

# QUARTERLY

NATIONAL CAPITAL PLANNING COMMISSION

## 2008 CAPITALS ALLIANCE Washington, DC

### Greening the World's Capital Cities Conference

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### National Capital Framework Plan to be Released

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# National Capital Framework Plan to be Released

Pending approval by the agency's Commissioners, the National Capital Framework Plan will be released for a 90-day public review and comment period on July 10.

The Framework Plan, a joint initiative of NCPC and the U.S. Commission of Fine Arts, will identify opportunities to create new and exciting cultural destinations beyond the National Mall for memorials, museums, and public gatherings. The plan builds upon NCPC's *Extending the Legacy* and *Memorials and Museums Master Plan*. *Legacy* is a visionary guide for long-term growth in the capital and the Master Plan protects the open space of the Mall by identifying 100 sites for commemorative works throughout the city.

The Framework Plan focuses on federal land and buildings in four key precincts surrounding the Mall and along Pennsylvania Avenue. The precincts are the Federal Triangle, Northwest Rectangle, Southwest Rectangle, and East Potomac Park.

## Framework Plan Goals:

- To plan for the federal government's future space needs, including space for new memorials, museums, public gathering spaces, and federal offices in a way that contributes to sustainable city life;
- To preserve the historic open space of the National Mall and protect it from overbuilding; and
- To extend the special civic qualities of the National Mall and the vitality and vibrancy of city life into adjacent federal precincts.

## Precinct Objectives:

- To establish the Federal Triangle as a pre-eminent workplace and a vibrant, welcoming visitor destination featuring beautiful, lively, and engaging public spaces;
- To strengthen Pennsylvania Avenue's image as America's main street;
- To establish the Northwest Rectangle as a quality workplace and cultural destination that is accessible and walkable with an interconnected system of parks;
- To transform the Southwest Rectangle into a distinguished workplace and a cultural hub that is an exciting and welcoming visitor destination;
- To establish East Potomac Park as an easily accessible destination in Washington's iconic landscape, with expanded opportunities for recreation, leisure, commemoration, and celebration.



The Framework Plan identifies the steps that will be necessary to achieve the overall goal—to improve the setting of the precincts adjacent to the National Mall. This includes beautification; more mixed-use development and infrastructure changes; efficient use of federal land and facilities; and improved transit options between downtown, the Mall, and the waterfront.

The plan supports and complements the work of the National Park Service, the District of Columbia government, and the Architect of the Capitol. Most importantly, it respects the foundation laid by Pierre L'Enfant when he designed the capital city.

For further information about the plan, please email staff at [FrameworkPlan@ncpc.gov](mailto:FrameworkPlan@ncpc.gov).

## Congress Updated on NCPC's Efforts to Strengthen the National Mall

On Tuesday, May 20 NCPC Chairman John V. Cogbill, III testified before the U.S. House of Representatives National Parks, Forests and Public Lands Subcommittee of the Committee on Natural Resources. The subcommittee, chaired by Representative Raúl Grijalva (D-AZ), held an oversight hearing on *The Future of the National Mall*.

Chairman Cogbill emphasized the importance of the Mall to visitors and residents alike, and he spoke of initiatives which NCPC and other agencies are taking to ensure its open space is preserved and enhanced by new developments in surrounding areas.

The Chairman updated congressional members on the *National Capital Framework Plan*, which calls for new destinations in areas adjacent to the Mall. "The Framework Plan can be a valuable tool to preserve the Mall," testified Chairman Cogbill. "By expanding the setting for new memorials and museums and enhancing the function and beauty of our public space, we can ease pressure on

# Marcel Acosta Named NCPC Executive Director

On April 30, NCPC Chairman John V. Cogbill, III announced the selection of Marcel Acosta as the agency's new executive director. Mr. Acosta joined NCPC in 2001 as the deputy director and most recently served as acting executive director.

In his new role, Mr. Acosta will direct the agency's planning programs and make policy recommendations to the Commission regarding planning and development interests of the federal government in the National Capital Region. During his tenure at NCPC, he has guided many plans and programs, including the *Comprehensive Plan for the National Capital: Federal Elements* and the *National Capital Urban Design and Security Plan*.

"It is a privilege to serve our nation's capital, and to partner with other federal, local, and regional agencies in planning for the future of the capital region," said Mr. Acosta. "I look forward to continuing the work of NCPC as we build alliances that protect and enhance the national capital's historic and natural resources."

Prior to joining NCPC, Mr. Acosta served as senior vice president of planning and development for the Chicago Transit Authority, the nation's second largest transit organization. He also worked as deputy commissioner for the Chicago Department of Planning and Development where he directed the department's central area planning, physical planning, research, and economic development policy initiatives.



It is a privilege to serve our nation's capital and to partner with other federal, local, and regional agencies in planning for the future of the capital region.

