



Toward a Sustainable Future

2008 Annual Report

October 1, 2007 - September 30, 2008

**National
Capital
Planning
Commission**







TOWARD A SUSTAINABLE FUTURE

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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.



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Message

From the Chairman and Executive Director



NCPC Chairman John V. Cogbill, III and Executive Director Marcel Acosta

We look forward to continuing our work in the years ahead to ensure that Washington, DC remains a world-class capital that serves as a global model for green and sustainable living.

Now, more than ever, people in communities big and small are striving to create a better relationship with the global environment. Cities will inevitably figure prominently in any solution, because they consume the vast majority of the earth's resources despite the fact that they occupy only a tiny fraction of its surface.

Fortunately, urban life can be highly sustainable with thoughtful planning and prudent governance. A city with compact development, mass transit, and efficient systems to manage energy, water, and waste can dramatically reduce resource consumption and achieve low levels of greenhouse gas emissions.

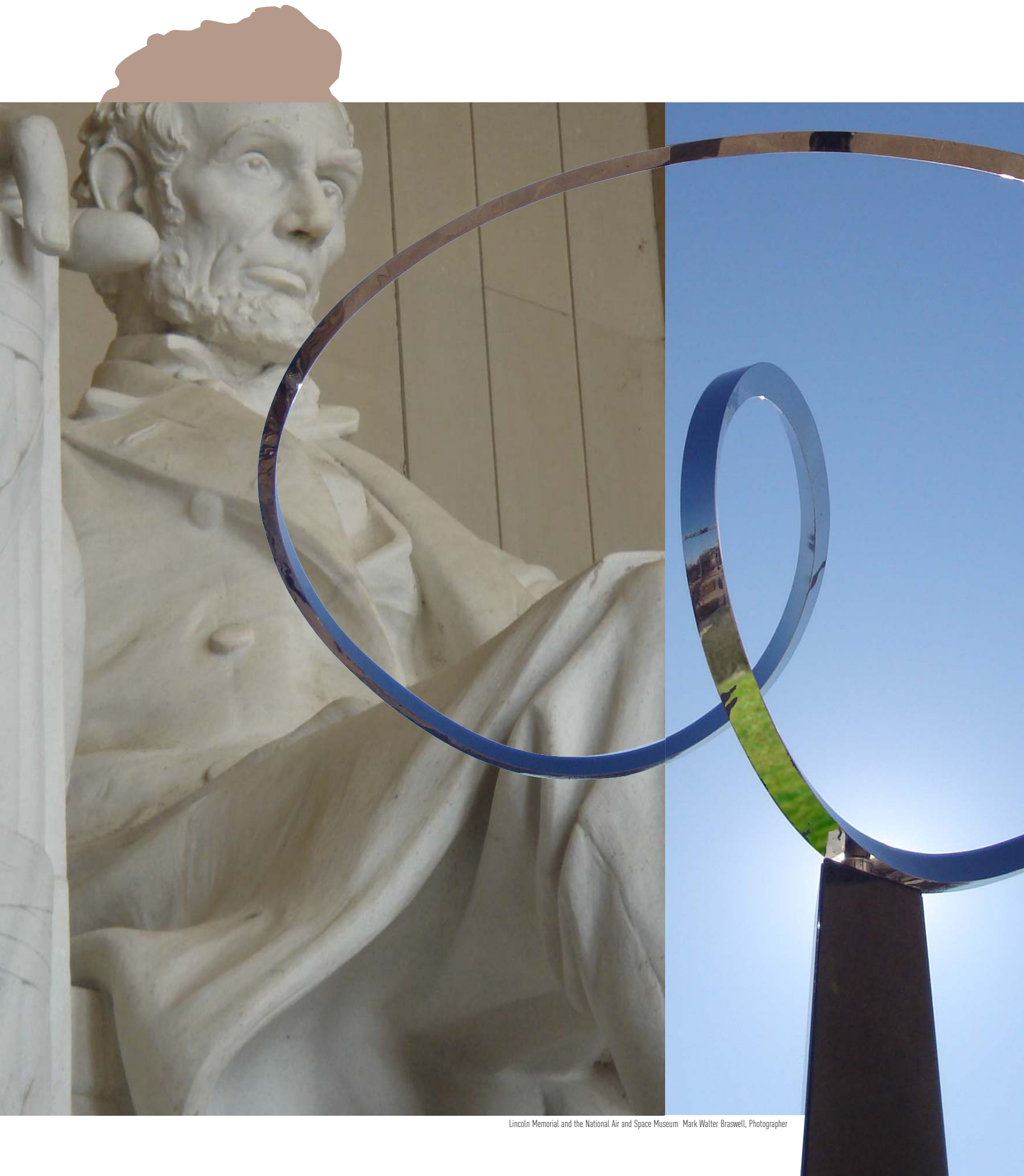
In 2008, the National Capital Planning Commission (NCPC) devoted significant attention to this timely and important matter, undertaking several new initiatives while continuing with ongoing planning efforts.

