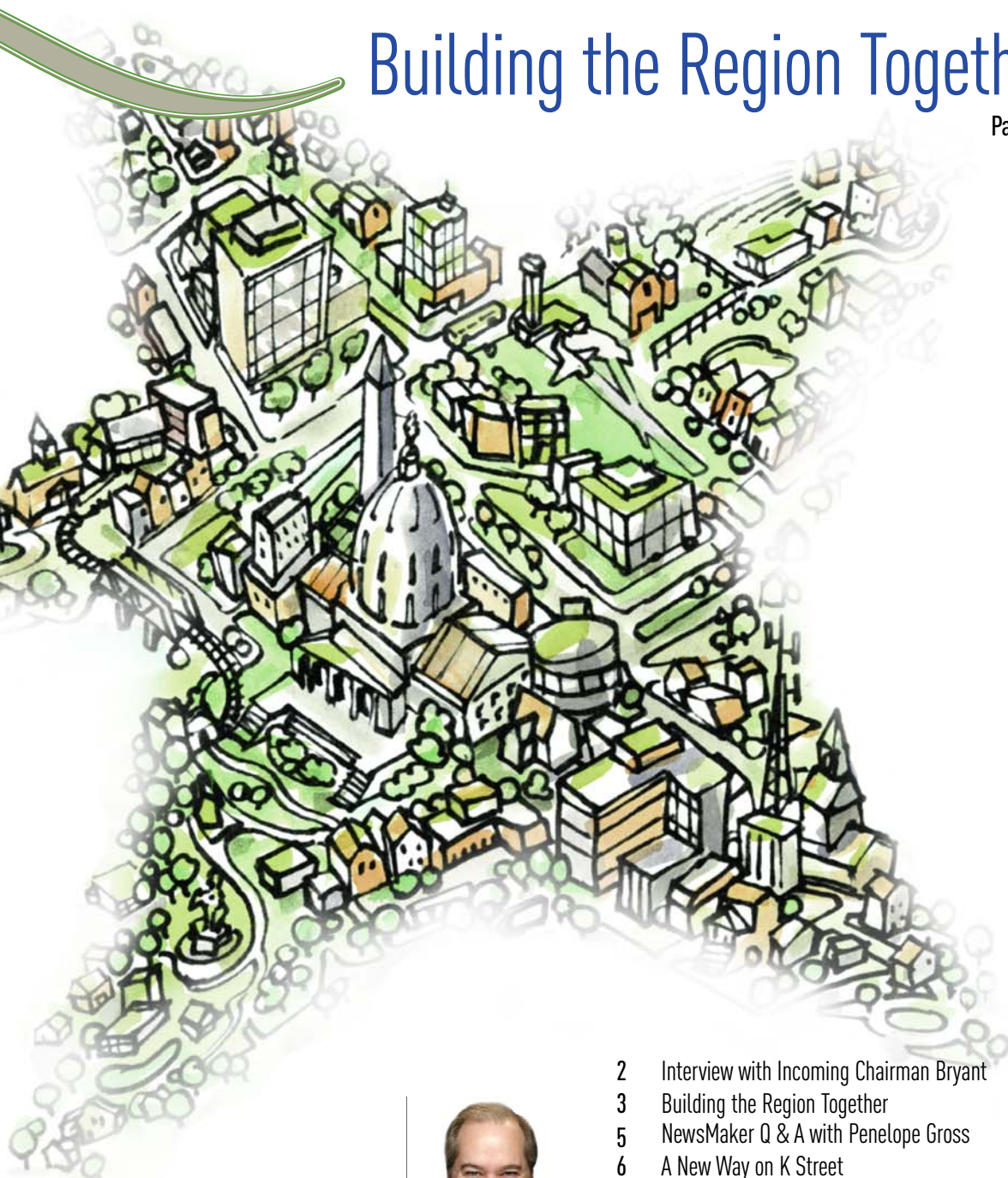


QUARTERLY

Building the Region Together

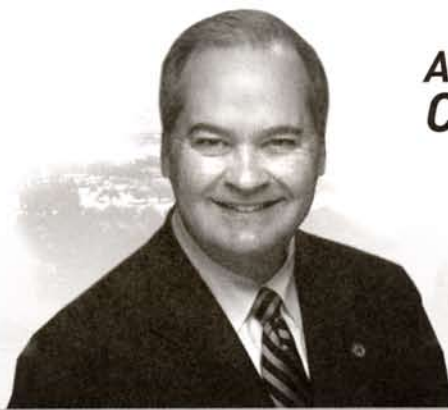
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NCPC Welcomes
New Chairman



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An Interview with Incoming Chairman L. Preston Bryant, Jr.

President Obama Announces Appointment of L. Preston Bryant, Jr. as Chairman

President Obama has named Virginia's Secretary of Natural Resources, L. Preston Bryant, Jr., to serve as the 21st chairman of the National Capital Planning Commission. Currently, as a member of Governor Kaine's cabinet, he oversees six agencies that protect and restore the Commonwealth's natural and historic resources.

Secretary Bryant previously served in the Virginia House of Delegates for ten years, where he sponsored landmark legislation to preserve more than one million acres of nontidal wetlands, streamline stormwater management programs, and create a program to improve wastewater treatment facilities that discharge into Virginia waters.

