies, international businesses and cultural activities, multinational financial institutions, and visitors from around the world all contribute to the special and cosmopolitan character of the Nation's Capital. These activities and institutions strengthen Washington's role in international affairs and reaffirm its position as one of the great cities of the world. Now, a recent study prepared for the Commission reveals that international activities not only enliven the city's cultural and political life but they also provide a major source of jobs and income for the city's economy.

The federal government, international business, and the hospitality industry are the city's three primary industries. With direct annual spending totaling an estimated \$10.4 billion in the District of Columbia, international business is the city's second most important source of economic activity, right behind federal spending. These and other findings are contained in a study prepared for the Commission by Stephen Fuller, Professor of Public Policy at George Mason University and leading analyst of the metropolitan Washington economy. NCPC commissioned the study, *The Economic and Fiscal Impact of Foreign Missions on the Nation's Capital*, as part of its preparation of the *Comprehensive Plan for the National Capital*. The economic analysis is helping NCPC develop planning guidance and policy for accommodating foreign missions within the Nation's Capital.

In isolation, foreign missions as a whole are not major generators of economic activity, however, as a catalyst for the entire international business industry within the District, foreign missions support a significant and growing sector within the city's economy. Washington's 169 foreign missions represent a complex of economic activities far more important than the sum of their direct and indirect spending would indicate. *The Economic and Fiscal Impact of Foreign Missions* report describes both the measurable and non-quantifiable economic dimensions of foreign missions.

The report analyzes in detail both workforce and non-payroll spending by foreign missions and examines the spending of the visitors that foreign missions attract. It also examines tax and fiscal impacts. While foreign mission buildings and property owned by their respective countries are not subject to property taxes and the salaries of diplomatic personnel are also generally exempt, much of the spending of foreign missions and the spending of visitors to foreign missions is subject to all local taxes. In addition, office space leased by a foreign mission in the District is subject to property taxes, as is the rental housing occupied by employees of foreign missions.



FOREIGN MISSIONS SUPPORT A SIGNIFICANT AND GROWING SECTOR WITHIN THE CITY'S ECONOMY

The Economic and Fiscal Impact of Foreign Missions report calculates that the total contribution of spending associated with foreign missions to the District economy in 2001 was approximately \$411 million. This spending will support 1,651 jobs in the city and generate \$44.1 million in personal earnings. While this represents only a small fraction of the city's total economic activity, foreign missions represent a critical component of the international business industry.

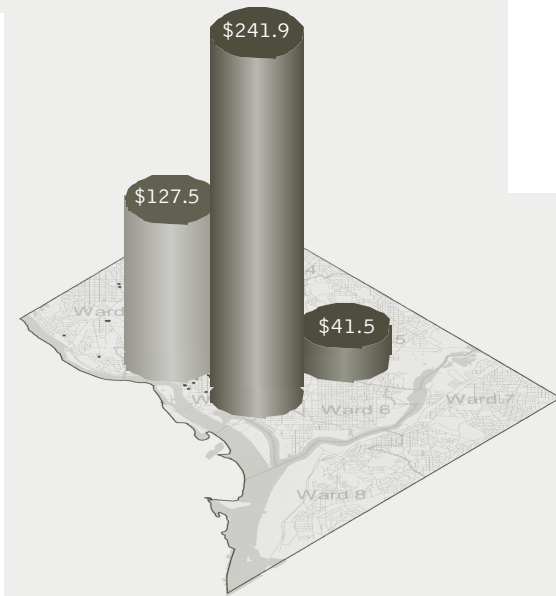
The Economic and Fiscal Impact of Foreign Missions on the Nation's Capital is available upon request from the Commission office and is posted on our web site at www.ncpc.gov.

The Foreign Missions Act

The 1982 Foreign Missions Act reaffirms the federal government's jurisdiction over the operation of foreign missions and international organizations in the U.S. The Act establishes an Office of Foreign Missions within the Department of State to review and control the operations of diplomatic activities and sets out the process by which the foreign missions will be located in the District of Columbia. The Act requires the NCPC Executive Director to serve as a member of the District of Columbia Board of Zoning Adjustment when it considers applications by foreign missions.