The agency launched its work on new sustainable building and development policies that will guide the review of federal projects in the National Capital Region. The principles will help ensure that the federal government, the most significant employer and building owner in the Washington metropolitan area, will do its part to contribute to the region's environmental health.

As part of our leading role in Capitals Alliance, an international organization for capital city planners and policymakers, NCPC hosted *Greening the World's Capital Cities*. The event attracted delegates from fifteen world capitals to explore ways that national capitals can lead the transition to a greener, more sustainable future.

Two of NCPC's key planning initiatives, the *Framework Plan* for the monumental core and *CapitalSpace*, are incorporating sustainability into their strategies for improving the quality of life for those who live and work in the city, as well as for those who visit the national capital. We have also turned our gaze inward by reducing the agency's resource consumption and improving its energy efficiency.

The capital city expresses our nation's most cherished aspirations, and fostering a better relationship between the natural and built environments is certainly one of them. As part of our mission to protect and enhance the extraordinary historical, cultural, and natural resources of the National Capital Region, NCPC collaborates closely with other federal agencies, local partners, and other stakeholders. We embrace the call of sustainability and look forward to continuing our work in the years ahead to ensure that Washington, DC remains a world-class capital that serves as a global model for green and sustainable living.



Enhancing and Preserving America's Capital

Since the 1920s, the National Capital Planning Commission has guided crucial development and urban planning in the National Capital Region.

Key achievements include:

- The vast parks network that includes Rock Creek Park, the George Washington Memorial Parkway, and Clara Barton Memorial Parkway.
- The capital's Metrorail system, and most recently, the Circulator—a new transit alternative that improves connections in the city and reduces reliance on the automobile.
- The Comprehensive Plan for the National Capital, a blueprint for long-term development in America's capital city.
- *Extending the Legacy*, a visionary framework for the nation's capital in the 21st century. Legacy calls for preserving the National Mall; distributing development opportunities in all quadrants of the city; and redeveloping the waterfront.
- *The Memorials and Museums Master Plan*, which identifies 100 sites for future commemorative works and a Reserve, or no-build zone on the Mall, which Congress enacted in 2003.
- Balancing legitimate security needs with openness and accessibility for all Americans, NCPC's *National Capital Urban Design and Security Plan* has already guided dozens of projects including the redesign of Pennsylvania Avenue in front of the White House and the grounds of the Washington Monument.
- *The Framework Plan*, a guide for creating lively destinations in the federally dominated precincts that border the National Mall. It promotes sustainable development that can serve as a model for cities across the country.

Washington, DC is a world-class capital that is recognized around the globe not only for its values and ideals, but also for its natural assets, iconic architecture, and treasured memorials and museums.

As the federal government's central planning agency for the nation's capital and surrounding region, the National Capital Planning Commission is privileged to serve as a principal steward of these extraordinary resources.

From preserving the capital's distinct, horizontal skyline to ensuring the development of buildings and cultural attractions that honor the city's stature and character, NCPC strives to protect America's connections to its past while outlining bold visions for an inspiring yet livable capital city in the 21st century.

Our daily work is focused on creating strong urban policies that strengthen Washington's standing as a model of a livable transit-oriented city that is walkable, sustainable, and safe. With every project NCPC guides, we consider potential impacts on the federal establishment and the historic L'Enfant city, and strive to ensure that the highest design standards and applicable environmental and historic preservation laws are met.

Throughout its long history, NCPC has shepherded crucial development and urban planning policies in the National Capital Region. With responsibilities in the city proper as well as in the region, NCPC is in a unique position to positively impact the region's efforts. Today, some of our key planning activities explore ways to expand the reach of public transit, identify strategies to put the region on the road to a greener and more energy efficient future, create opportunities for mixed-use development throughout Washington, and work to enhance thousands of acres of parks and open space.

As trustees of our nation's heritage, NCPC is dedicated to planning for a capital that respects Washington's role as the seat of government, the symbolic heart of the nation, and as a living city that is the beneficiary of two hundred years of extraordinary planning.