In his new role at NCPC, Secretary Bryant will lead the Commission's work to protect and enhance the extraordinary historical, cultural, and natural resources of the nation's capital and surrounding region.

"NCPC is uniquely positioned to enhance Washington's standing as a sustainable, livable capital," said Secretary Bryant. "I look forward to guiding projects that benefit the environment, advance green building design, and protect our treasured open space."

"Secretary Bryant's experience will serve this Commission well," said NCPC's Executive Director Marcel Acosta, in announcing the news to staff. "He has advised Governor Kaine on critical issues impacting the state's natural resources and environmental matters. We look forward to working with him to advance Washington's standing as a model of innovative and best planning practices."

Secretary Bryant will replace outgoing Chairman John V. Cogbill, III, who has served since 2001. Read a farewell message to Chairman Cogbill on page 10.

What are some of your planning values and philosophies that we can share with the constituents of the National Capital Region?

I believe planning is everything. Planning comes from vision, and vision comes from those who step up and make their ideas and ideals known. Planners must develop plans that not only inspire, but also lay the groundwork for a functioning, living city. So I believe strongly in well-constructed stakeholder processes that encourage public dialogue.

I also value partnerships. During my tenure in Governor Kaine's cabinet, we have worked diligently to try to address issues that are of importance not only in Virginia, but regionally, by working closely with Mayor Fenty and Governor O'Malley. I have every reason to believe I will continue working closely with DC and Maryland officials.

How will your experience working with Virginia's natural and historic resources influence your work with NCPC?

I am fortunate to have worked the past few years with a governor who values this region's natural beauty, from our Chesapeake Bay to our mountains. Our priorities have been to value and conserve open space and improve local water quality so that our Bay's health improves.

We've also placed great value on working closely with localities to better link land-use policy, which is largely a local government responsibility, and transportation planning, which is largely a state responsibility. We need to continue improving the disconnect between land use and transportation policy that we've seen over the decades.

Sustainable growth is sometimes a worn-out phrase, but we need to do everything we can to achieve more attractive, efficient, and livable communities. It all gets back to growing smartly. I plan to continue working in this vein, paying great attention to how land is used in relation to transportation, especially regarding workers' commutes. Effectively moving people and goods is at the heart of the region's economy.

As a major landholder in the region, what do you consider among the federal government's responsibilities to those who work and live in the NCR?

It's important to first recognize that all of this federal land sits in host communities. Each of these localities has its own comprehensive plan, its own carefully crafted growth ideals, and its own preferred strategy to match growth with housing, transportation and recreational opportunities. The Commission has a strong hand to play when it comes to directing growth and designing aesthetics that make millions of people proud to call the area home.

This means our open lands must be strategically conserved wherever possible for the enjoyment of all. Our buildings and memorials must be designed to make a statement and reflect the spirit, ideals, and ingenuity of the American people. Our monumental

buildings should be just that, monumental. Buildings that are home to tens of thousands of federal employees must be inviting, functional, and reflective of the work carried out by the agencies. Security should be balanced with our democratic ideals of a free and open society and our built environment must be as energy-efficient and low-carbon as possible.

One of NCPC's responsibilities is to protect and enhance the region's open space, including the National Mall. What is your vision for the Mall moving forward?

I love our Mall. I have biked on it, played Frisbee there, and spent muggy July 4th evenings with tens of thousands of others. I have marveled at its ability to make way for hundreds of thousands of people. This open space is really about access, landscape, and water.

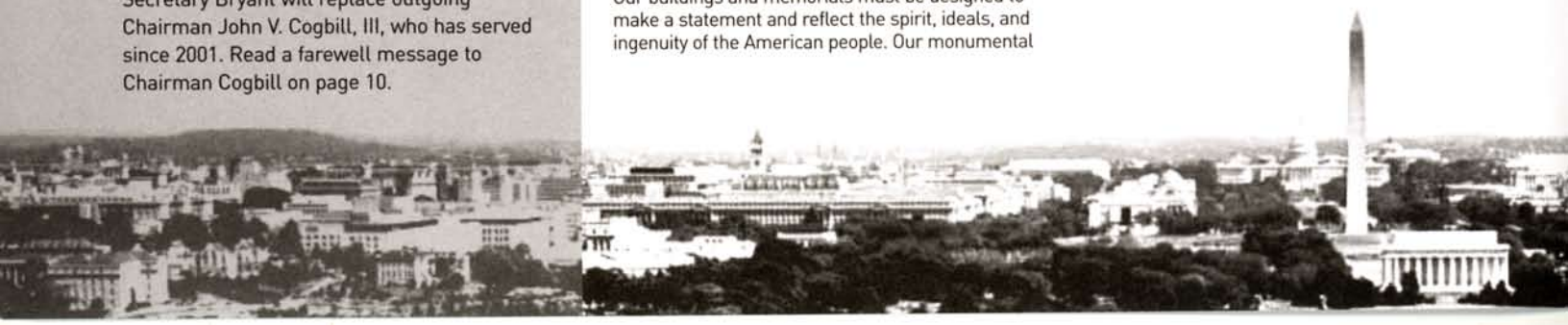
It must forever provide good access to the many national treasures found here. And that which should make the Mall all the more inviting is landscaping that causes visitors to stop and say wow, and which also accentuates its well-known water features. Admittedly, though, creating a beautifully and functionally designed landscape that takes a constant beating from millions of people each year is the challenge. It needs to be both a beauty and a beast.

