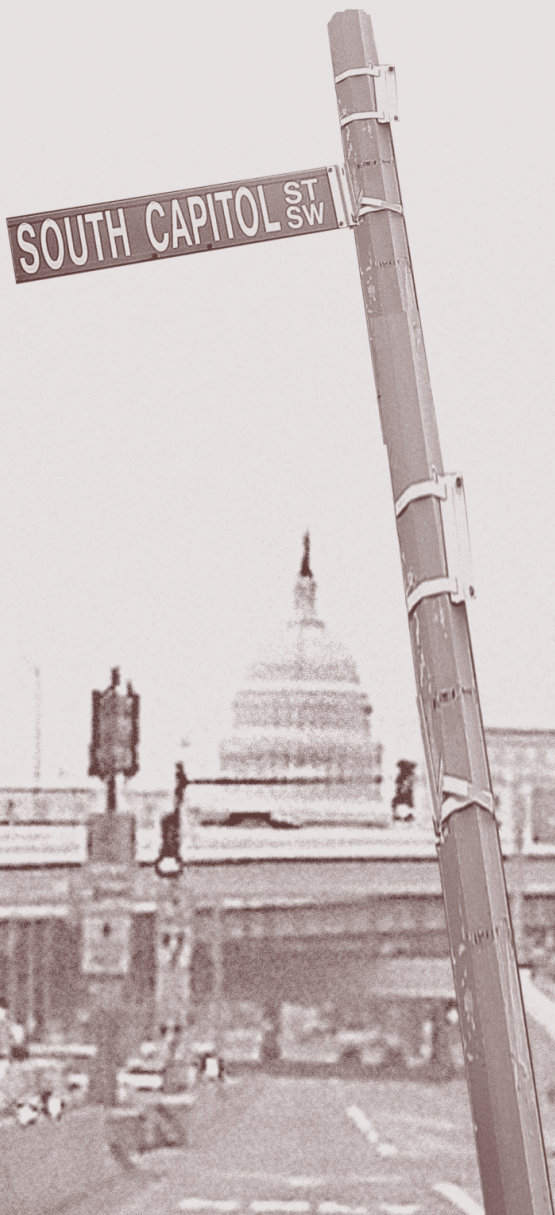


Summer 2002

# QUARTERLY

JULY AUGUST SEPTEMBER

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## South Capitol Street Study

NCPC HAS COMPLETED ITS WORK on a preliminary joint urban design analysis for South Capitol Street. The Commission initiative, led by consultant Alex Krieger of Chan Krieger and Associates – in coordination with the District of Columbia and the Maryland Department of Transportation – proposes a number of alternative scenarios for redeveloping the area into a place worthy of the Nation's Capital. The project was undertaken primarily to guide the South Capitol Street Gateway Improvement Study funded by Congress in November 2001, which will recommend ways to revitalize the corridor into a vibrant waterfront setting.

Recognizing the interdependency between the transportation requirements within the corridor and the District's and Commission's desires to enhance the image and appearance of this key entrance to the Nation's Capital, NCPC and the District teamed up to create several urban design proposals for the corridor that could serve as the framework for the Gateway Study. The consultants focused on documenting existing conditions, identifying and assessing key development goals, evaluating and recommending urban design principles, providing urban design guidelines, and exploring and recommending preferred urban design alternatives for the corridor. Issues that are critical to the redevelopment of South Capitol Street, including transportation (i.e. Frederick Douglass Bridge alignment, tunnel, etc.), open space and memorials, land-use and federal/local interests were closely explored.



## List of Stakeholders:

National Capital Planning Commission  
District of Columbia Department of Transportation  
District of Columbia Office of Planning  
Maryland Department of Transportation

# South Capitol Street Study

Both the preliminary analysis and the Gateway Study look to establish South Capitol Street as a central hub for that portion of the city, in addition to creating ways to promote the area as a corridor of national significance. The studies build on the principles of NCPC's Legacy Plan and the District's Anacostia Waterfront Initiative (AWI) to improve public access to the waterfront, encourage economic revitalization in the area, and improve the area's open space network.

NCPC envisions the new South Capitol Street as a lively mix of shops, offices, restaurants, housing and open space. Like the National Mall, Capitol Hill and Pennsylvania Avenue, it could attract hundreds of thousands of visitors each year. With imagination and bold leadership, South Capitol Street could rival the greatest urban boulevards like Commonwealth Avenue in Boston and the Champs Elysees in Paris.