Through quality planning, effective partnerships, and visionary yet practical solutions, we are committed to laying the groundwork for a beautiful, functional city that will continue to serve as an inspiration to people from every corner of the globe.



Toward a Sustainable Future

A City of Parks

Washington, DC is graced with more green space per person than any other U.S. city of its size, and its parks are one of the signature features of the nation's capital. Their proper maintenance and careful planning are crucial, but the wide variety of park sizes and uses, coupled with shared jurisdiction between local and federal authorities, presents unique challenges.

The CapitalSpace initiative is the first effort to treat all of Washington's more than 600 parks as a single system and create a strategic framework for its maintenance and planning. A joint endeavor of the National Capital Planning Commission, the National Park Service, and several District of Columbia agencies, CapitalSpace provides specific recommendations tailored to the many types of parks found across the city.

The CapitalSpace partners made substantial progress in 2008 toward the completion of a draft plan for public comment, the release of which is expected in 2009. Draft recommendations are already available for five of the plan's six components on www.capitalspace.gov.

During a public meeting held in May, NCPC staff and representatives of the partner agencies presented recommendations and solicited feedback for three of the plan's components—Small Parks, the Fort Circle Parks, and Center City Parks.

Small Parks—Big Idea

With more than 400 squares, circles, and triangles scattered across the city, Washington is full of tiny parks. Many are clean, inviting places—oases of green on a hot summer day or gathering places for relaxation and play—but others are hardly recognizable as public spaces, much less parks. Dilapidated, strewn with trash, and with little to encourage pedestrians to stop and visit, they look like fragments of undeveloped land that people have learned to ignore.

"The public space potential of our capital's small parks is not being fully realized," says Julia Koster, director of NCPC's Planning Research and Policy Division. "We're finding ways to transform many of these places from forgotten parcels of land into parks for everybody."

The Small Parks project sets out guidelines to ensure that all of Washington's small parks are part of a coherent network that shapes community identity, enlivens neighborhoods, and contributes to the city's environmental sustainability. It also identifies strategies for the long-term management of the small park system, including ways to fund capital improvements and maintenance.



Center City Parks

Washington's central city poses special challenges for park planning and programming. Not only will this area absorb 30 percent of the city's future household growth and 70 percent of its job growth, but increased density will also generate demand for new park space. It is precisely in this part of the city, however, that the high cost of land makes the creation of new parks difficult. Many of the existing parks belong to the National Park Service, which limits the range of programming and uses of the parks in order to maintain their historic and commemorative character.

"We have a tremendous opportunity to celebrate these unique urban parks and to make the most of these assets by better connecting them," explained Julia Koster.

A lively, well-used park can be a "place-maker," serving as the center of an emerging neighborhood and adding vibrancy to the city. A park that cannot be used by the surrounding inhabitants becomes a detriment rather than an asset for the neighborhood. CapitalSpace's Center City project identifies ways to balance the historic and commemorative character of federal parks with increased demand for new, more active uses.

The Lansburgh Park Model Project, which debuted at the May 2008 public meeting, illustrates how a center city park can be redesigned to meet multiple needs of the community. At one time a hub of activity for the surrounding Southwest neighborhood, Lansburgh is now a run-down park that many residents have forgotten. With improved access to the park, a design tailored to anticipated uses, and upgraded furnishings and landscaping, the park is on track to reassume its place at the heart of community life.



Fort Circle Parks Named Smart Growth Priority

The Washington Smart Growth Alliance selected a CapitalSpace initiative—the Fort Circle Parks—as a 2008 regional conservation priority. The effort will create a walkable, bikeable corridor linking the city’s chain of Civil War fortifications.

The Alliance chose the project to heighten public awareness of the historic forts and protect them from further deterioration and development.

The connection of the Fort Circle Parks has been a dream of planners and residents alike for over 100 years. Today, the CapitalSpace planning partners are working to bring to fruition plans for a system of walking, hiking, and biking trails connecting the parks, an idea NCPA staff briefed the Commission about in February.

In addition to conserving the nation’s heritage, a greenway will contribute to the area’s quality of life by opening up new opportunities for recreation. “By connecting the Fort Circle Parks to existing pathways we can improve access to the waterfront and parks throughout the city,” said Marcel Acosta, NCPA’s Executive Director. “The greenway will help create one of the premier urban trail systems in the country.”