One important aspect of the Administration's focus is urban policy. Under your leadership, how might NCPC help shape policy that will benefit this region?

President Obama and many in the new administration feel quite strongly about having strong, safe, prosperous urban areas, and their policy advocates taking a regional approach to improving our metropolitan communities. Cooperation across jurisdictions has long been a priority of the NCPC, so the Commission is already positioned to help forge a strong partnership between federal and regional leaders. NCPC's July forum with White House and regional officials was the start of an important dialogue, one that I fully support and intend to foster as chairman. I believe a strong partnership can help the National Capital Region in so many ways. The Commission can be strategically active in various areas across the region where federal lands are prominent, all in the name of creating walkable, sustainable, safe and attractive communities.

What are some of your priorities as you assume the new position?

I think it's probably too early for me to articulate any personal priorities, but I can tell you that I do intend to listen and learn from the commissioners and staff I will be joining. I very much look forward to getting to know my fellow commissioners and to hearing their thoughts on the initiatives and projects we'll be involved in. But I can tell you this, there really is no capital city as beautiful and spectacular as ours and I'm very much looking forward to playing a role in its preservation and enhancement.





Building the Region Together

NCPC and MWCOG Assemble White House and Regional Leaders to Discuss Area's Challenges

At the National Press Club on July 20, senior White House officials, federal agency representatives, and local elected officials from throughout the National Capital Region met to discuss key issues challenging America's communities.

The event, Building the Region Together, was co-hosted by the National Capital Planning Commission (NCPC) and the Metropolitan Washington Council of Governments (MWCOG).

Regional cooperation has long been a goal shared by NCPC—the central planning agency for the federal government—and MWCOG—the region's forum for planning and policymaking. The July meeting provided an opportunity to evaluate regional coordination of long-term planning and development, which fits in well with the administration's focus on urban policy.

"The Administration's policy supports working across boundaries to improve the economic competitiveness, opportunity, and sustainability of metropolitan areas," said NCPC Executive Director Marcel Acosta. "A strong partnership between federal and regional leaders is key to positioning the National Capital Region as a standard for federal and local cooperation."

Topics that were discussed included several touchstone issues for the region such as sustainability, transportation, and affordable housing. One of the themes that emerged during the meeting was the importance of establishing the region as a dynamic model of cooperative leadership.

Senior White House officials Valerie Jarrett, Adolfo Carrion, and Xavier Briggs were in attendance, as were regional elected leaders and appointed officials from the District of Columbia, Maryland, and Virginia. Senior representatives from the U.S. Department of Transportation (DOT), General Services Administration (GSA), Department of Defense (DoD), Department of Homeland Security (DHS), and the Environmental Protection Agency (EPA) also participated.

"I'm excited about the opportunity to work to improve the health and quality of life for the residents of this region."

Valerie Jarrett

Outgoing Chair John V. Cogbill, III, set the tone for the discussion when he acknowledged that "the effects of what we do in any one jurisdiction inevitably will ripple to our neighboring cities and counties."

Ms. Jarrett, who serves as the Senior Advisor and Assistant to the President for Intergovernmental Affairs and Public Engagement spoke about her experiences in local government in Chicago.

She discussed her own frustrations with the slow nature of the federal government when she worked at the local level.

"I would like to help improve this dynamic," she said, expressing optimism about the interagency cooperation already underway on the federal level. "I plan to have an open-door policy, and I'm excited about the opportunity to work to improve the health and quality of life for the residents of this region."

Xavier Briggs, associate director, Office of Management and Budget, echoed her sentiments. "We are very attuned to these issues," he said, noting the Administration's creation of the Office of Urban Affairs and the announcement of listening tours across the country. We are eager for your ideas."

Pictured left to right are MWCOG Vice Chair Penny Gross, White House Senior Advisor Valerie Jarrett, and outgoing NCPC Chairman John V. Cogbill, III.



“We have to raise some important questions and some uncomfortable discussions to get to the place where we build a smart 21st century American city.”

Adolfo Carrion

Adolfo Carrion, director of the newly created White House Office of Urban Affairs, praised the region as a pacesetter in federal and local cooperation. “We’re here to be your partners,” he said. “At the end of the day we’ve got to circle back to the nation’s capital to showcase that it can be done.”

Others in attendance urged greater focus on the environment. Judith David, mayor of Greenbelt, Maryland, implored the federal government to continue its emphasis on environmental factors and Andrea McGimsey, a Loudoun County board member, encouraged the federal government to build partnerships that support green technology.

In response to the call for green initiatives, Mr. Carrion pointed out that agencies such as DOT, EPA, and Housing and Urban Development are already partnering to promote greening efforts, and he invited local leaders to come forward with their ideas. “We have to raise some important questions and some uncomfortable discussions to get to the place where we build a smart 21st century American city,” said Mr. Carrion.