The International Center

Established in 1968, the International Center is a 47-acre campus in Northwest Washington. Located between Connecticut Avenue and Reno Road and bisected by Van Ness Street, the park-like enclave offers an attractive and convenient location where countries can build their chanceries. NCPC reviews plans for all development in the International Center and administers the development controls that regulate design and planning in the area. The diplomatic missions in the International Center reflect the traditional architecture of the home countries and some of the world's great design traditions as interpreted by leading international architects. When fully built out, the International Center will be home to chanceries of 19 nations. With all building lots at the center now spoken for, NCPC staff, Department of State, and District of Columbia officials are working to identify new chancery locations elsewhere in the city.



Summary of Economic and Fiscal Impact of Foreign Missions on the District of Columbia

Source of Impact (millions)	Total output
Spending by Foreign Mission Employees	\$41.5
Non-Payroll Spending by Foreign Missions	\$127.5
Spending by Foreign Mission Visitors	\$241.9
Total Economic Impact	\$410.9

Foreign Missions in the Nation's Capital

- Washington, D.C. is home to 169 foreign missions.
- Foreign missions employ nearly 10,000 workers in the District of Columbia with an annual payroll of close to \$300 million.
- Consumer spending by foreign mission employees in the District of Columbia in 2001 is estimated to total \$32.4 million.
- Total combined spending by these 169 embassies in 2001 is estimated to total \$510 million.
- Foreign missions attract a large number of day visitors who spend \$183 million annually for lodging, food, and shopping in the city.

This issue of the Quarterly summarizes actions taken at the Commission meetings on April 4, May 2, and June 6, 2002. Additional information on individual projects may be obtained by contacting the National Capital Planning Commission, 401 9th Street, NW, North Lobby, Suite 500, Washington, D.C. 20576 or by calling 202-482-7200. Visit www.ncpc.gov for more news about Commission activities.

A PLAQUE, HONORING THOSE WHO SERVED IN VIETNAM AND DIED AFTER THE WAR AS A RESULT OF THEIR WOUNDS, WILL BE LOCATED IN THE NORTHEAST CORNER OF AN EXISTING PLAZA ON THE MEMORIAL GROUNDS.



VIETNAM VETERANS MEMORIAL

Washington, D.C.

May 2, 2002

The Commission considers the Vietnam Veterans Memorial to be a completed work and strongly encourages that no further additions be made to the memorial. Upon receiving congressional authorization, however, the American Battle Monuments Commission and Vietnam Memory Project submitted a proposal to NCPC for the addition of a commemorative plaque that will honor those who served in Vietnam and died after the war as a result of their service. The Commission approved the location and preliminary and final design plans for the plaque.

In order to accommodate the 24-inch-wide and 36-inch-long plaque, the statue plaza and associated landscaping will be extended approximately three feet. The commemorative plaque will be composed of a gray granite stone that matches adjacent paving, and the inscription will reflect the same typeface used on the memorial wall.

While the Commission reiterated its position that the memorial is a complete work whose impact should not be diluted with numerous and disparate additions, it believes that the commemorative plaque will harmonize with its setting. Appropriately integrated into the statue area, it should in no way encroach upon the memorial wall.

WASHINGTON MONUMENT GROUNDS

Washington, D.C.

April 4, 2002

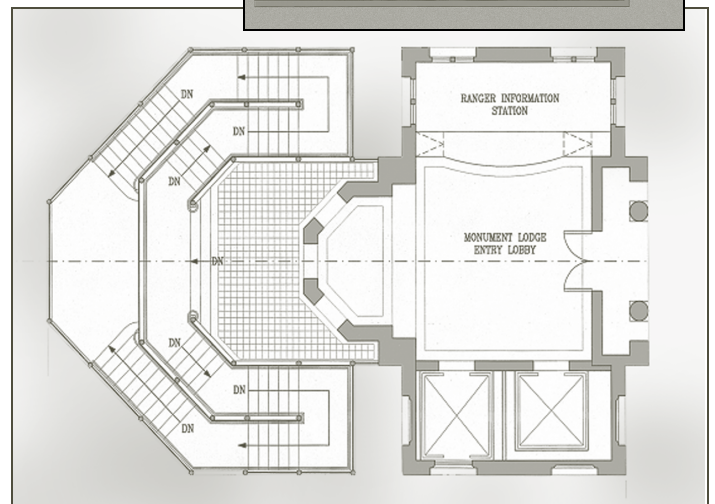
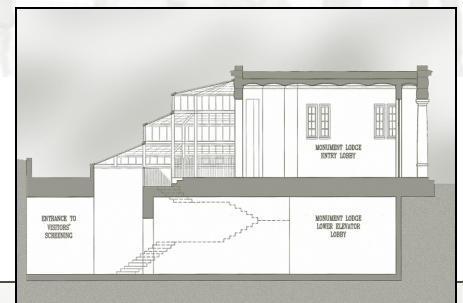
The Washington Monument, one of the capital's most recognizable symbols, is now surrounded by a temporary security system that has become all too familiar in our National Capital—jersey barriers.

