



APRIL, MAY, JUNE
SPRING 2000

QUARTERLY

INSIDE

NEW TRANSIT BENEFIT PROGRAM / PAGE 2

PROCEEDINGS / PAGE 4

OTHER COMMISSION ACTIONS / PAGE 6

COMMISSION NOTES / PAGE 10

NCPC SUPPORTS NEW TRANSIT BENEFIT PROGRAM FOR FEDERAL WORKERS

PRESIDENT CLINTON MARKED APRIL 21—EARTH DAY 2000— by signing an Executive Order requiring federal agencies to provide their employees in the National Capital Region with transit benefits up to \$65 per month. The Executive Order is a demonstration of the federal family doing its part to help reduce traffic congestion and air pollution and support commuting alternatives. The new transit benefit program will encourage federal workers to abandon their drive-alone habits and instead look to Washington-area trains, Metro, buses, and vanpools for their daily commute. While some federal agencies in the region already offer transit benefits to their employees, many do not; of those that do, many cap the benefit well below \$65. Currently more than 50,000 employees in the region receive transit benefits, a number that the Department of Transportation expects at least to double when the Executive Order takes effect on October 1, 2000.

THE EXECUTIVE ORDER DEMONSTRATES
THE FEDERAL FAMILY'S COMMITMENT
TO HELP REDUCE TRAFFIC CONGESTION
AND AIR POLLUTION AND SUPPORT
COMMUTING ALTERNATIVES.

For the past year NCPC has been working with its partners—the Department of Transportation, the General Services Administration, the Office of Personnel Management, the Washington Council of Governments, and the Washington Metropolitan Area Transit Authority—to find ways to reduce the federal contribution to traffic congestion and pollution in the region. In April 1999 the group sponsored a



Federal Agency Transportation Management Workshop that featured discussions by senior Administration officials and a hands-on workshop in which government managers learned how to prepare transportation plans. As part of its interest in federal transportation planning in the region, the Commission has supported the expansion of the government's transit benefit program and enthusiastically welcomes the new Executive Order.

Federal agencies must now move quickly to put into place their transit benefit programs. NCPC and its partners have been sponsoring a new series of workshops to help them meet the implementation deadline of October 1. At these workshops government officials and representatives from Metro and the Washington Council of Governments have been briefing federal managers on Metrocheck, transit "Smart Cards," and other programs to help agencies provide their employees with transit benefits. Transit benefit programs are an important, but not the only, component of an effective federal agency transportation management plan. Ridesharing, guaranteed ride home, alternative work schedules, and telecommuting programs are all important tools for encouraging commuters to move out of their single-occupancy cars. Workshop participants have been learning how to establish these kinds of programs in their own agencies.

The Washington area's traffic statistics are alarming: number two in roadway congestion, number one in per capita time and fuel wasted in gridlock, and an expected 70 percent increase in congestion over the next 25 years. NCPC and its planning partners welcome the President's expansion of the transit benefit program thereby demonstrating that with innovative transportation strategies, dedicated funding, and real commitment, federal agencies can be role models in the region and the nation.

For further information about the federal agency transportation management workshops, contact Bill Dowd at 202-482-7240 or e-mail bill@ncpc.gov. To learn more about the transit benefit program and other federal transportation management initiatives, visit www.ncpc.gov where you can find links to a variety of helpful websites. A Transportation Management Handbook for federal managers is also available on the NCPC site.

PROCEEDINGS

COMPREHENSIVE DESIGN PLAN FOR THE WHITE HOUSE AND PRESIDENT'S PARK

Washington, D.C.

May 4, 2000

The Commission approved the Comprehensive Design Plan for the White House and President's Park that is designed to meet the needs of the mansion and its grounds for the next 20 years. The National Park Service developed this master plan in response to the increasingly severe space limitations the White House staff currently confronts. The Park Service has sought to develop a plan that is flexible and functional; that restores, to the extent possible, the historic park setting of the White House and grounds; and that protects the historic character of the building.