Marcel Acosta  
Executive Director  
National Capital Planning Commission

Mr. Acosta has received numerous awards for his professional endeavors, including Outstanding Planning Awards from the American Planning Association and a Citation for Excellence in Urban Design from the American Institute of Architects. He holds an M.S. in Urban and Regional Planning from the University of Wisconsin and was appointed a Loeb Fellow at the Harvard University Graduate School of Design in 2001.

the Mall, stimulate activity in other parts of the city, and encourage visitors to see more of Washington."

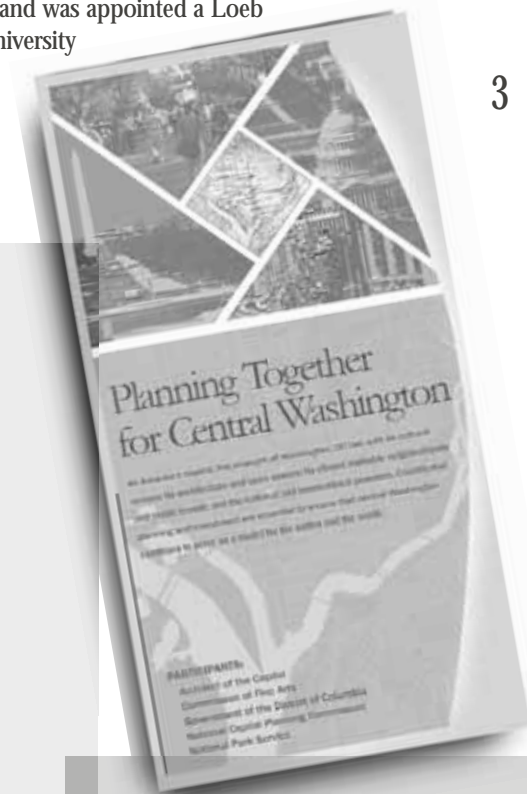
The Chairman also told Congressional subcommittee members of other ways that NCPC is coordinating with federal agencies and stakeholders to improve this national treasure.

NCPC is actively involved in assisting the National Park Service with its Mall Management Plan and with identifying a new transportation system for the Mall and surrounding areas. One potential solution is expansion of the Circulator, first proposed in NCPC's *Extending the Legacy* plan, which currently serves the city with three routes.

The Commission also is partnering with the National Park Service and the District government to develop an interim and permanent levee solution for the National Mall that respects its historic and geographic importance.

A recently published brochure entitled *Planning Together for Central Washington* highlights several coordinated efforts, including the Framework Plan, the National Mall Plan, the District's Center City Action Agenda, and the Architect of the Capitol's Capitol Complex Master Plan. To obtain a copy of the brochure, please contact NCPC at [info@ncpc.gov](mailto:info@ncpc.gov).

Others who testified before the subcommittee included Congresswoman Eleanor Holmes Norton (D-DC); Superintendent Peggy O'Dell, National Mall and Memorial Parks, National Park Service; Harriet Tregoning, Director of the District Office of Planning; and John E. "Chip" Akridge, III, Chairman of the Trust for the National Mall.



To obtain a copy of *Planning Together for Central Washington*, please contact NCPC at [info@ncpc.gov](mailto:info@ncpc.gov).



# Capitals Alliance

## Greening the World's Capital Cities

September 14-18 in Washington, DC

**Sustainable communities** promote economic growth, enhance the overall quality of life, and conserve environmental resources. While a growing number of communities in recent years have recognized the importance of implementing sustainable practices, doing so will take on even greater importance as more people make the move from the suburbs to the cities. In fact, if current trends continue, three-fourths of the world's population may reside in cities by the year 2050.

4 The challenge of creating sustainable cities—capital cities in particular—will be the subject of *Capitals Alliance 2008: Greening the World's Capital Cities*, a conference hosted by the National Capital Planning Commission in September. Capital city planners and policymakers from around the world will assemble in Washington, DC the week of September 14-18 to explore the special responsibility that capital cities bear in achieving a greener planet—from developing environmentally friendly transit systems to incorporating energy efficient practices in new as well as refurbished buildings.

“Capital cities have unique challenges and opportunities associated with being the seat of federal government,” said NCPC Commission Member Herbert Ames. “As models for the rest of the nation, we have a responsibility to examine the consequences of attracting people to the cities—strained resources, traffic congestion, and pollution. Our goal is to help put more national capitals on the road to a greener and more sustainable future.”

Delegates from Abu Dhabi, Berlin, Bogotá, Brasilia, Canberra, Copenhagen, Islamabad, Moscow, Ottawa, Stockholm, Tshwane, and Vienna will be among those in attendance at the conference.

Speakers will include some of the world's most respected leaders in the field who will share their knowledge and discuss strategies behind successful green practices.