Last summer's proposal by the National Park Service, to secure the Washington Monument with a ring of bollards, offered a more permanent solution than what now exists, but NCPC disapproved that plan with expectations of reviewing a solution more appropriate to the landscaped setting. In February, the Commission approved a Design Concept Plan for the monument that included reconfigured walkways, a restored Monument Lodge, an improved plaza area, and a removed 16th Street parking lot.

In its most recent action, the Commission approved the concept of constructing an addition to the Washington Monument Lodge. The addition would serve as an entryway to an underground security screening center, leading visitors to a starting point for their tour of the Washington Monument. The design concept for the addition depicts a glass structure—approximately the same size as the existing Lodge—attached to the west side of the Monument Lodge. The Commission has only approved the idea of adding a structure to the Monument Lodge and no specific design or building plans have been submitted for the Commission's review.

In its approval, the Commission requested that the National Park Service submit a revised Development Concept Plan; a completed National Environmental Policy Act document; and a record of significant progress in the Section 106 historic preservation consultation. Prior to advancing a design for the underground facility and above-ground structure, the Commission requested that the National Park Service complete a study of anticipated visitor circulation patterns to determine necessary features of the proposed spaces. If an addition is required, the Commission requests that the structure's design be compatible to the Monument Lodge and not dominate the historic building.

A PROPOSAL FOR AN UNDERGROUND SCREENING AND VISITOR CENTER WOULD BECOME THE NEW ENTRYWAY TO THE WASHINGTON MONUMENT.



OTHER commission actions

Department of Veterans Affairs Headquarters, 810 Vermont Avenue, NW, Washington, D.C.

For a period not to exceed five years, the Commission approved preliminary and final site and building plans for Verizon Wireless cellular antennas, an equipment shelter, and the existing antenna at the Veterans Affairs Building on Vermont Avenue. (4/4/02)

Federal Law Enforcement Training Center, Cheltenham, Prince George's County, MD

The Commission approved the Master Plan for the Federal Law Enforcement Training Center, located in Prince George's County, MD. The Commission also approved preliminary and final site and building plans for construction of: a Firearms Training Facility; guardhouses at both entrances to the Center; a visitor and security building; a vehicle maintenance garage; and renovation of Buildings 1, 1A, 50, 4, and 13. (5/2/02)

Bureau of Alcohol, Tobacco and Firearms, New York and Florida Avenues, NE, Washington, D.C.

The Commission approved preliminary site and building plans for the ATF Headquarters Building on New York and Florida Avenues, NE, Washington, D.C. In an effort to ensure security while projecting a sense of openness, the Commission included a condition in its approval that the design of the pedestrian perimeter be restudied. (5/2/02)

- ▼ THE NEW ATF HEADQUARTERS FEATURES A CURVED WALL THAT DEFINES THE STREET EDGE AND A LARGE INTERIOR GARDEN.