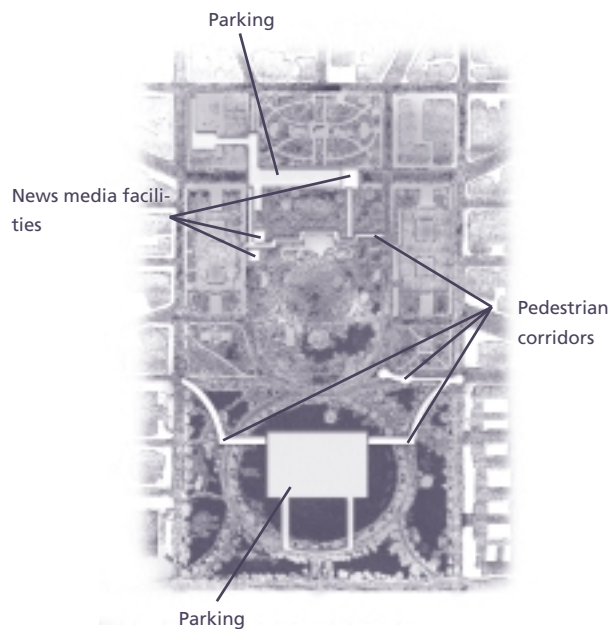
Key elements of the White House master plan include:

- Removal of 1,140 surface parking spaces currently reserved for staff on streets around the White House. The parking will initially be moved to private off-site parking facilities and ultimately to underground parking garages to be constructed under the Ellipse and Pennsylvania Avenue.
- Elimination of street vendor sites around President's Park.
- Construction of below-ground meeting and conference space and expanded news media facilities.
- Expansion of the existing White House Visitors Center and Museum in the Commerce Department Building with underground access to President's Park.

- Removal of the temporary visitor pavilion at the northeast corner of the Ellipse to be replaced with a permanent events plaza.

One important master plan proposal that the Commission did not approve was the long-term configuration of E Street on the south side of the White House. Although two-way traffic is now being restored to this portion of E Street, the master plan proposes that E Street eventually revert to a one-way eastbound configuration. The Park Service recommended a one-way traffic pattern in order to improve pedestrian

PROPOSED UNDERGROUND FACILITIES



THE WHITE HOUSE COMPREHENSIVE DESIGN PLAN INCLUDES UNDERGROUND GARAGES, CORRIDORS AND MEETING SPACES.

Courtesy National Park Service

This issue of the Quarterly summarizes actions taken at the Commission meetings on April 6, May 4, and June 1, 2000. Additional information on individual projects may be obtained by contacting the National Capital Planning Commission, 801 Pennsylvania Avenue, NW, Washington, D.C. 20576 or by calling 202-482-7200. Visit www.ncpc.gov for more news about Commission activities.

RENDERING OF 800
F STREET DEPICTING
RESTORED BUILDING
FACADES BACKED BY
NEW CONSTRUCTION.

Courtesy Shalom Baranes Associates

safety within this heavily used tourist precinct. The Commission disapproved the one-way proposal and instead requested that federal and District officials work together on a comprehensive long-term solution for downtown traffic problems. The Commission recommended that these solutions consider the further restoration of through traffic on streets around the White House as existed prior to the imposition of restrictions on vehicle traffic in May 1995. The Commission reasserted that nothing in its consideration of these plans should be construed as accepting long-term restrictions on Pennsylvania Avenue in front of the White House.

VOYAGE: OUTDOOR SCALE MODEL OF THE SOLAR SYSTEM

Washington, D.C.

May 4, 2000

With its final approval of Smithsonian Institution plans for an outdoor model of the solar system, the Commission has paved the way for an exciting new addition to the National Mall. The *Voyage* exhibit, to be located along the south sidewalk of Jefferson Drive between the Air and Space Museum and the Smithsonian Castle, will feature 13 kiosks representing the planets, the asteroid belt, and comets in a scale model of the solar system at one-ten-billionth of its actual size. The placement of the kiosks will allow visitors to experience the relative size of celestial bodies in relation to the distances between them. The stainless steel kiosks will be seven feet six inches tall and each one will display a scale model of one of the planets along with informational graphics and text.

Child-friendly and accessible to the handicapped, the new exhibit will be in place for up to ten years, with installation scheduled to begin 2001.



REHABILITATION OF HISTORIC BUILDINGS 800 F STREET, NW

Washington, D.C.

April 6, 2000

At its April meeting the Commission gave final approval for the rehabilitation of the five historic buildings and related new construction in the 800 block of F Street, NW, directly across from the National Portrait Gallery. Now being privately developed, this property falls within the jurisdiction of the Pennsylvania Avenue Development Plan, which is jointly administered by NCPC, the National Park Service, and the General Services Administration.