Recently confirmed speakers include Sten Nordin, the new mayor of Stockholm, Sweden, and a veteran of municipal, regional, and national politics for more than 20 years. Mayor Nordin oversees a city that is considered a leader in promoting green initiatives. Recently named by *Reader's Digest* as the greenest, most livable city in the world, Stockholm aspires to be the most transit-accessible capital in the world and entirely free of fossil fuels by 2050.

Also on the program will be George Hawkins and Roger K. Lewis. Hawkins, director of the District of Columbia's Department of the Environment, will lead the panel *What it Means to be Green*, which will take place after the opening keynote address on September 15. Lewis, a practicing architect, award-winning journalist, and a professor at the University of Maryland's School of Architecture, will moderate a September 18 panel exploring the impact of green design on capital city architecture and public space.

Conference sessions are open to the public. They are being held at various venues throughout the city, including the National Press Club, the National Building Museum, the Donald W. Reynolds Center for American Art and Portraiture, and in the Commission Chambers at NCPC's offices. To RSVP, please email [CapitalsAlliance@ncpc.gov](mailto:CapitalsAlliance@ncpc.gov).

“This topic is very important and timely,” said Pierre Dubé, planning manager at the National Capital Commission in Ottawa. “We look forward to learning what other cities around the globe are doing to incorporate green practices into the historic fabric of the world's capitals.”

*Capitals Alliance 2008* is the sixth conference of the Capitals Alliance, the international organization that NCPC helped launch in 2001.



Roger K. Lewis will moderate the panel session *The Changing Face of Capital Cities*.



George Hawkins, director of DC's Department of the Environment will lead the panel *What it Means to be Green*.

Our goal is to help put more national capitals on the road to a greener and more sustainable future.

Herbert Ames  
Commission Member  
National Capital Planning Commission

## Flood Prevention Solution in Sight

Since the January release of NCPC's *Report on Flooding and Stormwater in Washington, DC*, eleven federal, regional, and local agencies, including NCPC, have worked together to ensure that upgrades to the National Mall levee are in place by November 2009.

The interagency Levee Working Group (see full list of agencies below) has been meeting weekly since April. In addition to NCPC, the District of Columbia's Office of Planning (DCOP), the National Park Service (NPS), and the U.S. Army Corps of Engineers (USACE), the group includes three companies. They are Tetra Tech, which is responsible for the project's engineering; The Louis Berger Group, which will conduct the Environmental Assessment required by the National Environmental Policy Act (NEPA); and the Olin Partnership, which is responsible for landscape design.

The Mall levee protects central Washington from overbank flooding of the Potomac River. Without upgrades to its system of temporary closures, much of Washington's monumental core, including the Federal Triangle and several National Mall museums, will lie within the 100-year floodplain, according to proposed flood maps that the Federal Emergency Management Agency (FEMA) released in September 2007.

Without this levee, the public safety...national treasures, and the continuity of government operations are at risk.

Marcel Acosta  
Executive Director  
National Capital Planning Commission

"According to our agreement with FEMA, a solution has to be designed, approved, and put into place in less than two years," explained Harriet Tregoning, director of the District's Office of Planning. "The working group is moving the process along and making sure that all the necessary documents and assessments are completed to get the

project under review by fall 2008, so that construction can begin in early 2009."

When asked whether a permanent solution was on the horizon, NCPC project officer Michelle Desiderio said, "Ideally we'd like to study both interim and permanent alternatives, but at the very least we'll have an interim solution in place by November 2009."

The November 2009 deadline for an interim solution emerged from an agreement between FEMA and the District of Columbia. FEMA agreed to push back its September 2008 date for putting the maps into effect after the District pledged \$2.5 million to design and construct a new temporary closure structure at 17th Street to ensure the continued integrity of the levee.

The working group visited the levee in early May to develop a better understanding of the site and the important factors to take into account when designing the project. "We were able to see the levee in relation to the overall topography of the Mall and how the current closure system works," added Desiderio. "It was also important to see how historic and cultural elements, like the lockkeeper's house and several old trees, could be affected by the construction."

The working group also has shepherded the project through the early stages of the Environmental Assessment (EA) and Historic Preservation (Section 106) processes. On May 23, the District's Office of Planning hosted the first Section 106 consulting meeting to define the scope of the project and anticipate the historic preservation issues that may arise.

On June 10, NCPC hosted a public scoping meeting on the EA, as required by NEPA. The National Park Service is the lead agency for the EA and NCPC and the USACE are cooperating agencies. Representatives from The Louis Berger Group presented an overview of the project and led a discussion on design options for temporary and permanent levee solutions. The period for written comments was open through June 20.