Fort Belvoir, Humphrey's Engineering Center, Fort Belvoir, VA

The Commission approved preliminary and final site and building plans for the construction of a Headquarters, Operations and Training Facility at Humphreys Engineering Center at Fort Belvoir in Fairfax County, Virginia. The new multi-purpose, multi-story facility will total 127,180 gross square feet. (5/2/02)

National Institute of Standards and Technology, Building No. 235, Gaithersburg, MD

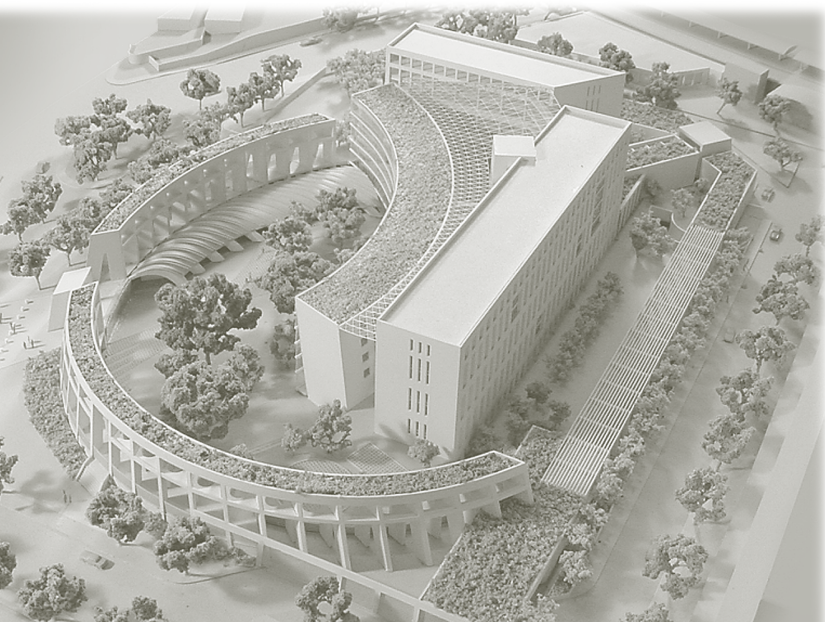
The Commission approved preliminary and final site development plans for a landscape security barrier around the perimeter of Building No. 235. The barrier consists of a combination of ground surface modifications, plant material, ha-ha walls, and large boulders. Some existing parking areas would need to be relocated in order to increase the distance between parked vehicles and the research building. (6/6/02)

National Mall, Northwest and Southwest Quadrants, Washington, D.C.

The Commission approved preliminary and final site development plans for the installation of four exposed aggregate concrete sidewalks on the National Mall—two located on either side of 4th Street; one linking the National Gallery with the National Air and Space Museum; and one adjacent to Madison Drive. The new sidewalks should be compatible in color and texture with the existing walks along the Mall. (5/2/02)

U.S. Food and Drug Administration, White Oak, Montgomery County, MD

The Commission approved the revised master plan for the U.S. Food and Drug Administration Consolidation at the White Oak Federal Research Center. The revised plan includes the integration of structured parking and the retention and integration of historic Building 1 into the FDA campus. The Commission asked the General Services Administration to submit a revised parking plan within nine months of fully occupying the CDER laboratory. (6/6/02)



Tomas G. Masaryk Memorial, 22nd and Massachusetts Avenue, NW, Washington, D.C.

The Commission approved the site location for the Tomas Masaryk Memorial on 22nd Street and Massachusetts Avenue, NW, Washington, D.C. A gift from the people of the Czech Republic, the memorial depicts Tomas Masaryk, the first president of Czechoslovakia and a proponent of democracy. (5/2/02)

U.S. Marine Barracks, 7th and L Streets, SE, Washington, D.C.

The Commission approved preliminary and final site and building plans for a parking garage at the Marine Barracks Annex, 7th and L Streets, SE, Washington, D.C. The five-story structure will provide 273 parking spaces for Marines who are stationed at the barracks. (4/4/02)



▲ MEMORIAL MEDALLIONS WILL HELP DEFINE THE NEW BRIDGE AS A SIGNIFICANT GATEWAY.

Woodrow Wilson Bridge Replacement, City of Alexandria, VA and Prince George's County, MD

The Commission approved preliminary and final site development plans for Memorial Medallions on the Woodrow Wilson Bridge Replacement. The medallions, which were initially dedicated in 1964 and are located on the existing bridge, will be prominently displayed on 25-foot vertical columns on the new bridge. (4/4/02)

World War II Memorial, 17th Street, NW, between Independence and Constitution Avenues, Washington, D.C.