Popular support and endorsement by DC’s local and federal planning authorities contributed to the selection of the parks as a conservancy priority. “There are many good programs in the region that need funding, legislative support, or increased public awareness,” said Lee Epstein, lands program director at the Chesapeake Bay Foundation and chair of the Alliance’s conservation jury. “We choose projects that can benefit the most from independent support.”

Established in 2000, the Washington Smart Growth Alliance is a sustainable development advocacy group representing real estate, civic, business, and environmental organizations. Each year, the Alliance’s Regional Conservation Priorities Program recognizes projects and programs that encourage better environmental and historic conservation. The Fort Circle Parks was one of six projects selected this year.

Washington’s Historic Jewels

The combined area of small parks comprises only two percent of the District’s parklands, but together, they form one of the most important elements in the city’s inventory of parks. Two-thirds of the parks are small, and their wide dispersion across the city makes them the most accessible form of parkland to most of Washington’s residents. In some neighborhoods, it is the only open space available for public use.

Washington’s extensive small park system is a consequence of the city’s original design, coupled with its subsequent pattern of development. In his plan for the capital, Pierre L’Enfant envisioned 15 large public squares and circles—one for each state at that time—visually linked by grand avenues. His grid and diagonal scheme also created a large number of small triangular parcels, but he left no indication of their intended use. Haphazard development over the city’s first century eventually resulted in appropriation of many of the city’s public squares, circles, and triangles for commercial activities, military encampments, trash dumps, and squatter shacks.

When the capital underwent a series of major infrastructure improvements toward the end of the late 19th century, the federal government consolidated control over these reservations and began to define them as parks. The grading and paving of the roads created “leftover” spaces of varying shapes and sizes in the middle of multi-road intersections, and these parcels were also added to the list of Washington’s public parks.



Carter G. Woodson Park

Diamonds in the Rough

Even today, people do not always recognize small reservations as parks, and many continue to suffer from private encroachment. When planners began working on Capital-

Space, they quickly identified a need for an up-to-date inventory of Washington’s small parks. Determining the location, condition, and uses of the parks—as well as their current managing authorities—was an essential first step toward formulating policy recommendations.

Both federal and local agencies including the National Park Service (NPS), the District Department of Transportation (DDOT), the Department of Parks and Recreation, and the Washington Metropolitan Area Transit Authority are responsible for maintaining the parks. Each has different programming priorities and subscribes to different management practices. This has at times resulted in confusion over jurisdictions and varying standards of design and maintenance. A shared database, however, can inform coordination efforts among agencies and assist with the planning, programming, and prioritization efforts for small parks.

At less than an acre, small parks are not usually venues for active recreation, but they can serve a wide variety of other purposes. Some are suitable for pocket parks, but others are located along busy streets that limit their potential for safe play and quiet enjoyment. Small parks are often clustered together or within visual range of one another, and unifying their design and maintenance will open up additional programming opportunities and help knit neighborhoods together.

“Imagine hundreds of mini-Dupont Circles, many showcasing what’s special about a neighborhood in the nation’s capital,” said Amy Tarce, NCPC’s manager of the Small Parks project. “Relatively small, system-wide changes to the physical appearance of the parks can have a dramatic impact on the city’s image and livability.”

Parcels that are too small or inappropriate for traditional park activity may still be used for commemorative works or public art that gives a neighborhood character. Sites of almost any size can play an important role in improving the environmental sustainability of the city, from relatively large bioswales to retain rainwater runoff to tiny hardscapes that incorporate sustainable design features.

“You can think of the small parks as part of the green infrastructure of the city,” Ms. Koster said. “With the right design, almost any parcel can be part of a larger system that cleanses our air and water.”

Polishing the Gems

The wide variation in the size and potential uses of small parks precludes a cookie cutter approach to their planning, design, and maintenance, but treating them as part of larger whole is nonetheless important. Today, a leisurely stroll almost anywhere in the city will quickly lead to the discovery of a small park, and with the implementation of the CapitalSpace recommendations, people may actually start noticing them.

“Thinking of the small parks as a system will raise their profile and show people how to take full advantage of their resources,” Ms. Koster said.

CapitalSpace outlines a dozen detailed recommendations for Washington’s small park system, including:

- Establishing a multi-agency baseline “clean and safe” standard for maintenance;
- Creating a one-stop point of contact for the public to access information or to request services for the small parks;
- Categorizing small parks by geographic area, function, and/or size;
- Identifying, planning for, and improving small park clusters in areas of the city without other public green spaces;
- Improving pedestrian and bicycle access;
- Providing informative, interpretive signs and seeking out partners to provide improvements on an area or District-wide basis.