"Without this levee, the public safety, a myriad of national treasures, and the continuity of government operations are at risk," said Marcel Acosta, executive director of NCPC. "Our goal is to have a solution in place that will ensure the public safety and blend seamlessly into the landscape of the Mall. Thanks to funds from the Park Service and a significant contribution from the District government, the partners can now move forward with this important work."

- DC Department of the Environment
- DC Office of the Deputy Mayor for Planning and Economic Development
- DC Office of Planning
- DC State Historic Preservation Office
- DC Water and Sewer Authority
- General Services Administration
- National Capital Planning Commission
- National Park Service
- United States Army Corps of Engineers
- U. S. Commission of Fine Arts
- Washington Area Metropolitan Transit Authority

The National Mall levee has been in place since 1940, but it was modified during World War II to accommodate Navy Department construction. Congress authorized improvements in 1946, but they have never been completed due to lack of funding. The barrier now relies upon a system of temporary closures that the U.S. Army Corps of Engineers deemed inadequate in 2006. Through the Federal Capital Improvements Program, NCPC has consistently recommended funding the Corps' plans to complete the project. Here is a recap of the levee's more recent history:

### June 2006

Major flooding event occurs in downtown Washington, DC. NCPC Commissioners request flood report.

### Feb 2007

NCPC staff presents first Flood Report to the Commission, which requests additional analysis of flooding on the Anacostia River.

### June 2007

NCPC holds multi-agency Flood Forum to discuss flood risks with federal and local stakeholders.

### Sep 2007

USACE fails to certify levee on National Mall. FEMA issues a proposed 100-year floodplain map that includes much of the Mall and the Federal Triangle.

### January 2008

NCPC requests that FEMA extend the public comment period on the preliminary flood maps until the end of March. FEMA grants public comment extension.

### March 2008

District of Columbia Government pledges \$2.5 million to support interim and permanent levee solution.

### June 2008

FEMA agrees to postpone effective date of floodplain maps provided that the District constructs a solution by November 2009.

## Partners

## Local Students Tackle Urban Planning in the North Capitol Street Corridor

For the third consecutive year, NCPC has participated in the National Building Museum's CityVision program. CityVision is an award-winning outreach program, in which students work with educators and design professionals to complete an architectural design project and thereby develop a better understanding of architecture, planning, and the communities in which they live.

This year, 22 students from Charles Hart Middle School and Hardy Middle School in the District of Columbia presented concepts and designs for the intersection of North Capitol Street and New York Avenue, which is part of the North Capitol Street Corridor project. The project was selected to support NCPC's North Capitol Street Urban Design study.

As in previous years, NCPC community planner Stefanie Brown and NCPC architect and urban planner Kenneth Walton met with the students one day a week. The students researched the site's history, conducted site visits, brainstormed design problems and solutions, produced land use and circulation maps, and produced a new site model.

"Each year we are impressed and inspired by the students and their work products," said Ms. Brown. "In three short months the students mastered basic architecture and city planning principles that they incorporated into three design projects."

One team focused on a mixed-use building to address inadequate retail and restaurant options and limited recreation and cultural amenities. The students proposed a five-story building with a dance

studio, day care center, computer and media room, library, police substation, and rooftop pool.

A second team concentrated on landscaping and green space. Students recommended the creation of a park and monument gateway site. The design included a pond, flower gardens, and trees complemented by benches and tables for outdoor activities.

The third team designed a large mixed-use tower with retail and family entertainment on the lower levels, coupled with affordable condo units and a hotel. The building design incorporated green roofs to reduce the impact of stormwater runoff due to the development of the large scale building.

On May 30, the students presented their concepts and designs to family, friends, and teachers who enthusiastically applauded their efforts. A panel of professionals, including retired NCPC architect David Hamilton, evaluated the projects.



Team H2O with NCPC's Stefanie Brown (on far right)

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## NCPC Receives Top Awards



Accepting the awards on behalf of NCPC was staff member Denise Powers

At the April meeting of the National Association of Government Communicators (NAGC), NCPC took home two Blue Pencil Awards. *Building a Framework for the Future*, the agency's 2006 annual report, garnered first place honors, while the public exhibit *Worthy of the Nation: Planning America's Capital* received a second place distinction.

"I'm especially pleased that this is the second consecutive year NCPC finished first in the annual report category," said Lisa MacSpadden, director of the Office of Public Affairs. "Our publication is designed to be a visually informative

report about the agency's ongoing activities and it is very gratifying to have it recognized by our peers."

*Building a Framework for the Future* recapped NCPC's accomplishments during fiscal year 2006 and highlighted the launch of NCPC's *National Capital Framework Plan*.

The agency's exhibit, *Worthy of the Nation: Planning America's Capital*, charted Washington, DC's planning history through narrative and more than 80 historic images.