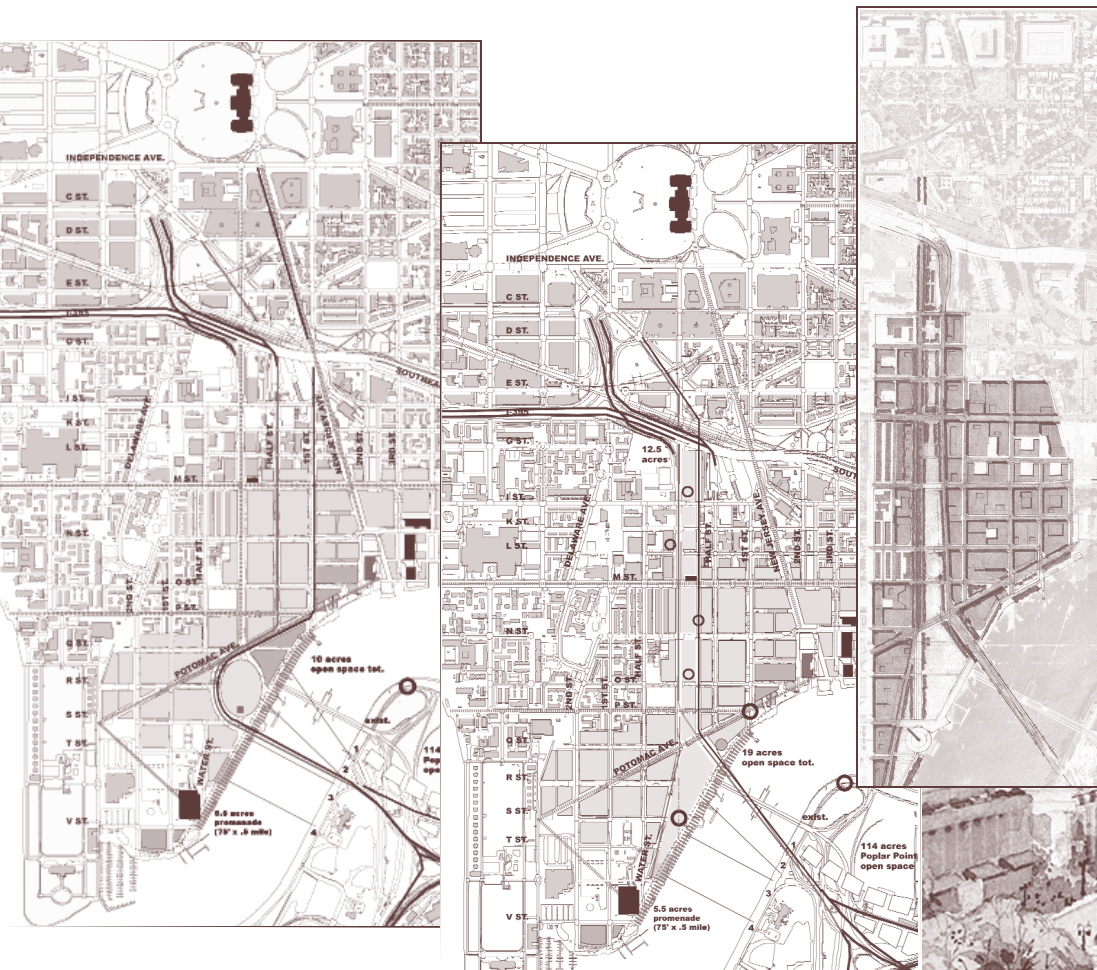
**NCPC envisions the new South Capitol Street as a lively mix of shops, offices, restaurants, housing, and open space.**

The urban design analysis study provided base information regarding design, open spaces, memorials and land use. The final Gateway Study will provide a more detailed and refined urban design concept and serve as a framework for future capital investment decisions. It will identify methods to promote mixed-use activities and to improve pedestrian and vehicular access along the corridor. A report with recommendations will be transmitted to the House and Senate Committees on Appropriations by September 2003.

In addition to the studies, NCPC has produced a South Capitol Street brochure and a multi-media presentation to increase public awareness as to how a revitalized South Capitol Street could define and enhance the character of Washington.

Visit *Planning Initiatives* at [www.ncpc.gov](http://www.ncpc.gov) to see more about the South Capitol Street.