A full list of the Small Park draft policy recommendations is available on the CapitalSpace website at www.CapitalSpace.gov.



“With the right design, almost any parcel can be part of a larger system that cleanses our air and water.”

Julia Koster
National Capital Planning Commission





Capital Cities Pledge to Take the Lead

By assuming a leadership role within their own countries and striving to be the greenest on the world stage, capital cities are in a unique position to lead the world to a more sustainable future.

This assessment came from Larry Beasley, former director of planning for Vancouver, in a rousing appeal to the international delegates of Capitals Alliance 2008: Greening the World's Capital Cities. NCPCC organized the conference in September to explore what capital cities are doing to improve their relationship with the environment.

"If you don't do it," Mr. Beasley urged good-naturedly, "you're going to be embarrassed in front of your nation, and your country is going to be embarrassed before the world."

Beasley's effort to spark a friendly competition among nations culminated a week of panels, workshops, and presentations featuring renowned experts in sustainability from around the globe. Delegates from fifteen national capitals shared experiences from their home cities, outlining successful sustainability initiatives and discussing the challenges that remain.

They also signed a declaration pledging to promote green building design, energy efficient practices, preservation of open space, and the development of mass transit systems.

Taking part in the event were delegates from Abu Dhabi, Bogotá, Brasília, Canberra, Copenhagen, Helsinki, Islamabad, Moscow, Oslo, Ottawa, Paris, Stockholm, Tshwane, Vienna, and Washington, DC.

The Perfect Storm: Policy, Technology, and Profitability

Urgency and optimism infused the week's sessions, with many participants sensing that the time is ripe for change. Laurel Colless of the Energy Efficiency Partnership of Greater Washington predicted that technological innovations, improved policymaking, and the increasing profitability of going green would converge very soon in a "perfect storm" of rapid progress.

Changes are already underway, particularly in improving the energy efficiency of man made structures. Buildings—"the silent offenders"—are responsible for nearly half of greenhouse gas emissions. "Forty three percent of all carbon emissions come from the operation of buildings," explained National Trust for Historic Preservation President Richard Moe. "That is a compelling figure. If we don't deal with this issue it's going to change life as we know it."

Fortunately, as several participants noted, significant reductions can be made relatively quickly by retrofitting buildings with energy-saving devices and systems. While improving energy efficiency is a good place to start, the conference illustrated that alternative energy sources must be part of any sustainable development program.

(continued on next page)



Participants explained how policies like feed-in tariffs and energy service companies (ESCOs) facilitate the cost-effective adoption of renewable energy. Both incentivize “going green” by changing the cost-benefit calculation of investing in expensive new technology. ESCOs reduce upfront expenditures, while feed-in tariffs increase the long-term revenue stream from the production of surplus energy.

The Need for Planning and Public Involvement

Planning agencies play an important role in developing an inspiring vision, and they can also help build the broad coalitions necessary to sustain a long-term transformation. “The built environment takes a lot of time to change,” said Harriet Tregoning, director of the District of Columbia’s Office of Planning. “[The process] is longer than the term of any single elected leader or inexhaustible nonprofit leader.”

Robert Stacey, executive director of the smart growth advocacy group 1000 Friends of Oregon, explained how special interests nearly succeeded in gutting Oregon’s renowned planning policies because the public did not understand how the laws—30 years after their implementation—still contributed to their quality of life. “The only way to sustain a plan over time is by regularly revisiting [it] and reengaging the public,” he concluded.

Ultimately, climate change can help foster widespread public engagement with environmental issues by providing green-collar jobs, like manufacturing solar panels and installing landscaped roofs. “When you put people to work fixing environmental problems...you are solving two of the world’s greatest problems at the same time—poverty alleviation and environmental remediation,” said Majora Carter, founder of Sustainable South Bronx, the nation’s first and most successful green-collar jobs program.

Leadership and Courage

When it comes right down to it, creating sustainable cities requires not just vision, but leadership and the courage to confront resistance.

“Somebody needs to stand up with passion and commitment and say we’re going to change this behavior,” said Tom Murphy, former mayor of Pittsburgh and current senior fellow with the Urban Land Institute. “Money is always the excuse...[but] it’s always about whether you have the community will to make the change.”