The exhibit included a 3-D model of the city as it was envisioned in the agency's 1997 *Extending the Legacy* plan. The display ran at Union Station and later at the S. Dillon Ripley Center of the Smithsonian Institution for a combined period of five months.

This award year, the NAGC attracted an all-time high of more than 600 entries. In evaluating the submissions, the judges, who are government communications professionals, weighed many factors including overall design, fulfillment of stated goals, and effectiveness in reaching a target audience.

"These are the only awards that recognize the accomplishments of local, state, and federal communicators, and there is no greater honor than being recognized by one's peers," said Jennifer Callahan, president-elect of NAGC's Board of Directors.

Office of Public Affairs staff member Denise Powers traveled to Albuquerque to accept the awards on behalf of the agency.

## New CapitalSpace Website Launched

[www.capitalspace.gov](http://www.capitalspace.gov)



## CapitalSpace Partners Host Public Meeting

On May 20, NCPC, the National Park Service, and the District of Columbia government hosted a public meeting on CapitalSpace, a collaborative initiative designed to enhance existing plans for Washington's parks. The partnering agencies previewed plans for park sites at Fort Circle Parks, parks in the center city, and the Lansburgh Park in Southwest Washington.

Each member of the collaborative presented details of the plans and solicited feedback. The meeting, held at the Martin Luther King Jr. Memorial Library, concluded with a question and answer session.

Fort Circle Parks are former Civil War forts that ring the city. If connected, they would provide a greenway around much of Washington. The center city parks have the potential to serve as the core of emerging neighborhoods and to add vibrancy to the city. Lansburgh Park is a model center city park.

The public meeting was one in a series of public gatherings held to build support for the parks. District resident Loretta Neumann said, "Before tonight, I was unaware of the plan for the Fort Circle Parks. These parks are an extremely important piece of this country's history and I'm glad this is being done."

Commenting on the meeting, NCPC Executive Director Marcel Acosta said: "NCPC welcomes having the public as active participants in this important effort."

The long-range goal of the CapitalSpace partners is to create a comprehensive plan for the city's parks. The plan will be divided into six strategies. Fort Circle Parks and the center city parks were selected to be previewed first. Meetings to solicit public comment on the remaining strategies will be held at a later date.

The public is invited to access additional information on the CapitalSpace initiative by visiting [www.capitalspace.gov](http://www.capitalspace.gov) (see sidebar for more details). Public feedback is encouraged.



Fort Stevens Park



## Transportation Management Program Handbook Updated

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The Transportation Management Program (TMP) Handbook, mandated by federal air quality regulations, local trip reduction ordinances, and NCPC planning requirements, has been updated.

The handbook assists federal agencies with creating active transportation programs that foster more efficient employee commuting patterns by minimizing single occupancy vehicle trips.

The handbook includes a step-by-step process for designing and implementing a TMP and identifies resources to assist in these efforts. It includes guidelines to optimize the use of existing and future transportation facilities and preserve our natural environment.

The TMP Handbook is the result of initiatives sponsored by the General Services Administration (GSA), the Metropolitan Washington Council of Governments (MWCOC) and NCPC, and recommendations from the 1998 Congestion and Mobility Summit for the National Capital Region.

The region's traffic congestion and poor air quality are the impetus for updating the handbook at this time.

Federal agencies and other employers can obtain a copy of the handbook by contacting the sponsoring agencies.

# April

April 3, 2008

## Watha T. Daniels Public Library

(File Number 6519)

The National Capital Planning Commission commented favorably on concept design plans for the Watha T. Daniels Public Library. The District of Columbia plans to construct a three-story library at 1701 8th Street, NW, between Rhode Island Avenue and R Street, NW in the Shaw neighborhood of Washington, DC. An existing library on the site will be demolished to make way for the new library, which has a contemporary design shaped to fit the triangular site. The building's glass and metal exterior and green roof will help the library achieve the Leadership in Energy and Environmental Design (LEED) silver rating for green buildings. Construction of the new building should begin in late summer 2008, and the library is slated to open in spring 2010.

The Commission recommended that the applicant modify the design of the library's entryway and streetscape to make the entrance more prominent. The Commission also recommended that the applicant develop the landscape plan to include usable green space for library patrons. The Commission commended the applicant, the District of Columbia Public Library, for the building's sophisticated design and sustainable development techniques.

## Anacostia Public Library

(File Number 6518)

The Commission reviewed and commented favorably on concept design plans for a second District of Columbia public library. The plans call for a contemporary two-story library in a park-like setting on Good Hope Road, a key artery leading to developments planned along the Anacostia River.

The Commission noted that the building's distinctive design, with a glass curtain wall and perforated metal on the exterior, would help it become an anchor for this changing neighborhood. On the building's south elevation, a large roof overhang will provide architectural interest as well as shade for the building's curtain wall. The Commission recommended that the preliminary and final design submission include more fully developed site and landscape plans and additional screening for parking and service areas.