The meeting provided local leaders with an opportunity to express their ideas, particularly with regard to sustainable transportation and housing policies.

Harriet Tregoning, director of the DC Office of Planning, quoted figures demonstrating the District’s strong commitment to mass transit and called on the federal government to act as an “enlightened employer” by linking government workplaces and affordable housing. This could help the government “attract and retain the best and the brightest,” said Ms. Tregoning.

Barbara Favola, chair of the Arlington County Board, added that greater flexibility was needed in regional public housing subsidies because of higher land costs in the region.

Gabe Klein, director of the DC Department of Transportation said he’d like to see dedicated sources of funding from the federal government that would encourage “more private sector companies [to get] involved in more innovative transportation solutions.”

“Our goal is to advance best practices that will help ensure this region sets the standard for America as a great place to live, work, and play.”

Marcel Acosta

NCP C and MWCOG will continue to work with the Administration, federal agencies, and the region’s local jurisdictions to explore partnership opportunities in the National Capital Region.

“We look forward to collaborating with all of the region’s stakeholders,” said Marcel Acosta. “Our goal is to advance best practices that will help ensure this region sets the standard for America as a great place to live, work, and play.”

4



Pictured left to right are Adolfo Carrion, director of the White House Office of Urban Affairs, MWCOG Executive Director Dave Robertson, NCP C Executive Director Marcel Acosta, and Office of Management and Budget Associate Director Xavier Briggs.





Penelope Gross

Chair, Washington Metropolitan Council of Governments
 Vice Chair, Fairfax County Board of Supervisors

1. We live in an extraordinary region known for its many cultural and natural resources, yet like most of the country, this area also faces significant and challenging issues, not to mention financially constrained budgets. Aside from funding, do you see other opportunities for the federal government to support the region?

A stronger partnership with the federal government can help this region on so many levels, such as much-needed funding for priorities like Metro, better coordination with federal agencies, and support to achieve long-range planning and climate change goals. We already have several reasons to be optimistic. COG members are very excited about President Obama's new focus on metropolitan regions and on the National Capital Region (NCR) in particular. Our COG/NCPC meeting with Valerie Jarrett and administration officials was a first step toward better dialogue. It's important for federal and local officials to be able to talk directly about issues, without the filters or barriers that often impede progress. We think recent EPA appointments as well as the Executive Order on Chesapeake Bay Protection and Restoration are also positive signals.

2. What are some of the region's strengths or examples of successful projects that could serve as a model nation-wide?

Transit-oriented development requires bold thinking, public and private investments, and a lot of patience, and President Obama doesn't have to travel very far to see some of the nation's best success stories. The development of the Rosslyn-Ballston corridor in Arlington County and redevelopment of Silver Spring have transformed older communities into vibrant centers of activity. And we are hopeful that Tysons Corner, once recognized for edge-city sprawl, will soon join this list and serve as a model for metropolitan regions across the country.

3. This area is unique in that it serves as home to the federal government. How do you think this makes the NCR different from other regions?

There is no denying the unique and significant role the federal government has played, and still plays, in this region. Uncle Sam continues to be the region's largest single employer and federal spending including procurement is expected to account for 33 percent of the regional economy this year. More than 200 million square feet of space is owned or leased by the federal government, and federal employees account for 40 percent of Metro's ridership. More than any other region in the nation, a good relationship with our federal partners is essential in order for us to meet our economic, transportation, and quality of life goals.

4. The President has said, "Forward-looking cities shouldn't be succeeding despite Washington; they should be succeeding with a hand from Washington." How might the federal government partner with COG to keep the region on a steady course in the 21st century?

Regional leaders have been thinking a lot about the future. Through the Greater Washington 2050 initiative at COG, we are looking at ways to integrate the region's long-range goals, set targets for meeting these goals, and regularly measure regional progress. Greater Washington 2050 seeks to prevent policy 'silos' and to help area governments tackle transportation, environmental, economic, and land-use challenges in a comprehensive way. We think the federal government would be a natural partner to Greater Washington 2050 and will explore ways to involve key agencies and officials.

5. All of the senior White House officials present at the meeting have extensive experience working at the community and local government level. How do you think this might shape how they could work with this region?

During our meeting, Ms. Jarrett said some of her happiest times were working in local government. She also said she understands the frustration that local officials often experience due to the stove-piped and often slow nature of the federal process. This awareness is a benefit to us as we work with her and her colleagues. They seemed genuinely interested in the issues that COG and NCPC work to address, and I think it's not just window dressing. There is real depth to this conversation.

6. NCPC and MWCOC have a long history of working together to improve this region. What joint efforts might you hope to see them collaborate on in the future?

NCPC and COG have a history of planning that dates back to the 1960s. We share regional planning "DNA." In the coming years, I am confident we will continue to cultivate this reinvigorated federal-regional partnership. I also hope we can look for opportunities to work together on a number of issues like sustainability, community revitalization and economic resiliency, which will help as the region transforms from home of the nation's capital to home of a prosperous and livable global capital.