Planning agencies and elected officials can play a critical role in generating that community will. “The best lesson that cities can learn is to make things happen,” said Cassio Taniguchi,

secretary of Brasilia’s Department of Urban and Environmental Development. “When you take too much time discussing if a forest or a wood must be preserved, both may be destroyed. It is important to give examples of how to ‘green’ the city through attitudes and a real change of the life style, consuming less and in a smarter way. All the population must be participating in the process to make a city green.”

Greening the World’s Capital Cities was the sixth meeting of the Alliance, which NCPC helped launch in 2001 along with its sister agencies in Brasilia, Canberra, and Ottawa. Over the years, the Alliance has enabled a valuable exchange of information on issues that are unique to national capitals.

“It’s an extraordinary opportunity to share our experiences and knowledge,” said Ottawa delegate Michelle Comeau. “We are going back to our city knowing the time to act is now. There is great strength in leadership.”



2008 Capitals Alliance Conference. David Hathcox, Photographer

BIMStorm™ 2008 Low-Carbon Design Collaboration

During Capitals Alliance 2008, NCPC, the architecture firm Onuma, Inc. and representatives from the city of Tshwane organized an internet-based collaborative charette known as a BIMStorm™ to help the South African capital develop a new master plan.

A BIMStorm™ takes Building Information Modeling (BIM) to the next level by allowing all the creators of a built environment—architects, engineers, planners, policymakers, and the public—to participate early in the design process. Participants in the Tshwane event were able to simultaneously change or add information on all aspects of the project, including cost, and see immediate results.

“A BIMStorm™ can shave months, or even years, off planning and building design processes,” said Kimon Onuma, creator of the Onuma Planning System, which uses BIMStorm™ as a tool. “It’s a low carbon collaboration where people from all over the world can contribute their expertise without ever leaving their offices.”

The design schemes developed during the exercise will serve as a launching pad for further development by South African planners who are working on Tshwane’s master plan.

Environmental Protection Agency
Interior courtyard

NCPC Launches Sustainability Initiative

Despite excellent public transit and a trend toward high-density and walkable communities throughout the National Capital Region, the area's carbon footprint remains very large by world standards.

There is widespread agreement that this statistic must be reduced, and when NCPC completes its work on its new sustainability policies in early 2010, the agency's priority is to ensure that its efforts assist the federal government in successfully meeting this challenge.

"We are taking a broad look and considering things like land use, transportation, and infrastructure," said NCPC Chairman John V. Cogbill, III. "The protection of the region's natural resources is integral to our mission and we welcome the opportunity to provide a regional perspective on sustainable development."

In July, NCPC planners briefed the Commission and the public on its new initiative to define the sustainable development objectives that will be incorporated into the agency's *Comprehensive Plan for the National Capital: Federal Elements* and other documents. These new policies will guide the agency in its plan review and long-range planning processes.

"This will complement the efforts that other federal agencies like the General Services Administration have already made to lower the resource consumption and improve the energy efficiency of its buildings," explained David Levy, director of the Urban Design and Plan Review Division. "This is an important issue that deserves our utmost attention."

Leading by Example

NCPC is making important strides in making its offices more sustainable. In 2008, the agency convened the Green NCPC Committee to assess the agency's environmental soundness and to develop recommendations for improvement. This fall, the Committee released a summary of the agency's "green" status and identified additional measures the staff should take in order to make the agency more energy-efficient and environmentally friendly.

With 95 percent of the staff commuting to work via public transportation, walking, or biking, NCPC's employees are doing their part to ease congestion on the region's roadways. Several employees telework, and anticipated improvements to the agency's network capacity will eventually allow 10 people, 25 percent of the staff, to work from home simultaneously.

The agency is also reducing its consumption of resources and energy with double-sided printing and energy star computers. The agency van is an E85 vehicle that runs on gasoline and ethanol, and two recently purchased bicycles allow employees to conduct off-site business without consuming fossil fuels. As more applicants submit their plans electronically, plan review activities will require less paper.