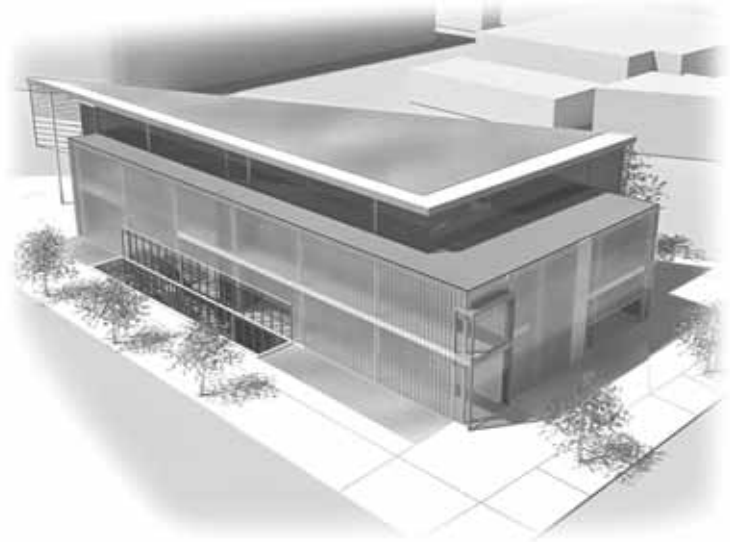
The Commission commended the applicant, the District of Columbia Public Library, for including multi-purpose community space in the library and for the project's environmental design, which is expected to achieve the LEED silver rating for green buildings.

### Staff Reports Now Online Before Meetings

NCPC's staff recommendations to the Commission, known as Executive Director's Reports (EDRs), are now available online before each Commission meeting. Staff will post the EDRs as Adobe Acrobat pdfs by noon on the Monday prior to the meeting.

If you are interested in a project, please visit [www.ncpc.gov/meetings](http://www.ncpc.gov/meetings) and click on the final agenda to view the full reports.

Watha T. Daniels Public Library



Anacostia Public Library







## District of Columbia Consolidated Forensic Laboratory

(File Number 6840)

The Commission approved preliminary and final site and building plans for a consolidated forensic laboratory at 401 E Street in Southwest. The facility will accommodate the Metropolitan Police Department Forensic Laboratory, the Public Health Lab, and the Office of the Chief Medical Examiner for the Government of the District of Columbia.

Submitted by the District of Columbia Office of Property Management, the proposed plans for the laboratory will provide modern facilities and expanded functions for its tenant agencies. The building incorporates environmental sustainability features including a vegetated roof, a water reclamation system, systems and materials to provide a 20 percent increase in energy efficiency, and low flow water fixtures. It is being designed to meet the LEED silver certification.

The building is expected to open in 2011.

## Consolidated Planned Unit Development, 2201 M Street, NW

(File Number ZC 07-21)

The Commission reviewed and commented on a proposed action by the Zoning Commission of the District of Columbia to approve a Planned Unit Development (PUD) located at 2201 M Street in the West End of Northwest Washington, DC. The plans include an 11-story hotel with 182 rooms, a spa, a restaurant, retail, and underground parking. The building features a contemporary design, incorporates several environmentally progressive systems and features, and is expected to achieve the LEED silver certification.

The project site is currently occupied by the vacant Nigerian Embassy and Chancery. The site is bounded by M Street, N Street, 22nd and 23rd Streets. The proposal is for approximately 122,235 square feet of gross floor area with a building height of 110 feet plus rooftop penthouses, some of which are not set back from the building's exterior walls.

The Commission recognized and commended the project's focus on environmental sustainability, but advised the Zoning Commission that the proposal would be adverse to the federal interest because it does not conform to the Height of Buildings Act of 1910. As proposed, the rooftop penthouses exceed the allowable building height and are not set back from all the exterior walls as required by the Act.

In its action, the Commission recommended that the applicant be required to modify the project design to set back the penthouses from all exterior walls of the building a distance equal to their height above the adjacent roof as required by the Height of Buildings Act.

## Text Amendment to the Zoning Regulations of the District of Columbia to Permit Temporary Surface Parking Lots in the Capitol Gateway Overlay District

(File Number ZC 07-08A)

The Commission provided comments on a proposed zoning text amendment, submitted by the Zoning Commission of the District of Columbia, to allow for temporary surface parking lots to serve the Washington Nationals Ballpark, while permanent below-grade parking is created in surrounding developments. The proposed parking areas are located in the Capitol Gateway Overlay district, adjacent to the Anacostia River and along the South Capitol Street Corridor.