The long-derelict buildings date from the post-Civil War era and are excellent examples of the period's commercial architecture. Listed in the National Register of Historic Places, the buildings' facades will be restored to their original condition and storefronts will be replicated based on historic photographs and remaining original building fabric. Some non-original portions of the buildings will be demolished and a new structure ranging from four to eight stories will be constructed behind them. The height of the new construction will not exceed 90 feet. The mixed-use project will include shops, housing, and offices. Of the project's total



9TH STREET ELEVATION OF 800 F STREET.

Courtesy Shalom Baranes Associates

128,000 square feet proposed, approximately 45 percent will be used for arts-related retail, 38 percent for commercial offices, and 17 percent for ten residential units. The majority of the first three floors of both the historic and new portions of the building is expected to be occupied by a single retail/restaurant establishment that has recently been signed by the developer.

In October 1999 when the Commission reviewed this project at an earlier stage in its development, it expressed concern about several design features of the new building, including the design and height of the penthouse trellis and the profile of the window mullions. The project design team has responded effectively to those concerns. The Commission commended the developer with the rehabilitation of these engagingly exuberant commercial buildings that illustrate a significant era in the development of the city.

OTHER COMMISSION ACTIONS

COHEN AND SWITZER BUILDINGS, C STREET BETWEEN 3RD AND 4TH STREETS, SW, WASHINGTON, D.C.

The Commission approved street furniture improvements at the Cohen and Switzer Buildings. Improvements consist of the installation of canopied benches, trash receptacles, and ash urns within the landscaped area adjacent to the buildings. (6/1/00)

DEPARTMENT OF JUSTICE, MAIN JUSTICE BUILDING, 10TH STREET AND PENNSYLVANIA AVENUE, NW, WASHINGTON, D.C.

The Commission approved preliminary and final site and building plans for two new guard booths at the employee/visitor underground parking entrances at 9th and 10th Streets. This project is consistent with the Justice Department's goal of improving perimeter security at federal agencies. (6/1/00)

EXCESS PROPERTY: DE LA SALLE BUILDING AND GROUNDS, AVONDALE, PRINCE GEORGE'S COUNTY, MD

The Commission commented to GSA that it had no interest in acquiring the De La Salle Building and Grounds and was not aware of any such interest by a federal agency. The Commission suggested that the majority of the existing open space in the southern portion of the site be preserved as recreational and open space. In its disposition of the De La Salle Building, GSA should include appropriate restrictions that will ensure the long-term preservation of this National Register-eligible building. (4/6/00)

EXCESS PROPERTY: 801 RHODE ISLAND AVENUE, NE, 1060 BRENTWOOD ROAD, NE, 141 AND 151 O STREET, NE, AND 515 D STREET, NW, WASHINGTON, D.C.

The Commission concurred with the District of Columbia's determination that these D.C.-owned properties are no longer required for public purposes and may be disposed of to serve the District's best interests. However, the Commission recognized that the lots at 141 and 151 O Street, NE are being considered by GSA for a new headquarters for the Bureau of Alcohol, Tobacco, and Firearms. As such, these properties should be made available for sale to GSA prior to other disposal action. (5/4/00)

FORT CIRCLE PARK, U.S. RESERVATION 515, 4900 CONNECTICUT AVENUE, NW, WASHINGTON, D.C.

The Commission approved a Boundary Amendment that incorporates an exchange of interests in lands between the National Park Service and St. Paul's Lutheran Church at Fort Circle Park. This exchange allows the owner of the church to construct handicapped parking and access facilities on lands now under the control of the Park Service. The land exchange will enhance the open space character of the park. (5/4/00)

FORT LINCOLN NEW TOWN, BETWEEN FORT LINCOLN DRIVE AND EASTERN AVENUE, NE, WASHINGTON, D.C.