K Street, NW may be the commercial heart of downtown Washington and a primary cross-town transportation route, but the street's current configuration and heavy traffic volumes often bring the corridor to a standstill. To better facilitate the flow of buses and other traffic, the District of Columbia, with the assistance of NCPC, is seeking federal American Recovery and Reinvestment Act funds to construct a bus-only transitway between 9th and 21st Streets, NW.

The on-going K Street Transitway study is assessing two street design alternatives. In both alternatives, dedicated bus lanes would be located in the center of the street, running from Washington Circle to Mount Vernon Square. The street would be reconstructed and repaved, and stops would be located along medians on either side of the transitway. The proposals would provide two lanes of vehicular traffic in each direction, and remove the existing service roads.

The key difference between the alternatives is that one includes a passing lane in sections of the transitway to allow for express service such as the DC Circulator to bypass local buses that are making more frequent stops. This alternative also would eliminate on-street parking.

The proposals are similar to a recommendation announced by NCPC in 2004, when it hosted an urban design charrette that examined ways to develop K Street into a grand urban boulevard and primary east-west link in the city's transit system. Members of the panel, which included leading urban planners and transportation experts, recommended locating a 24-foot, two-lane transitway in the center of the street, with 15-foot medians on either side. Sidewalk widths would be increased, additional trees added, landscaping improved, and the existing two service roads and on-street parking would be eliminated. Traffic would continue to flow in two lanes in both directions.

To qualify for stimulus funds the current project's concept design was submitted to the Federal Highway Administration. A completed project submission is due in January 2010, and winning bids will be notified in February.



NCPC's New Look

NCPC Responds to Administration's Calls for Greater Transparency and Effectiveness

In keeping with the Administration's goal of creating an unprecedented level of openness in government, NCPC has taken a series of steps designed to promote efficiency and effectiveness.

In a presidential memorandum issued on January 21, President Obama directed the heads of executive departments and agencies to "work together to ensure the public trust and establish a system of transparency, public participation, and collaboration."

NCPC's efforts include a new logo that better reflects the work and mission of the agency, a redesigned website, and the development of online social media tools. The changes are designed to use new technologies to disclose information in a readily accessible manner.

NCPC's newly-minted logo is a stylized depiction of a Washington, DC street grid that more appropriately evokes the agency's work in planning and urban design.

"A good logo speaks to who we are and what we do," said Public Affairs Director Lisa MacSpadden. "The design we've chosen not only better reflects our mission, but also our legacy of building upon the historic plans of Washington."

The Office of Public Affairs also overhauled its website by streamlining the text, creating more user-friendly navigation tools, increasing the use of visuals, and improving access to agency documents. The enhanced site is geared toward local and national audiences and includes a new section that is designed to aid visitors who are interested in learning about America's capital city.

The introduction of the logo and launch of the website coincide with the publication of NCPC's first foray into social media tools, beginning with Facebook. While the agency's website and Facebook page share similar content, the latter allows engagement with a broader audience, and enables members of the public to share their thoughts on NCPC activities. It also features a photo album of frequently requested images and a dictionary of planning and design terms.

NCPC also has improved its interagency communications by realigning agency divisions to maximize staff resources. In addition, it has created the Office of Intergovernmental Affairs, which will liaise with federal, local, and regional government agencies. Julia Koster, who previously served as NCPC's director of Planning, Research and Policy, will head this new office.

Monumental Core Framework Plan

Framework Plan Now Available

The final print version of the *Monumental Core Framework Plan: Connecting New Destinations with the National Mall* is now available for public distribution. The plan is a joint product of NCPC and the U.S. Commission of Fine Arts (CFA) and was adopted by both Commissions during the spring. It aims to help relieve pressure on the National Mall by revitalizing the federal precincts nearby. Several initiatives outlined in the plan are already moving forward, including the concept of re-imagining federal “superblocks” as mixed-use buildings and exploring development options for the 10th Street, SW corridor.



Building Blocks for Livable Neighborhoods and Improved Work Sites

A “best-practices” publication examining the challenges of bringing mixed-uses to federal spaces, a key goal of the *Framework Plan*, identifies security as one of the challenges to overcome.

The report highlights the scenarios discussed during a May 6 roundtable discussion held at NCPC. “Reimagining the Federal Superblock: Bringing Mixed-Uses to Government Sites” brought together developers, stakeholders, federal agency representatives, and the public to explore the possibilities of using the ground floors of federal office buildings for retail and cultural uses. The General Services Administration (GSA) co-sponsored the event.

By enlivening otherwise inactive office buildings, key connections between Washington destinations can be improved, thus relieving pressure on the Mall, while creating livable neighborhoods and improving the work environment for federal employees. For example, the group discussed a number of potential strategies including evaluating a building’s unique characteristics when deciding what programming to include; exploring the use of retail kiosks and public art; and creating publicly accessible spaces that can serve as venues for after-work activities.

The brochure highlights examples of successful mixed-use projects such as the Ronald Reagan Building and International Trade Center in the city’s Federal Triangle. It features some 83,000 square feet of retail and art exhibit space, which animates the building’s public space and provides a publicly accessible plaza for events.

“Federal agencies can drive their own planning in conjunction with GSA,” said NCPC planner David Zaidain. “What we’re doing is exploring policies and standards that could create government-owned, mixed-use buildings across the country. The key is evaluating facility planning early in the process to ensure that creative solutions can be successfully incorporated.”