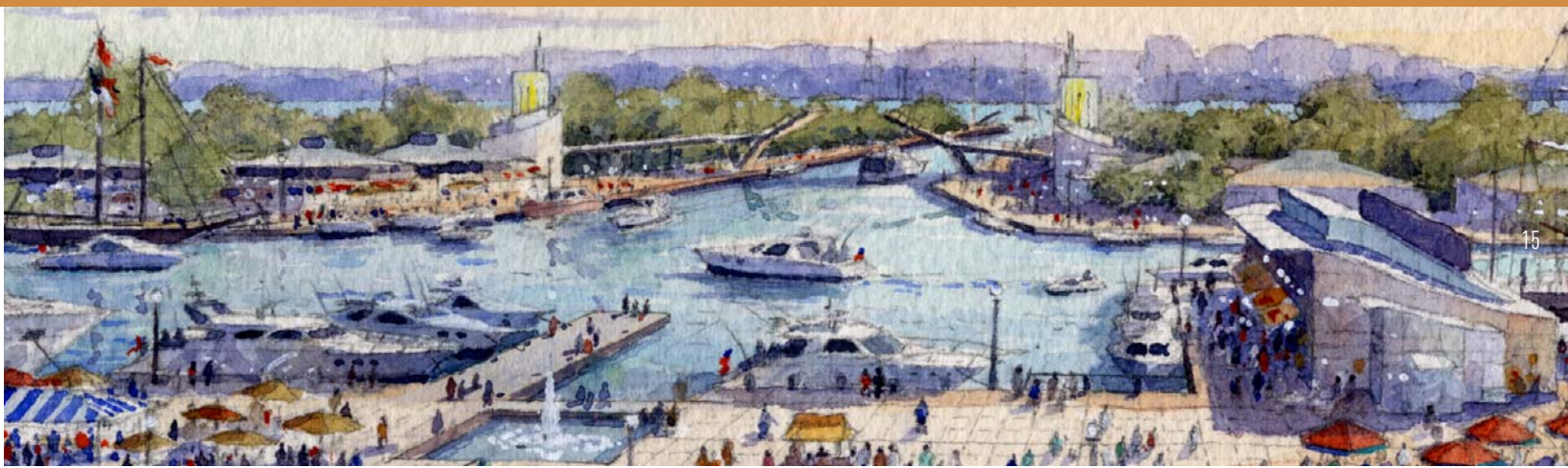
These efforts, together with other measures, will reduce the agency's environmental impact, and in 2009, NCPC will continue to "green" its facilities and operations.





McCa

New Destinations, New Connections



Framework for the Monumental Core

Hailed by the media as “a bold new vision for Washington’s future” for its ambitious revitalization ideas, the completed *Framework Plan* will point the way toward a more sustainable monumental core.

The plan, a joint effort of NCPC and the U.S. Commission of Fine Arts (CFA), proposes numerous concept designs for enhancing areas in the central city. Its objective is to preserve the National Mall’s open space by improving the setting and vitality of the monumental core. This will accommodate the growing demand for commemorative works and public gathering space.

The four main areas addressed in the plan include the Northwest Rectangle, the Federal Triangle, the Southwest Rectangle and East Potomac Park. The plan also addresses the emerging waterfront.

“The principles that have guided this project from its inception are rooted in the best practices of sustainable urban design and city building,” explains Elizabeth Miller, the project manager.

The strategies for attaining the plan’s goals—including compact, mixed-use transit-oriented development; improved routes for pedestrians and cyclists; and the wise use of natural resources—reflect the influence of Smart Growth, one of the most important movements in sustainable design.

Urban living can consume fewer resources. Ideally, people should not have to travel great distances for their work, recreation, and shopping. Compact, transit-oriented cities reduce car dependency and promote healthier lifestyles.

“Automobile travel is responsible for a substantial portion of greenhouse gas emissions,” says Michelle Desiderio, an NCPC community planner and specialist in sustainable planning. “Anything we can do to create more public transit options and make it more enjoyable to walk will reduce the city’s impact on the regional environment.”

The *Framework Plan* addresses how a capital city can develop more sustainably over time. “Its proposals minimize the intrusion of highway and rail infrastructure and fill in the gaps with walkable, mixed-use development,” said William Dowd, project director. “Even smaller projects like streetscape redesign can easily incorporate low-impact design elements for stormwater management and pollution control.”

For East Potomac Park—now easily accessible only by car or the most determined cyclists and long-distance runners—the *Framework Plan* envisions a new Metro station at the Jefferson Memorial and bridges over the Washington Channel to the Southwest waterfront. Improved access will make the most out of this underused park and provide new opportunities for civic gatherings, festivals, and recreation.



Rendering of developed waterfront

The plan also calls for improved water management and the restoration of natural habitats to encourage wildlife. For example, the ecological health of Potomac Park can be improved with a wetlands boardwalk at the southern end of the peninsula that would restore the riparian edge and provide passive recreation and interpretive opportunities. It could also help reduce the impact of periodic flooding that has resulted in the chronic subsidence of the sidewalks that ring the park.