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NCPC PLANNERS ARE EXPLORING A VARIETY OF IDEAS FOR THE SOUTH CAPITOL CORRIDOR

This issue of the Quarterly summarizes actions taken at the Commission meetings on July 11, August 1, and September 5, 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](http://www.ncpc.gov) for more news about Commission activities.

**PENTAGON MEMORIAL TO THE VICTIMS OF SEPTEMBER 11**

Arlington, Virginia  
*July 11, 2002*



Shortly after September 11, Congress passed the National Defense Authorization Act for FY 2002, giving the Secretary of Defense authority to establish a memorial on the grounds of the Pentagon in memory of the victims of the terrorist attack. Due to its authorization, the memorial is not subject to the Commemorative Works Act of 1986.

The Pentagon memorial project has been a collaborative effort by representatives from the victims' families and from the military services and Pentagon offices, Arlington National Cemetery, the Commission of Fine Arts, and NCPC. The group identified and evaluated ten potential sites located on or within close proximity to the Pentagon Reservation. The site closest to the area of impact quickly emerged as the preferred location. Nearly two acres in size, and located within 165 feet of the face of the Pentagon, the selected site provides unobstructed views to the impact area and offers practical benefits, such as close proximity to parking and the Pentagon metro station. The National Capital Planning Commission approved the preferred site to memorialize the 59 passengers and crewmembers of American Airlines Flight 77 and the 125 military and service personnel who were killed as a result of the September 11 attack on the Pentagon.

An international competition for memorial design concepts is underway. Once the first stage of the competition – which was open to everyone – draws to a close, up to five finalists will be invited to further develop their proposals. The Commission recommended that throughout the memorial competition process the memorial design criteria consider the height and mass of the future memorial so that it preserves the visual integrity of the Pentagon, a National Historic Landmark.

The Commission looks forward to reviewing a memorial design that will pay lasting tribute to the men, women, and children whose lives were taken in that September 11 act of terrorism.

LOW STONE WALLS AND LANDSCAPED PLANTING BEDS WILL RESPECT THE HISTORIC SETTING OF THE LINCOLN MEMORIAL.

**LINCOLN MEMORIAL**

Circle Rehabilitation and Security Improvements, Washington, D.C.  
*July 11, 2002*

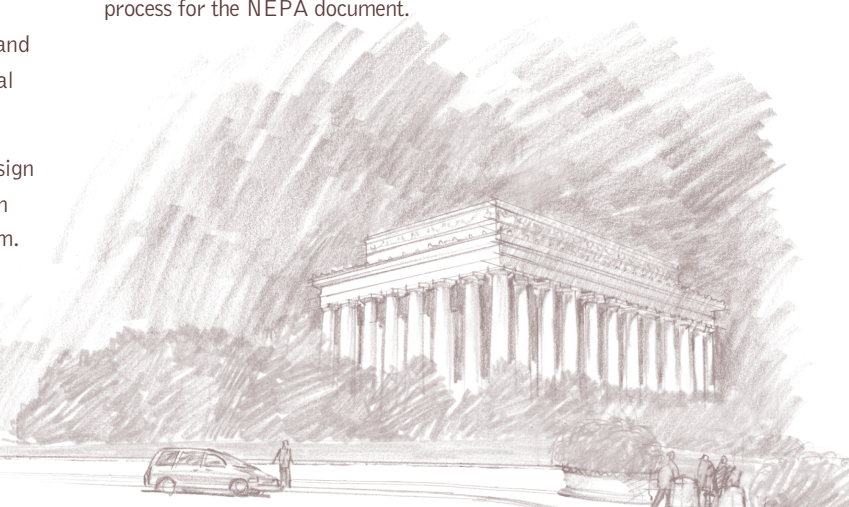
The Commission approved the design concept for improvements to the Lincoln Memorial Circle and for security measures along Constitution Avenue and Bacon Drive, NW.

Several elements comprise the overall plan for roadway improvements to the Lincoln Memorial Circle. These elements, which should enhance the visitor experience, include providing definitive pedestrian and vehicular traffic signalization, providing a separate lane for the Tourmobile, and reserving the eastern portion of the circle for a new plaza to accommodate pedestrians during public gatherings. The provision of handicapped parking spaces, access points for public transit and concession kiosks would also benefit visitors to the memorial.