Moving forward, NCPC planners will continue to work with GSA and other partner agencies to remake the spaces in and around federal buildings vibrant. The report will soon be available on NCPC’s website at www.ncpc.gov.

Agency Blazes New Trail

NCPC has started work on a draft report for an addition to the city’s Federal Triangle Heritage Trail system, another idea to emerge from the *Framework Plan*. The report will identify potential trail routes and highlight ways to improve pedestrian connections between downtown and the National Mall. The effort is being coordinated with the District government and Cultural Tourism DC.

Several other heritage trails currently exist in the city and tell the stories of the District’s neighborhoods through illustrated street signs. The Federal Triangle features 70 acres of historic, architecturally significant, government buildings including the Department of Justice, the Herbert C. Hoover Building (Department of Commerce), and the Ariel Rios Federal Building (new Post Office). If the recommendations in the study are implemented, the Heritage Trail could be completed in approximately four years.

Contractor for 10th Street, SW Selected

A study on the area around the terminus of 10th Street, SW is also underway to determine three alternatives for reconfiguring the transportation infrastructure of the corridor. The possibility of decking over sections of Interstate 395 would improve the link from the Banneker Overlook to the Mall, and create additional possibilities for commemoration and public recreation.

In response to a request for proposals, NCPC has selected Parsons Brinckerhoff (PB) to undertake the feasibility study. The study area stretches from 9th Street, SW to 12th Street, SW and from Independence Avenue to the north to the 10th Street overlook to the south.

The firm is required to produce illustrations reflecting three alternatives for reconfiguring the transportation infrastructure of the corridor. The alternatives must show treatment of road configurations including width, cartways, and public space, as well as their relationship to adjacent building envelopes. The alternatives also will focus on feasible ways to deck Interstate 395 in order to create infill development sites. PB will analyze ways to utilize sustainable infrastructure, while maintaining and increasing multi-modal connectivity, both key objectives of the *Framework Plan*. The study is slated to be completed early in 2010.

Parsons Brinckerhoff is headquartered in New York City, where it was founded in 1885. In its early days, PB designed the IRT, New York’s first subway system that extends from lower Manhattan to Harlem. It remains the most heavily-used rapid transit system in the world.

July

July 9, 2009

National Mall and East Potomac Park Pedestrian Guide Pylons and Map Kiosks

(File Number 6910)

The National Capital Planning Commission approved final site development plans for the fabrication and installation of pedestrian guide

wayfinding pylons and map kiosks for the National Mall and East Potomac Park. Submitted by the National Park Service, the proposal is part of a larger sign program that also includes NPS facility identification signs, rules and regulation signs, and memorial identification signs.

The final plans incorporate guidance provided by the Commission during the June meeting, such as increasing pylon height and map kiosk size. The Commission deferred approving the final pylon panel colors, pending further consultation among the staffs of NCPC, the U.S. Commission of Fine Arts and the National Park Service.

The Commission recommended that the Park Service include the Circulator's National Mall routes in the sign program. The Circulator service offers a convenient transit option with multiple access points throughout the city's monumental core. The National Park Service responded that it would take the suggestion under advisement but said that contractual obligations to a current transportation provider prevent them from promoting a competing service on signage.

The Commission previously approved the installation of operational signs in May and memorial identification signs will be reviewed at a later date.

FY 2010-2015 Federal Capital Improvements Program for the National Capital Region

(File Number 1485)

The Commission authorized the circulation of the proposed Federal Capital Improvements Program for the National Capital Region, Fiscal Years 2010-2015 for a 45-day public review and comment period. The draft is circulated to federal departments and agencies, regional agencies, state and local governments, and interested organizations and individuals.

While normally released in June, extra time was provided to assist federal agencies required to make capital changes in response to the American Recovery and Reinvestment Act. NCPC staff reviewed the submitted projects to ensure conformity with the Comprehensive Plan for the National Capital, federal agency master plans, and other adopted plans and policies. Of the 162 projects submitted by federal agencies, the Commission strongly endorsed 30 projects to receive the highest priority for federal capital improvement funds.

The draft FCIP was made available for review on the NCPC website, as were subsequent changes made by federal agencies during the comment period.

September

September 3, 2009



Lincoln Memorial Grounds and West Potomac Park - Rehabilitation and Perimeter Security

(File Number 6972)

NCPC commented favorably on the National Park Service's (NPS) concept plans to rehabilitate the grounds on the east side of the Lincoln Memorial and adjacent areas in West Potomac Park. Included in the proposal are plans to rehabilitate the Reflecting Pool and nearby Elm Walks. The NPS would add pathways on both sides of the Reflecting Pool. The Elm Walks, which extend past the World War II Memorial to 17th Street, NW, would be refurbished with new lighting, benches, and trash receptacles. The project is funded by the American Recovery and Reinvestment Act.

The NPS is also proposing to integrate security elements into the design. Two new ADA accessible curved paths would connect Lincoln Memorial Circle with the Reflecting Pool without altering the historic central stairs. Retaining walls and bollards would be incorporated into the landscape near these new paths. NCPC recommended that the Park Service use security-barrier walls that are lower in height than the 36 inch walls proposed in the concept plan so that they can be used for sitting and be compatibly integrated into the historic landscape.