The Commission approved preliminary and final design details for the flagpoles and announcement piers at the 17th Street ceremonial entrance; the announcement stone at the east memorial plaza; and the field of gold stars at the freedom wall. (4/4/02)

District of Columbia's FY 2003 Proposed Budget and Financial Plan, FY2003-2008

The Commission forwarded its comments on this program to the Mayor of D.C. and the D.C. City Council. NCPC's review is limited to the impacts of projects on federal activities and interests in the region and on consistency of the projects with the *Comprehensive Plan for the National Capital*, the Legacy Plan, and urban renewal plans within the District. At an estimated cost of \$1.9 billion, the proposed plan contains 354 projects involving renovations, maintenance, new construction, and the purchase of equipment, buildings, and land. Most of the projects appear to have no adverse impacts on the federal establishment; however, 11 projects must be coordinated with the Commission and the appropriate federal agency. (5/2/02)

George Washington University, 1957 E Street, NW, Washington, D.C.

The Commission concluded that the proposed modifications to the Planned Unit Development in Square 122, Lot 29 would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*. Modifications include a change in building materials, minor design alterations, and a reallocation of uses on the site. (6/6/02)



▲ PLANNED UNIT DEVELOPMENT AT 19TH AND E STREETS, NW.

THE COMMISSION
commented on the following:



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- ▲ **COMPUTER RENDERING OF NEW IMF HEADQUARTERS 2 AT 19TH STREET AND PENNSYLVANIA AVENUE, NW.**

**INTERNATIONAL MONETARY FUND
HEADQUARTERS 2, 1900 PENNSYLVANIA AVENUE,
NW, WASHINGTON, D.C.**

A second IMF headquarters building is proposed for 1900 Pennsylvania Avenue, NW, across the street from IMF's existing headquarters on H Street. The Commission concluded that the proposed consolidated Planned Unit Development and related rezoning would not adversely affect the identified federal interests nor be inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*. (4/4/02)

ZONING TEXT AMENDMENT, WASHINGTON, D.C.

The Commission found that a text amendment to Title 11, DCMR Chapter 31 would not adversely affect the federal interests nor be inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*. The new language will establish the filing deadline of appeals to the District of Columbia Board of Zoning Adjustment. (6/6/02)

DELEGATED ACTIONS

**On behalf of the Commission,
the Executive Director approved:**

Preliminary and final site and building plans for the Bachelor's Enlisted Quarters at the Naval Air Facility, Andrews Air Force Base, Camp Springs, Prince George's County, MD. (5/29/02)

Preliminary and final site and building plans for façade improvements to Buildings 1 and 6 at the Old Naval Observatory, Potomac Annex, 23rd and E Streets, NW, Washington, D.C. (5/29/02)

Preliminary and final site and building plans to renovate Building 21 at Fort Lesley J. McNair, 4th and P Streets, SW, Washington, D.C. (5/29/02)

Preliminary and final site and building plans for a temporary handicap accessible entrance ramp at the U.S. Department of Commerce, Herbert C. Hoover Building located at 14th and Pennsylvania Avenue, NW, Washington, D.C. (5/29/02)

Preliminary and final site development plans for a handicap accessible entrance at the Department of the Interior, 18th and C Streets, NW, Washington, D.C. (5/29/02)

Preliminary and final site and building plans for the temporary placement—a period of two years—of a security guard booth at the Old Post Office Building, 12th Street and Pennsylvania Avenue, NW, Washington, D.C. (5/29/02)

Preliminary and final site and building plans for the construction of an addition to Building No. 18 at the Naval Surface Warfare Center, Carderock Division, Bethesda, MD (5/29/02)

Preliminary and final site and building plans for the construction of an addition to Building 4E at the Naval Surface Warfare Center, Carderock Division, Bethesda, MD (5/29/02)

Preliminary and final site and building plans for a replacement water treatment facility, Oxon Run Park, SE, Washington, D.C. (5/29/02)

Preliminary and final site and building plans for the installation of perimeter security bollards at the Department of the Interior's Main Building, 1849 C Street, NW, Washington, D.C. (4/29/02)