As proposed, these temporary spaces will help fulfill a need for 3,775 off-site spaces identified in the D.C. Major League Baseball Park Transportation Management Plan. These spaces are not part of the 1,225 spaces the District of Columbia government is required to provide for the Ballpark; those spaces have been accommodated in parking structures adjacent to the stadium.

In its review, the Commission found no adverse effect to the federal interest, based on the District of Columbia's commitment to require storm water management measures for the permitting of the temporary parking lots and if:

- The Zoning Regulations be amended to include temporary surface parking lots to maintain the 75-foot setback along the Anacostia Waterfront.
- The final order for the text amendment clarifies that the existence of the parking lots beyond the April 1, 2013 time limit is not subject to Board of Zoning Adjustment Special Exception review.
- The Zoning Regulations require that any request to the Board of Zoning Adjustment for exception to the 3,775 parking space cap be accompanied by documentation from the relevant District of Columbia permitting agencies that the project design conforms to the environmental design standards adopted by the Anacostia Waterfront Corporation as required by the National Capital Revitalization Corporation and Anacostia Waterfront Corporation Reorganization Act of 2008.

# June

June 5, 2008

## Medical Facility Additions, Walter Reed National Military Medical Center, 8901 Rockville Pike, Bethesda, MD

(File Number 6759)

At its June meeting, the National Capital Planning Commission reviewed plans for new medical facility additions (Buildings A and B) at Walter Reed National Military Medical Center located in Bethesda, Maryland. The submission from the U.S. Department of the Navy involves renovating 261,000 square feet of the existing facility and constructing two new buildings to accommodate the medical expansion required by the 2005 Base Realignment and Closure recommendations.

The proposed design includes construction of a new six-story building (Building A) of 533,000 square feet to accommodate a new outpatient facility, and a new four-story addition (Building B) of 157,000 square feet to expand diagnostic and critical care functions.

The new buildings will border Building One, an existing historic structure on the campus. The design of both new buildings will complement Building One's classical art deco aesthetic. Site improvements related to the new buildings include landscaping and utility and infrastructure improvements to the central equipment plant. The historic courtyards behind Building One will be preserved. Eight Willow Oak trees will be added to complement the existing tree species on the site and frame Building One as the visual centerpiece of the Medical Center.

The Commission approved preliminary and final site and building plans for the project and commended the applicant for a well developed, sophisticated, and complementary addition to the campus that will enhance the appearance of historic Building One, as well as the overall image of the Medical Center.

## National Intrepid Center of Excellence, Walter Reed National Military Medical Center, 8901 Rockville Pike, Bethesda, MD

(File Number 6849)

The Commission approved preliminary and final site and building plans for the National Intrepid Center of Excellence (NICoE). The new facility, located on the Walter Reed National Military Medical Center campus, will be dedicated to the diagnosis, treatment, education, and research of post traumatic stress disorders and traumatic brain injuries. The project will replace Building 12, a historic structure on the site constructed in 1941.

As proposed, the NICoE project calls for demolishing the existing Building 12 to construct a new two-story, 80,000 square foot state-of-the-art facility. The building design incorporates architectural pre-cast concrete, aluminum-framed windows with tinted laminated low-e glass, and a floating roof plane over the treatment spaces. The site plan includes a vehicular drop-off driveway, a playground area to support diagnosis and family treatment, and select plantings to create a therapeutic landscape.

The new building also will incorporate sustainable design features, including collection of stormwater runoff, energy efficient glazing and roofing systems (including reflective and/or green roofs), use of daylighting techniques, façade design responsive to sun angles, and renewable finish materials. The building is expected to receive the LEED silver rating for green building design.

The Commission commended the applicant and their design team for a well developed, innovative design that integrates with the traditional architecture of the historic buildings and is a positive addition to the campus.

## Federal Capital Improvements Program, 2009-2014

(File Number 1485)

The Commission authorized circulation of the proposed Federal Capital Improvements Program for the National Capital Region, Fiscal Years 2009-2014 (FCIP). This year's report contains 195 proposed projects, 163 of which are recommended for funding at an estimated cost of \$8.6 billion over the six-year period. The remaining 32 projects are recommended for future programming.

The Armed Forces (including the Air Force, Army, and Navy) and the General Services Administration submitted the greatest number of projects, at 51 and 40, respectively. Of the 163 projects recommended for funding, 77 are earmarked for the District of Columbia, worth an estimated \$4.2 billion. Prince George's and Montgomery counties in Maryland combine for a total of 50 projects estimated at \$2.1 billion.

Release of the report commences the 45-day public review period during which federal, state, and local authorities as well as interested organizations and individuals may provide comments. Presentation of the FCIP to the Commission, for formal adoption, is tentatively scheduled for September 4.