The project also will address the source and quality of the water in the Reflecting Pool. This is still under study and will be submitted to NCPC for review at a later date.

11th Street Bridge Replacement and Related Transfer of Jurisdiction of a Portion of Anacostia Park

(File Number 6951/6955)

The Commission reviewed the concept design submitted by the District Department of Transportation (DDOT) to replace the 40 year old 11th Street bridges that cross the Anacostia River. DDOT plans to construct two new bridges, one for freeway traffic and one for local traffic. In order to accommodate new ramp configurations, the Commission approved the transfer of land of approximately 1.5 acres of Reservation 343D (Anacostia Park) from the National Park Service to the District of Columbia.

The proposed bridge replacement project seeks to improve connections between I-695 (the Southeast/Southwest Freeway) and I-295 (the Anacostia Freeway). It would eliminate structural deficiencies and provide needed enhancements to the bridge and approach ramp structures. It is designed to reduce congestion, improve traffic mobility and traffic safety, and provide alternative emergency routes.

The local bridge would provide a 14' wide shared-use path for walking, jogging, and bicycling and be built with tracks to permit a streetcar route in the future. The proposal includes components to accommodate overhead wires.

In addition to approving the land transfer, NCPC voiced support for the replacement of the existing bridges as well as for the city's streetcar initiative. However, it noted concern about the use of an overhead wire system within the historic Washington City (L'Enfant City) and Georgetown because of its conflict with a federal law that maintains the unobstructed views to important landmarks along city streets and avenues that are integral to the capital's unique character. The Commission action also reflected the District's commitment to study the potential environmental impacts of the proposed city-wide streetcar system in an Environmental Impact Statement.

Consolidated Planned Unit Development and Related Map Amendment, Square 1356, 4460 MacArthur Boulevard, Washington, D.C.

(File Number Z.C. 08-21)

NCPC noted that a proposed Consolidated PUD for construction of 34 new row houses on a three-acre site at 4460 MacArthur Boulevard, NW (Square 1356), and a related map amendment to change the zoning from R-1-B to R-5-A to allow for higher density, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interest.

Proposed Federal Capital Improvements Program for the National Capital Region, Fiscal Years 2010-2015

(File Number 1485)

The Commission adopted the Fiscal Years 2010-2015 Federal Capital Improvements Program (FCIP) for the National Capital Region. In its adoption, the Commission directed NCPC staff to provide the approved FCIP to the Office of Management and Budget, to National Capital Region jurisdictions, and to other interested parties. The plan contains 182 proposed projects submitted by 16 federal agencies with an estimated total cost of \$10.3 billion. The General Services Administration has the most projects with 42, and the Army is second with 35. Of these projects, 82 are in the District of Columbia, 54 are in Maryland, 44 are in Virginia, and two are elsewhere in the NCR. In addition, NCPC submitted 32 additional projects for future programming.

September items continued on next page



September continued:

Consolidated Planned Unit Development, First Stage Planned Unit Development, and Related Map Amendment for Parcel 121/31, Irving Street and Michigan Avenue

(File Number Z.C.08-33)

The Commission reviewed a Consolidated Planned Unit Development (PUD), First Stage PUD, and related map amendment to construct a mixed-use development featuring a hotel and conference center, restaurant, retail, and residential uses at the corner of Michigan Avenue and Irving Street, NE. The map amendment would change the zoning from unzoned to C-3-A, which would allow for mixed-use development and the requested building heights.

NCPC advised the Zoning Commission that the Consolidated PUD and related map amendment would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other federal interest. However, NCPC found that the proposed First Stage PUD would have an adverse impact on an identified federal interest. The proposed inclusion of residential units is inconsistent with acceptable uses outlined in a March 7, 1990 Statement of Non-Disturbance between the General Services Administration and the District of Columbia government.



Agency Thanks John V. Cogbill, III for Eight Years of Service

John V. Cogbill, III, who has served as chairman of the National Capital Planning Commission since 2001, is turning over the reigns to incoming Chairman L. Preston Bryant, Jr.

During his tenure, Mr. Cogbill guided many of the agency's key initiatives including the recently adopted Monumental Core Framework Plan, which aims to revitalize the federal precincts near the National Mall. He also shepherded the agency's work on the award-winning Memorials and Museums Master Plan, and the Comprehensive Plan for the National Capital: Federal Elements.

As chairman, Mr. Cogbill also oversaw the Commission's review of hundreds of development projects. These included security-related projects that improved the public domain, such as the redesign of Pennsylvania Avenue in front of the White House, the grounds of the Washington Monument, and a comprehensive security plan for the Smithsonian's museums on the National Mall. Mr. Cogbill also led the review of several prominent commemorative works including the Pentagon Memorial, the Martin Luther King, Jr. Memorial, the U.S. Air Force Memorial, and the Vietnam Veterans Memorial Visitor Center, as well as the development of federal headquarters such as the U.S. Department of Transportation, the Bureau of Alcohol, Tobacco, Firearms and Explosives, and the approval of the St. Elizabeths master plan, future home of the Department of Homeland Security.