Proposed security improvements at the Lincoln Memorial are consistent with the framework being developed by the Interagency Security Task Force. Measures for the Lincoln Memorial include:

- A granite retaining wall along the north, south, and west with gate access on the west.
- Stone bollards extending west of the Reflecting Pool and in front of the monumental stairway leading to the Lincoln Memorial.
- Metal bollards on the east side of the memorial, crossing the pedestrian plaza and reaching to the first set of steps leading to the Reflecting Pool.

In preparation of preliminary site development plans, the Commission asked that the National Park Service consider using painted steel in an accessible section of the perimeter wall; prepare a mock-up of the metal and stone bollards proposed for the east side of the circle; use granite or stone rather than scored concrete for pedestrian areas on the east side of the circle; and recognize NCPC as a cooperating agency in the preparation process for the NEPA document.



## **FORT BELVOIR REGIONAL COMMUNITY SUPPORT CENTER AND DEWITT ARMY COMMUNITY HOSPITAL**

Fairfax County, VA  
*August 1, 2002*

In an effort to achieve consistency between a 1993 development plan for Fort Belvoir's Regional Community Support Center and projects that are being planned for that area, the Department of the Army submitted a revised Subarea Plan for the support center. The Army also submitted preliminary and final site and building plans for a replacement of Fort Belvoir's DeWitt Army Hospital. The Commission approved these proposals.

The Regional Community Support Center was planned as the focal point of activities for the Fort Belvoir community and for the larger Department of Defense community in the region. While a substantial amount of development envisioned in the 1993 Plan has been implemented, further

implementation requires adjustments to the Subarea Plan. Several projects are in the pipeline, including the construction of a bank, a fast food restaurant, and a chapel.

The replacement hospital facility will include the main hospital building, a separate central energy plant, a helipad, an ambulance shelter and emergency decontamination facility, and parking. Replacing the current hospital with a more modern facility will benefit military personnel and their families; and relocating the hospital as proposed will advance Fort Belvoir's long-term goal of concentrating its support services in one area.

In its approval, the Commission recommended that the Department of the Army construct a dual southbound left turn lane at the intersection of Woodlawn Road and Route 1 to accommodate the increased demand for this movement generated by the proposed hospital development. In addition, the Commission encouraged the Army to update the master plan for all of Fort Belvoir and coordinate with Fairfax County to resolve outstanding transportation issues.

## **LINCOLN MEMORIAL**

"I Have a Dream" Plaque  
Washington, D.C.

*September 5, 2002*

Dr. Martin Luther King, Jr.'s "I Have a Dream" speech will be commemorated with a plaque at the Lincoln Memorial, but an exact location has yet to be finalized.

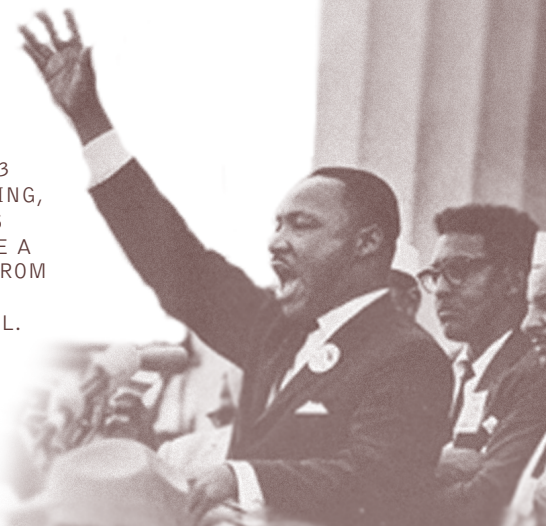
The National Park Service evaluated 12 potential sites and recommended a location on the first landing of the approach way to the Lincoln Memorial, in the vicinity of an existing granite stone that recognizes the statehood of Alaska and Hawaii. The National Capital Memorial Commission had supported the site selection, but NCPC disapproved it because of its distance from the actual spot where King delivered his speech, and because of its proximity to an unrelated subject - the inclusion of Alaska and Hawaii into the Union.