# Commission Notes

## Commission News

President Bush has nominated James A. Williams, currently the head of the Federal Acquisition Service at the General Services Administration (GSA) to be the agency's new director. Pending confirmation by the Senate, Williams will replace Acting Director **David L. Bibb** who plans to retire from the federal government in September. GSA is one of three landholding agencies represented on the National Capital Planning Commission. The agency's Administrator is represented at NCPC meetings by alternate Michael McGill.

**Peter May**, National Park Service Associate Regional Director for Lands, Resources and Planning in the National Capital Region, will serve as an alternate for Secretary of the Interior Dirk Kempthorne. Mr. May replaces John Parsons, who retired after 40 years of public service.

## National Capital Authority Guest Visits NCPC

On May 23, NCPC hosted **Rebecca Sorensen**, a planner with the National Capital Authority (NCA) in Canberra, Australia. NCA is NCPC's sister agency and fellow founding member of the Capitals Alliance. Community planner Amy Tarce briefed Ms. Sorensen on the CapitalSpace initiative. Ms. Sorensen also discussed the National Capital Framework Plan with Plan & Project Implementation Director Bill Dowd.



## Iranian Delegation Learns About Role of a Federal Planning Agency

On April 4, a group of approximately 20 visitors from Tehran, Iran who are participating in the State Department's World Learning International Visitors Leadership Program, visited NCPC. Plan & Project Implementation Director Bill Dowd provided the guests with an overview of the Commission and its activities. The visitors were very interested in NCPC's role and how the agency operates, as Tehran does not have a similar organization within its government structure.

## NCPC Hosts Coalition for Smarter Growth Forum

On April 23, NCPC hosted the quarterly Coalition for Smarter Growth Forum. **Ellen McCarthy**, former director of the District Office of Planning and a former NCPC Commissioner, and **Gary Stith**, director of the Silver Spring Region Center, discussed the role of local government in a city's revitalization. Ms. McCarthy talked about the creation of the Gallery Place development in Washington's Penn Quarter and Mr. Stith discussed the revitalization of downtown Silver Spring. Each provided examples of how local government land use policies, development incentives, and leadership led to successful projects.

## Staff Announcements

**Mike Sherman** has been appointed the agency's chief of staff, reporting directly to Executive Director Marcel Acosta. In Mr. Sherman's previous role as special assistant to the executive director, he developed policies and recommendations for special projects. In his new role, Mr. Sherman will provide strategic planning and analysis on project and planning issues, develop agency consensus, ensure the implementation of agency directives, and provide expert advice to the executive director.

NCPC welcomes back **Christine Saum** following her nine-month stint as a 2008 Loeb Fellow at the Harvard University Graduate School of Design. Ms. Saum is one of two NCPC staff members who are Loeb fellows. The other is Executive Director Marcel Acosta. Congratulations Christine.

**David Zaidain** returns to NCPC as a community planner in the Plan & Project Implementation Division. In his new position, Mr. Zaidain will focus on the *National Capital Framework Plan* and NCPC's Security Task Force.

Congratulations to Information Technology Specialist **Tony Champ** and his wife Che on the birth of their daughter, Kennedy, who was born on May 28.

Best wishes to former staff members **Margie Fleming-Glennon** and **Marjorie Marcus** who have accepted new positions. Margie has returned to working in the nonprofit sector and Marjorie has accepted a position with the U.S. Army Corps of Engineers.

### NCPC Email List

To receive the Tentative Agenda for NCPC's monthly meetings and notices of upcoming events, send an email to [info@ncpc.gov](mailto:info@ncpc.gov).

# QUARTERLY

## Coming Soon

**July 10, 2008**

National Capital Framework Plan circulated for 90-day public comment period.

**September 4, 2008**

The proposed Federal Capital Improvements Program goes before the Commission for adoption.

**September 14-18, 2008**

Capital city representatives gather in Washington, DC to attend Capitals Alliance 2008: Greening the World's Capital Cities.



National Capital Planning Commission

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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.

## Commission Members

John V. Cogbill, III, Chairman, Presidential Appointee

Herbert F. Ames, Presidential Appointee

Jose' L. Galvez, III, Presidential Appointee

Arrington Dixon, Mayoral Appointee

Stacie S. Turner, Mayoral Appointee

The Honorable Robert M. Gates  
Secretary of Defense

The Honorable Dirk Kempthorne  
Secretary of the Interior

The Honorable David L. Bibb  
Acting Administrator of General Services

The Honorable Joseph I. Lieberman  
Chairman, Senate Committee on Homeland  
Security and Governmental Affairs

The Honorable Henry A. Waxman  
Chairman, House Committee on Oversight  
and Government Reform

The Honorable Adrian M. Fenty  
Mayor of the District of Columbia

The Honorable Vincent C. Gray  
Chairman, Council of the District of Columbia

Executive Director  
Marcel C. Acosta