"The Commission and our staff owe a great deal to Chairman Cogbill for his service," said NCPC Executive Director Marcel Acosta. "His leadership and his determination were instrumental in ensuring that the highest design standards were applied to projects under the Commission's review. His unwavering support for the staff and our efforts during his tenure is greatly appreciated."

"It has been a great honor and privilege for me to serve as chair of the National Capital Planning Commission for the past eight years," said Mr. Cogbill. "The planning and review work performed by the Commission and staff is of vital importance to our nation's capital and to the National Capital Region. I wish Secretary Bryant all the best as he assumes his appointment. I hope he finds his experience to be as rewarding as I have."

Mr. Cogbill is a real estate and land use attorney with McGuireWoods LLP in Richmond, Virginia. A graduate of the U.S. Military Academy, he served in the U.S. Army from 1970 to 1976. He earned his J.D. from the T. C. Williams School of Law at the University of Richmond.

"His unwavering support for the staff and our efforts during his tenure is greatly appreciated."

Marcel Acosta

Agency News

Affecting the Global Economy

NCPC staff members **Ken Walton**, **Mike Weil**, and **Cheryl Kelly** submitted an entry to the Imagining Recovery competition organized by the Columbia University Graduate School of Architecture, Planning and Preservation. Created in response to the federal government's implementation of the American Recovery and Reinvestment Act, the competition sought to find ways that planners and designers could make an impact on the global economy. The NCPC team responded to the challenge, submitting a three-step plan using education, infrastructure, and technology as core elements.

Staffer Provides Expertise for Neighborhood Revitalization

In July community planner **Jeff Hinkle** served on a panel hosted by the Urban Land Institute (ULI) to examine two potential projects in the Parkside area of Washington's Deanwood neighborhood. Groundwork Anacostia River DC, a local community group that is focused on redeveloping Brownfields sites and other open space opportunities east of the Anacostia River, asked the panel to provide ideas on maximizing use of an abandoned building and an underutilized one-acre park. The panel recommendations will be summarized in a written report, to be released by ULI. Groundwork Anacostia DC is affiliated with the national Groundwork USA, of which the National Park Service and the U.S. Environmental Protection Agency are partners.

NCPC Hosts Chinese Mayors

On August 13, NCPC hosted more than twenty mayors from Jiangsu Province, China through a program organized by the American Planning Association. Research and Policy Director **Michael Sherman** and planner **Shane Dettman** briefed the mayors on the Commission's role in planning for America's capital and explained how the *Monumental Core Framework Plan* aims to enliven staid federal precincts.

Providing for Those Less Fortunate

NCPC staff members provided more than 3,083 pounds—77 pounds of food per person—to the Capital Area Food Bank during a three-month long Feds Feed Families program. In announcing the news, the Office of Personnel Management described NCPC's contribution as "the record across small, medium, and large agencies government wide."

The campaign assists food banks in meeting shortages in non-perishable food items for families in the region. Human Resources Specialist **Phyllis Vessels** coordinated NCPC's efforts. She was assisted by Information Resources Specialist **Marcella Brown** and Human Resources Assistant **Camille Lewis**.

Community Outreach

On July 14 at the DesignDC conference, NCPC Physical Planning Director **Bill Dowd** and U.S. Commission of Fine Arts Secretary **Tom Luebke** discussed how the *Monumental Core Framework Plan* will transform federal districts surrounding the National Mall by better connecting them to the Mall, the city center, and the waterfront. The audience consisted of architects, designers, engineers, and other professionals who help shape the built environment. The theme for the fifth annual conference, held this year at the Washington Convention Center, was "Architects Leading Change."



On September 15 NCPC staff participated in the third annual ULI Washington Urban Marketplace Conference & Expo, a daylong event focused on urban redevelopment issues. **Elizabeth Miller** highlighted the *Monumental Core Framework Plan*, **Jeff Hinkle** discussed the CapitalSpace initiative, and **Stephen Staudigl** and **Scott Sowers** provided visitors with an overview of the agency's mission and activities.

Staff Announcements

Community Planner **David Zaidain** has been promoted and moved to the Policy and Research Division. He will focus on policies related to implementation of the *Monumental Core Framework Plan*, development of public spaces around federal facilities, and the Height of Buildings Act. Mr. Zaidain was responsible for previous NCPC planning efforts such as the RFK Stadium Study and Freight Railroad Realignment analysis.

Andrea Lytle is on temporary assignment as a community planner in the Policy and Research Division, where she is working on commemoration in the nation's capital. Prior to joining NCPC, she worked with the City of Charlotte Department of Transportation and the Western Piedmont Council of Governments. She has a graduate degree in city/regional planning from Georgia Tech and a bachelors in political science from Davidson College.

Congratulations to Community Planner **Lucy Kempf** and her husband Bart on the birth of their daughter Helen, who was born on July 11.

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STAFF REPORTS NOW ONLINE

NCPC's staff reports to the Commission, known as Executive Director's Recommendations (EDRs), are now available online prior to 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 our website and click on the final agenda on the Commissions page to view the full reports.

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.