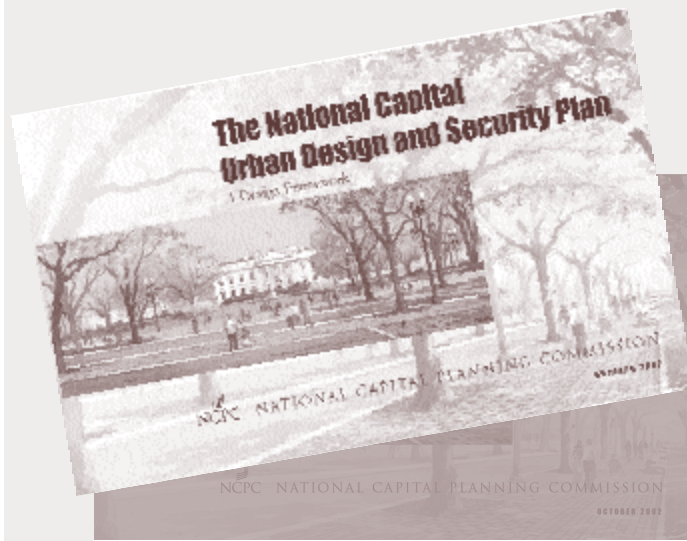
Prior to voting on the proposal, the Commission reviewed two letters, one written by Representative Anne Northrup and signed by several members of Congress, and a letter written by Coretta Scott King, Dr. King's widow. The congressional members and Mrs. King suggested that the plaque be placed as close as possible to the actual site where King delivered his speech.

The Commission determined that the actual site of Dr. King's speech, located at the top of the granite steps on the approach way to the statuary chamber, would be the most natural and compelling site for the plaque and recommended that the National Park Service re-evaluate its proposal. The National Park Service then took its proposal to the Commission of Fine Arts, which on September 19, unanimously approved NCPC's recommendation to place the plaque at the actual site of Dr. King's speech.

Concept design and wording for the plaque have not yet been submitted for Commission review.

ON AUGUST 28, 1963  
MARTIN LUTHER KING,  
JR. DELIVERED HIS  
POWERFUL "I HAVE A  
DREAM SPEECH" FROM  
THE STEPS OF THE  
LINCOLN MEMORIAL.





## URBAN DESIGN & SECURITY PLAN

At its July meeting, members of the National Capital Planning Commission approved a draft of the National Capital Urban Design and Security Plan, a comprehensive plan detailing urban design and security recommendations for federal facilities and key areas and streets in the Nation's Capital. The Interagency Security Task Force held a public meeting in September to hear comments on the Plan. Staff has responded to questions and incorporated appropriate suggestions into the final Plan, which will be ready for distribution in the fall. For more information on the security plan, visit [www.ncpc.gov](http://www.ncpc.gov).

## OTHER commission actions

### **Andrew T. McNamara Building, Fort Belvoir, Fairfax County, VA**

The Commission approved final site and building plans for an addition to the Andrew T. McNamara Headquarters Complex. The addition would include a new building of more than 300,000 square feet and the construction of a three-level parking garage. The proposal supports the permanent relocation and consolidation of the Defense Threat Reduction Agency. 7/11/02

### **Bureau of Engraving and Printing Annex, 14th Street between C and D Streets, SW, Washington, D.C.**

The Commission disapproved preliminary and final site development plans for the installation of concrete planters to replace temporary jersey barriers along the 14th Street frontage of the Bureau's annex building. The Commission asked that the Department of Treasury consult with NCPCC staff in the development of perimeter security that is compatible with recommendations in the Urban Design and Security Plan. 9/5/02

### **Herbert C. Hoover Department of Commerce Building, 1401 Constitution Avenue, NW, Washington, D.C.**

With the exception of the antenna screening, the Commission approved preliminary and final building plans for Nextel Wireless Panel Antennas (six transmitting and six receiving) on the northeast corner, south facade, and west facade of the Commerce Building. The Commission delegated approval of the final antenna screening design to the Executive Director and noted that it expects to receive a submission for currently installed antennas that were not previously submitted for review. 9/5/02

THE NEW MCNAMARA BUILDING ADDITION WILL COMPLIMENT BUT NOT REPLICATE THE DESIGN FEATURES OF THE EXISTING STRUCTURE.