Preliminary and final site and building plans for a new southern entrance and site improvements at McKinley Technical High School, 2nd and T Streets, NE, Washington, D.C. (4/2/02 and 4/29/02)

Preliminary and final site development plans for the chiller and cooling tower replacement at the U.S. Court of Military Appeals, 450 E Street, NW, Washington, D.C. (4/29/02)

Final site development plans for the realignment of McNair Road at its intersection with Lee Avenue at the Fort Myer Army Base, Fort Myer, VA. The realignment will allow for ceremonial activities at the Fort Myer Chapel without traffic interruptions and the closing of McNair Road. (3/29/02)

Preliminary and final building plans for roof repair and replacement on the East and West Wings of the White House, 1600 Pennsylvania Avenue, NW, Washington, D.C. (3/29/02)

Preliminary and final site and building plans for utility improvements at the Central Heating Plant at Fort Lesley J. McNair at 4th and P Streets, SW, Washington, D.C. (3/29/02)

Preliminary and final site and building plans for the heating ventilation and air conditioning and egress improvements at the Federal Aviation Administration Building, 600 Independence Avenue, SW, Washington, D.C. (3/29/02)

Preliminary and final site and building plans for the installation of a temporary (one year) Vehicle Inspection Facility at the Army Research Laboratory, Adelphi, Prince George's County, MD. (3/29/02)

Preliminary and final site and building plans for the replacement of the ranger entrance station at Great Falls Park, McLean, VA. (3/29/02)

Preliminary and final site and building plans for retractable bollards and guard booths at the underground parking garage entrance/exits at the Department of Education Headquarters Building, Federal Office Building 6, 400 Maryland Avenue, SW, Washington, D.C. (4/29/02)

The Executive Director concluded that:

Proposed text and map amendments to encourage commercial and mixed-use development in specific areas of Capitol Hill would not adversely affect federal interests, nor be inconsistent with the Comprehensive Plan. The general location of the rezoning includes selected commercial areas on the Pennsylvania Avenue, SE corridor from 1st to 13th Streets; and 8th Street between Pennsylvania Avenue, SE and the Southeast Freeway. (4/29/02)

The proposed closing of a segment of Edson Place, NE, bounded by Minnesota Avenue and Parcel 176/91, NE will not have a negative impact on the federal establishment or other federal interests in the National Capital. (4/4/02)

Members of the Commission and staff traveled to Chicago in April to participate in the annual convention of the American Planning Association. In preliminary sessions organized by APA's Federal Planning Division, NCPC representatives presented two sessions: one on the Commission's urban design and security work and the other on its *Memorials and Museums Master Plan*. APA presented its Outstanding Federal Project award for the master plan to Patti Gallagher, NCPC Executive Director, and Ron Wilson, Project Leader and Director of the Office of Long-Range Planning. At the main conference, Gallagher participated in a major workshop, "Planning for Disaster Recovery," with planning officials from New York City, California, Colorado, and Chicago.

On April 16, Chairman Cogbill participated in a conference sponsored by the Urban Land Institute and hosted by the National Building Museum. Chairman Cogbill moderated a panel discussion entitled "Making Public Places Safer: Homeland Security" and presented NCPC's work on an Urban Design and Security Plan that will identify comprehensive solutions to the growing problem of security elements that are marring the historic urban design and beauty of the Nation's Capital.

On May 1, the National Capital Planning Commission hosted a Design Jury and Award Ceremony for students of architecture at the University of the District of Columbia. Sponsored by the National Association to Restore Pride in America's Capital, students prepared conceptual designs that would mitigate the 10-lane-wide concrete wasteland just southwest of the Capitol. A jury, comprised of a local architect, an Advisory Neighborhood Council Commissioner, and staff members from the General Services Administration and NCPC selected the team of Nichelle Lenee Marchal and Toan Dang for the 1st place award.



DANG AND MARCHAL PRESENT THEIR CONCEPTUAL DESIGN.

NCPC Quarterly
Spring 2002
April May June

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

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- The Honorable Gale A. Norton
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Administrator of General Services
- The Honorable Joseph I. Lieberman
Chairman, Senate Committee on Governmental Affairs
- The Honorable Dan Burton
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
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