The Commission concluded that the Zoning Commission's proposed action—an amendment to the PUD and Zoning Map that would allow a wholesale beer distributorship in Fort Lincoln New Town—would be inconsistent with the Fort Lincoln Urban Renewal Plan and the Federal Elements of the Comprehensive Plan. It was found that site development plans do not provide for the continuation of the Fort Circle Park Trail. The Commission asked that the Zoning Commission either require the applicant to provide an easement to accommodate the continuation of the trail or work with the District government to modify the Urban Renewal Plan. (4/6/00)

FORT MYER, BUILDINGS 250 AND 251, ARLINGTON, VA

The Commission approved preliminary and final site and building plans for the renovation of two barracks buildings at Fort Myer. This project is part of a continuing effort to restore barracks buildings in this historic part of Fort Myer. (4/6/00)

FORT MYER, SUMMERALL PARADE FIELD, ARLINGTON, VA

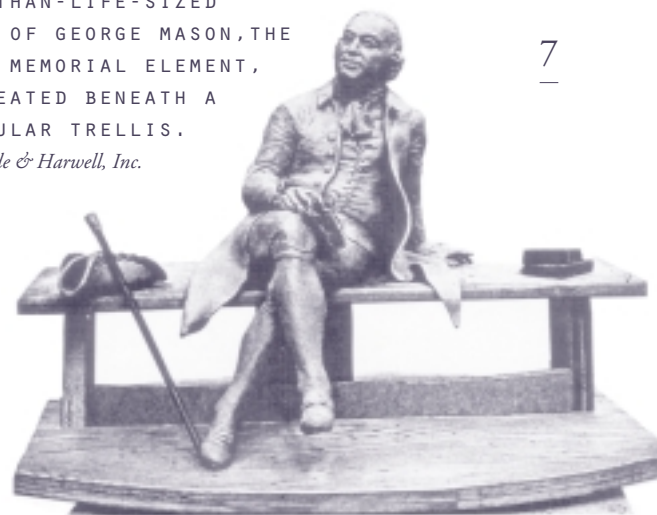
The Commission approved preliminary and final site and building plans for the construction of two temporary canopies over the reviewing stands of Fort Myer's Summerall Parade Field—these canopies will provide shelter and comfort for spectators. (4/6/00)

GEORGE MASON MEMORIAL, WEST POTOMAC PARK, WASHINGTON, D.C.

The Commission approved preliminary site and building plans for the memorial at Fountain Four in West Potomac Park. The proposed design has been set within the context of the existing garden and pool and features a life-size sculpture of George Mason seated on a bench beneath a semi-circular trellis. Other design elements include two inscription walls with related text and additional seating and plantings. (5/4/00)

A LARGER-THAN-LIFE-SIZED SCULPTURE OF GEORGE MASON, THE PRINCIPAL MEMORIAL ELEMENT, WILL BE SEATED BENEATH A SEMI-CIRCULAR TRELLIS.

Courtesy Rhodeside & Harwell, Inc.



LAFAYETTE BUILDING, 811 VERMONT AVENUE, NW, WASHINGTON, D.C.

With the understanding that the antennas will not be seen from Lafayette Park, McPherson Square, Vermont Avenue, and 15th Street, the Commission approved—for a five-year period—preliminary and final building plans for the 50 proposed Winstar antennas and all but 9 of the existing 26 antennas on the rooftop. The Commission requested that those nine unapproved antennas be relocated to reduce their visibility. In addition, the Commission asked that warning signs—stating that radio frequency exposure levels may exceed FCC limits—be installed at entry points to the penthouse roof, which is accessible only to authorized personnel. (5/4/00)



PROPOSED REPLACEMENT
BARRACKS AT QUANTICO.
Courtesy Stanmyre Noel

**MARINE CORPS BASE QUANTICO, BACHELORS
ENLISTED QUARTERS, QUANTICO, VA**

The Commission approved preliminary and final site and building plans to construct two three-story Bachelor Enlisted Quarters at Quantico. The new quarters, which will replace two existing, overcrowded buildings, will house 600 enlisted Marine Corps personnel. (6/1/00)

**MEMORIAL STATION POSTAL FACILITY, 2236
DUKE STREET, ALEXANDRIA, VA**

The Commission approved preliminary site and building plans for the Memorial Station Postal Facility, making some requests for the preparation of final site and building plans. The new building, which will replace the current structure, will offer better workspace that should result in improved delivery services. Except for incidental mail pick up, no customer services will be offered at this location. (4/6/00)

**NATIONAL MUSEUM OF THE AMERICAN INDIAN,
THE MALL, BETWEEN 3RD AND 4TH STREETS
AND MARYLAND AVENUE AND JEFFERSON
DRIVE, SW, WASHINGTON, D.C.**

The Commission approved final site and building plans for the National Museum of the American Indian, which will occupy the last available museum site on the Mall. (6/1/00)

THE SMITHSONIAN'S MANAGEMENT TEAM
AND CONSULTANTS FOR THE NATIONAL
MUSEUM OF THE AMERICAN INDIAN POSE
WITH A MODEL OF THE MUSEUM.