### **Liberty Loan Building, 14th and D Streets, SW, Washington, D.C.**

The Commission approved, for a period of five years, preliminary and final building plans for the installation of 18 telecommunications antennas on the roof of the Liberty Loan Building. The Commission requested that GSA implement a written radiofrequency radiation safety program that includes the use of RF Personal Protection Monitors and appropriate training of building maintenance personnel. 7/11/02

### **Modification to Permanent System of Highways Plan, Good Hope Road from 18th to 24th Streets, SE, Washington, D.C.**

The Commission approved a modification to the Permanent System of Highways Plan to remove two "paper" streets – one in Square 5763 and the other in Square 5735 – that were never improved under the Highway Plan. The modification will allow for the construction of a two-part residential development. 9/5/02

# OTHER commission actions

## **National Naval Medical Center, Bethesda, Montgomery County, MD**

The Commission approved preliminary and final site development plans for the installation of a security fence around the perimeter of the medical center. The Commission recommended a black finish on the chain link portion of the fence to make it more visually compatible with the wrought iron fence. 7/11/02

## **District of Columbia Court of Appeals, 5th and D Streets, NW, Washington, D.C.**

The Commission deferred action on concept design for the proposed underground parking garage for the District of Columbia Court of Appeals. The action is deferred until a facilities Master Plan for all District Court operations is submitted. 8/1/02

## **Tomas G. Masaryk Memorial, 22nd Street and Massachusetts Avenue, NW, Washington, DC**

The Commission approved the preliminary design for a memorial to honor Tomas Masaryk. The focal element of the overall design is a statue of Masaryk that would be attached to a granite base. The triangular site would be landscaped with flowering plum trees, inkberry hollies, and periwinkle groundcover. Final design was delegated to the Executive Director and approved in late August. 7/11/02 and 8/23/02

THE 16-FOOT STATUE OF TOMAS MASARYK INCLUDES A GRANITE BASE WITH INSCRIPTIONS ON ALL FOUR SIDES.



## **Reservation 495, New York and Fairview Avenues, NE, Washington, D.C.**

The Commission approved an amended transfer of jurisdiction for a portion of U.S. Reservation 495 to allow the site to be utilized by the D.C. Animal Shelter for nonrecreational purposes. As a condition of the Commission's approval, the National Park Service must submit an amended Transfer of Jurisdiction Plat for the subject site. 7/11/02

## **Rock Creek Stream Valley Park, Montgomery County, MD**

The Commission approved a modification to the General Development Plan for the Rock Creek Stream Valley Park, Unit No. 1, related to the development of a perimeter fence at the Meadowbrook Stables. The fence, which will match other existing fences on the property, will enclose the revised paddock planned for the new stable area. 8/1/02

## **Suitland Federal Center, Prince George's County, MD**

At its July meeting, the Commission approved preliminary site and building plans for a Child Development Center. The 7,200-square-foot facility will accommodate a maximum of 68 children, ranging from infants to preschoolers. The Commission approved final site and building plans for this project at its August meeting with the condition that the building be reclad or redesigned by the completion of the new Census building to be consistent with the approved design vocabulary for Suitland Federal Center. 7/11/02 and 8/1/02

## **U.S. Food and Drug Administration Consolidation, Center for Drug Evaluation and Research Office Building, White Oak, Montgomery County, MD**

The Commission approved preliminary and final site and building plans for the Center for Drug Evaluation and Research Office Building. The building will be comprised of five connected wings, ranging from four to six stories. Accommodating up to 1,880 employees within 20 years, CDER will be the largest of the office buildings on the FDA campus. Six months prior to the occupancy of the new building, GSA must submit a transit plan for NCPC review and approval. 7/11/02

## **U.S. Food and Drug Administration Consolidation, Central Utility Plant, White Oak, Montgomery County, MD**

The Commission approved preliminary site and building plans for the central utility plant. Prior to installing noise-generating equipment, GSA must confirm to the Commission that the decibel levels at the property line are within the guidelines established by Montgomery County. 7/11/02

### **Walter Reed Army Medical Center, Forest Glen Annex, Montgomery County, MD**

The Commission approved final site and building plans for the following security elements at the Forest Glen Annex: the construction of a new vehicle entrance gate and associated retaining wall with fence on Stephen Sitter Avenue and Brookville Road; and a fence and gate on Linden Lane and Stephen Sitter Avenue, Research Drive and Brookville Road, and Commissary Way and Linden Lane. The security improvements will better identify and control vehicle entrance points to the post. 7/11/02

### **Walter Reed Army Medical Center, Glen Haven Section, Horde Street and Windham Lane, Montgomery County, MD**

The Commission approved the revised Master Plan for the medical center's Glen Haven Section, which is dedicated to housing Army personnel and their families. The Master Plan, which was completed in 1986 and included no text, has been updated to reflect anticipated requirements at the facility over the next 15 years. 8/1/02

### **Washington Marina, 1300 Maine Avenue, SW, Washington, DC**

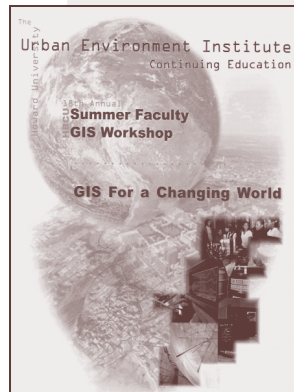
With the exception of the perimeter fence, the Commission approved preliminary and final site development plans for site improvements to the marina. The project seeks to improve the appearance of parking and sidewalk areas by revising the layout of parking areas and providing new paving and walkway surfaces. The Commission requested a reduction in the height of the fence and asked the applicant to re-submit that component to the Commission. 7/11/02

## FEDERAL CAPITAL IMPROVEMENTS PROGRAM

### **Federal Capital Improvements Program for the National Capital Region, FY 2003-2008**

The Commission adopted the FCIP, FY 2003-2008. The program contains 185 projects totaling \$9.7 billion. This year's FCIP reflects a new effort to improve the usefulness and effectiveness of federal programming activities in the National Capital Region. The FCIP was circulated for public comment, resulting in revisions to the program. The final draft is available at [www.ncpc.gov](http://www.ncpc.gov) and will soon be available in printed format. 7/11/02

**Richard Friedman**, Chairman of the Interagency Security Task Force, was invited to speak at a New York symposium, "Designing for a Secure Future," to examine the integration of design into security responses. NCPC Executive Director, Patti Gallagher, moderated the symposium's panel discussion addressing the public perception and response to security measures. The conference was sponsored by the American Society of Landscape Architects and the American Planning Association.



**In August**, the Commission and the Washington Geographic Information System (GIS) Consortium hosted the Historically Black College and University Summer Faculty GIS Workshop. Howard University's Continuing Education Program coordinates this annual workshop with the support of federal agencies. The session featured as a keynote speaker Ambassador Leonard Spearman, Executive Director of the White House Initiative on Historically Black Colleges and Universities.

**This summer**, Deputy Executive Director Marcel Acosta was appointed to Senior Executive Service. The Commission and staff congratulate Mr. Acosta on this achievement.

**The Commission and staff extend best wishes** to Priscilla Woods and Jerry Gilreath, who retired from the National Capital Planning Commission. Ms. Woods started with the Commission in 1979 and became an expert on the Federal Capital Improvements Program. Mr. Gilreath's accomplished career included 37 years of federal service, almost 30 of which were with NCPC. Mr. Gilreath worked as a community planner and became a well-known authority on the Comprehensive Plan.

**The Commission also bids a fond farewell** to Ron Wilson and Cliff Moy. Mr. Wilson's distinguished career as a planner at NCPC started in 1978. He served in a variety of capacities, most recently as Director of the Office of Long Range Planning. He was instrumental in producing the Commission's Memorials and Museums Master Plan, which was honored with three APA awards in 2001. Cliff Moy came to NCPC in 1975 as a community planner in the Office of Regional Affairs. Mr. Moy was a key coordinator for NCPC's regional outreach and most recently worked on Comprehensive Plan activities.

The Commission and staff appreciate their dedication and excellent contribution to public service and to NCPC. We wish them well in their future endeavors.

# QUARTERLY

NCPC Quarterly

SUMMER 2002

July August September

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.

National Capital Planning Commission  
401 9th Street, NW  
North Lobby, Suite 500  
Washington, DC 20576  
Telephone | 202 482-7200  
FAX | 202 482-7272  
Web Site | [www.ncpc.gov](http://www.ncpc.gov)

## Commission Members

John V. Cogbill, III, Chairman

Richard L. Friedman

Robert A. Gaines

Arrington L. Dixon

Patricia Elwood

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Secretary of Defense

The Honorable Gale A. Norton  
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The Honorable Joseph I. Lieberman  
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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  
Patricia E. Gallagher, AICP



NCPC

NATIONAL CAPITAL PLANNING COMMISSION  
401 9TH STREET, NW, NORTH LOBBY, SUITE 500  
WASHINGTON, DC 20576