Photo by Paul Jutton



**ROCKVILLE PIKE STATION, EAST JEFFERSON
STREET, MONTGOMERY COUNTY, MD**

The Commission approved final site and building plans for the Rockville Pike Station Carrier Annex. The project is intended to alleviate inadequate working conditions and to improve customer service through more efficient mail distribution and delivery. (5/4/00)

**RONALD REAGAN BUILDING AND INTERNATIONAL
TRADE CENTER, 1300 PENNSYLVANIA AVENUE,
NW, WASHINGTON, D.C.**

The Commission approved preliminary and final site development plans for the installation of a Delta Security Barrier System with the understanding that nothing in the plans prohibits the reopening of 13½ and D Streets upon the completion of renovations to the Wilson Building. The security system may be modified if subsequent studies by GSA show that changes are warranted. (5/4/00)

13TH AND N STREETS, SE, WASHINGTON, D.C.

The Commission reported to the Council of the District of Columbia that the closing of the unimproved portions of N and 13th Streets, SE, between M Street, Virginia Avenue, and Water Street, would not have a negative impact on the federal establishment provided that any construction within the existing rights-of-way to be closed permits: an unobstructed north-south view at least 60 feet in width; public access from M Street to Water Street; an unobstructed east-west view; and pedestrian access from the vicinity of 12th Street. (6/1/00)

**CAPITAL IMPROVEMENT
PROGRAMS**

NCPC reviews capital improvement programs proposed by state and local governments in the National Capital Region to determine their effect on the federal government. During the past three months the Commission

reviewed capital improvements programs for Prince George's County and the District of Columbia. Of the 425 projects included in Prince George's County's six-year Capital Improvements Program, 16 projects could potentially affect the federal establishment. These projects are: the Paint Branch Stream Valley Park; College Park Airport; Paint Branch Parkway Community Park; Anacostia Tributaries Trail System; Bladensburg Waterfront; Potomac Waterfront Park; Potomac River Trail; Anacostia River Restoration; Addison Road; Metro Access; Sandy Hill Landfill Expansion; Auth Road; Cherry Hill Road; Rhode Island Avenue Bike Path; Suitland Road; and Pennsylvania Avenue (MD-4). The District of Columbia's Capital Improvements Program for Fiscal Years 2001-2006 includes a total of 123 projects and five of these projects were identified with federal interests that require coordination with federal agencies. These projects are: New York Avenue Metro Red Line Study; New D.C. Convention Center; Woodrow Wilson Memorial Bridge Replacement; Transportation Facilities Improvements; and Geographical Information System.

DELEGATED ACTIONS OF THE EXECUTIVE DIRECTOR

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

- Final site and building plans for the Human Nutrition Research Center at the Beltsville Agricultural Research Center in Beltsville, Prince George's County, MD. (3/29/00)
- Final site and building plans for the Public Safety Center, Fort Myer, VA. (3/29/00)
- Preliminary and final site and building plans for a new stair and elevator addition to Buildings 112 and 105 at the Washington Navy Yard, 11th and M Street, SE, Washington, D.C. (3/29/00)
- Preliminary and final site and building plans for an addition to Building 9 at the U.S. Naval Surface Warfare Center, Carderock Division, Montgomery County, MD. (3/29/00)
- Preliminary and final site and building plans for construction of a new addition to the Reactor Building at the National Institute of Standards and Technology, Gaithersburg, Montgomery County, MD. (3/29/00)
- Preliminary and final site and building plans for an addition to the Fort Dupont Ice Arena at Fort Dupont Park, Minnesota Avenue and Ely Place, SE, Washington, D.C. (3/29/00)
- Preliminary and final building plans for the Imaging and Laser Communication Station on top of Building 112 at the Adelphi Laboratory Center, Adelphi, Montgomery County, MD. (4/21/00)
- Preliminary and final site and building plans for the Renovation of Building 154 and Ballfield Improvements at the Walter Reed Army Medical Center, Forest Glen Annex, Montgomery County, MD. (4/27/00)
- Final site and building plans for exterior renovations and the preliminary and final site and building plans for new exterior lighting at the Department of the Treasury Main Building, 15th Street and Pennsylvania Avenue, NW, Washington, D.C. (4/27/00)
- Preliminary and final site and building plans for the construction of a new Vehicle Equipment Storage Facility at Fort Lesley J. McNair in the Southwest quadrant of Washington, D.C. (4/27/00)
- Preliminary and final site and building plans for the renovation of Building 91 at the Walter Reed Army Medical Center, Main Section, 16th and Aspen Streets, NW, Washington, D.C. (4/27/00)
- Preliminary and final building plans for exterior building signage for the Cohen Federal Building, 300 Independence Avenue, SW, Washington, D.C. (4/27/00)
- Preliminary and final site and building plans for alterations and an addition to the U.S. Park Police field station at Turkey Run Park, George Washington Memorial Parkway, McLean, Fairfax County, VA. (4/27/00)

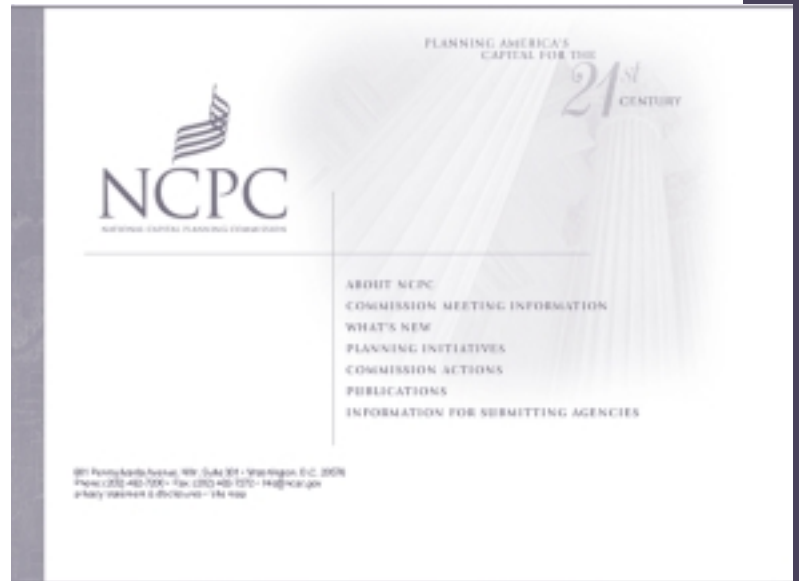
- Preliminary and final site development plans for the U.S. Naval Observatory Main Gate Signage and Landscaping, Massachusetts Avenue and 34th Street, NW, Washington, D.C. (4/27/00)
- Preliminary and final site and building plans for the addition to the United States Park Police substation in Greenbelt Park, Greenbelt, Prince George's County, MD. (5/24/00)
- Preliminary and final site development plans for the installation of six security cameras at Federal Office Building 10B, 600 Independence Avenue, SW, Washington, D.C. (5/24/00)
- Preliminary and final site and building plans for the addition to Building 15K at the National Institutes of Health in Bethesda, Montgomery County, MD. (5/24/00)
- Preliminary and final building plans for signage at the Department of Housing and Urban Development headquarters building at 7th and D Streets, SW, Washington, D.C. (5/24/00)

ON BEHALF OF THE COMMISSION, THE EXECUTIVE DIRECTOR MADE A DETERMINATION THAT:

- The modification to the PUD and Map Amendment to the Zoning Regulations, which would extend the PUD to include Lot 32 in Square 372, would not affect the federal interest nor be inconsistent with the Federal Elements of the *Comprehensive Plan for the National Capital*. The property, designated at 901 New York Avenue, NW, would then consist of 532,505 square feet. (3/29/00)
- The proposed text amendment, known as the Downtown Historic Properties Residential Rehabilitation Incentive, would serve to promote the preservation of historic properties and, therefore, would not be adverse to the federal interest nor inconsistent with the *Comprehensive Plan for the National Capital*. (5/24/00)

COMMISSION NOTES

Be sure to bookmark www.ncpc.gov for all the latest information about Commission activities. NCPC's new web site includes key agency publications, full reports on recent Commission actions, agendas for upcoming meetings, tips on how to express your views on important planning proposals, guidelines for submitting agencies, and much more. Use the new site to put your name on NCPC mailing lists and tell us what you think about federal planning issues in the Nation's Capital.



CHECK OUT NCPC'S REDESIGNED WEB SITE AT WWW.NCPC.GOV.

On June 8th members of the **Joint Task Force on Memorials** held a workshop on the Memorials and Museums Master Plan that is now in development. The workshop was designed to solicit public comment during the early preparation stages of the master plan.



JOINT TASK FORCE MEMBERS, NCPC STAFF, AND MEMBERS OF THE PUBLIC DISCUSSED THE MEMORIALS AND MUSEUMS MASTER PLAN AT THE JUNE 8 PUBLIC MEETING.

Photo by Paul Jutton

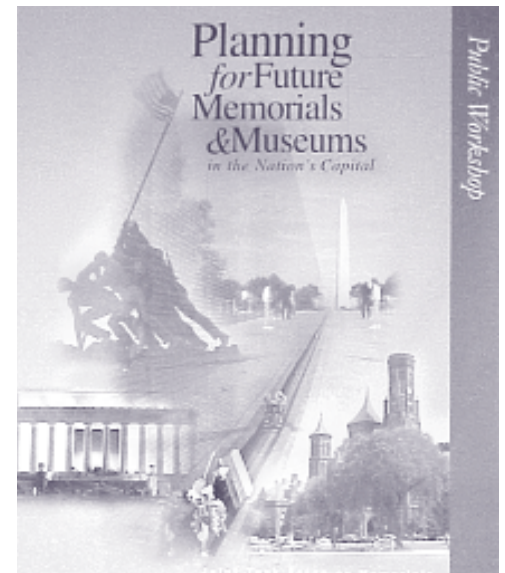
In an informal “science fair” format, staff and task force members identified and discussed potential memorial and museum sites, development guidelines, and possible implementation measures with interested citizens. The task force expects to release the draft master plan in the fall when it will open a formal public comment period. Watch the NCPC website under “Planning Initiatives” for updates on master plan preparation.

Chairman Gantt, Commission members, and NCPC staff participated in a weekend planning workshop for the **revitalization of Washington’s Southeast waterfront** on May 19, 20, and 21. Sponsored by the federal/District partnership of the Anacostia Waterfront Initiative, the workshop focused on community-based improvements to the Southeast neighborhood and riverfront. To assist workshop participants in their planning work, NCPC’s technical staff provided computer animations and digital maps of the waterfront study area. For information about future waterfront planning sessions contact Toni Griffin in the District’s Office of Planning, 202-442-8990.

A FORMAL COMMENT PERIOD ON THE MEMORIALS AND MUSEUMS MASTER PLAN IS EXPECTED TO BEGIN IN THE FALL OF 2000.

During the past several months, Commissioners and staff have attended annual meetings of the professional planning and urban design community. At the **American Planning Association’s annual conference** held in April in New York City, three members of the Joint Task Force on Memorials—Margaret Vanderhye, Chairman of the Task Force; J. Carter Brown, Chairman of the Commission of Fine Arts; and John Parsons, Chairman of the National Capital Memorial Commission—offered a presentation on memorials and museums in the Nation’s Capital. At the **American Institute of Architects’ May convention** in Philadelphia, Michael Sherman, NCPC’s CAD manager, presented a workshop on integrating Geographic Information Systems (GIS) and three-dimensional computer visualizations into the urban design process. Joined by Deserene Worsley, Director of the Commission’s Technology Development Office, Mr. Sherman took the podium again at **A/E/C Systems 2000**, a tradeshow held in June for the design and construction industry. Ms. Worsley and Mr. Sherman presented a program entitled, “GIS Technology on a Shoestring.”

Ash Jain has joined the Commission staff as Legal Counsel. Previously serving as counsel in the office of Senator Fred Thompson, Mr. Jain represented the Senator on the Commission. Mr. Jain has a law degree and an MS degree in Foreign Service from Georgetown University and a BA degree in Political Science from the University of Michigan. Mr. Jain has served as an associate at the law firm of Howrey & Simon and as an intern with the White House Counsel’s Office, the U.S. Department of State, and Senator Dan Coats.



NCPC QUARTERLY

Spring Quarter 2000

April 6, May 4, June 1

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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