In the Northwest Rectangle, the plan’s proposal to link the Kennedy Center to the White House by decking over E Street would create a coherent series of parks by removing significant pedestrian barriers and adding much-needed commemorative parkland.

“When designing new park landscapes, we should also be replacing the city’s tree canopy,” says Ms. Miller, also a landscape architect by profession. “The selection of plants could also be done with an eye toward stormwater management and improving air quality.”

In the Federal Triangle the plan calls for establishing new mixed-use destinations on Pennsylvania Avenue to integrate the civic qualities of the Mall and the vitality of the city. The Southwest Rectangle benefits from the plan’s proposal of turning 10th Street, SW into a corridor of mixed-use possibilities.

Work on the *Framework Plan*, a joint initiative of NCPC and CFA, officially started in 2006. The two agencies organized numerous public meetings with dozens of organizations including local and federal government agencies, nonprofits, community groups, and business associations.

Governors from all 50 states were invited to send representatives to a national symposium on the plan, thus providing planners with the benefit of input from across the nation. In addition, the release of the draft plan for a 90-day comment period on July 10 attracted significant attention from the public and stakeholders. The final draft of the plan reflects revisions shaped by more than 150 pages of comments received during that timeframe.



View towards Smithsonian Castle on 10th Street

“The principles that have guided this project from its inception are rooted in the best practices of sustainable urban design and city building.”

Elizabeth Miller
National Capital Planning Commission



Connecting the Mall with the Waterfront

One of the first projects slated to begin following adoption of the *Framework Plan* is 10th Street, SW. By connecting Independence Avenue with Banneker Park at the Overlook, 10th Street could be recreated as a mixed-use cultural corridor that features cafes, shops, new memorials, and a major cultural institution. These amenities would encourage people to walk from the National Mall to the Southwest Waterfront.

The National Mall is located just a half mile from the waterfront, with 10th Street being the direct corridor between the two. However, as currently designed, it is difficult to make the connection. The federal enclave is filled with superblocks of single-use buildings, it lacks green space and pedestrian-friendly walkways, and is a victim of earlier, only partially-realized urban planning.

Located south of the Smithsonian Castle and across Independence Avenue from the Enid A. Haupt Garden, the street is home to several federal facilities housing thousands of employees, the L'Enfant Plaza Metro station where four different rail lines converge, and a Virginia Railway Express station.

Although 10th Street is a barren urban setting, it has valuable assets—the Smithsonian Castle at one end and Banneker Park at the other. With a new focus on the city's waterfronts, converting 10th Street from its current state into a dynamic corridor is vitally important. The *Framework Plan* imagines transforming it into a lively new community that connects the Mall with the waterfront.

The *Framework Plan* envisions reconstituting the street grid to return to the pattern Pierre L'Enfant planned more than 200 years ago. The ensuing



Forrestal Building on 10th Street
Existing conditions

smaller blocks would allow for the creation of new office, retail, and residential destinations. The federal buildings could be reconfigured to provide more efficient use of space and allow for additional square footage and ground floor retail.

Currently, the Forrestal Building acts as a visual barrier between the Mall and the waterfront. By redesigning the building to remove the middle portion spanning 10th Street, the corridor could become the center of a vibrant and inviting neighborhood for workers and visitors. New developments and renovated buildings would showcase the federal government's leading role in using green building standards and sustainable building practices.

The 10th Street Overlook is an excellent site for a major new memorial or museum to complement the Smithsonian Castle. Its location on the bluff provides high visibility and convenient access. A redesigned Banneker Park could attract visitors with a fountain and plaza, and a nearby grand staircase would provide access to the rejuvenated waterfront.

Efforts related to 10th Street's redevelopment could be guided by a task force that includes representatives from all the public agency stakeholders. Once formed, the task force could begin to address infrastructure, public realm, and access issues, as well as prepare appropriate design guidelines.

... VALERIO · JAMES L WIELER · GEORGE R MOSEMAN · TERRY LEE BLAIR · PHILLIP M BRANDON
 ... MECKER · DALE M HOLLOWELL · MERLE E LOOBEY · MICHAEL G MCKINNEY · MATTHEW M RENNER
 ... SCHOENHOFF · BRUCE WOHLRAB · WILLIAM E BAILEY · BRUNSON A DERRICK Sr · DALE M MOZDZEN
 ... ROBERT T KISER · KEVIN C KRAMER · RICHARD D MILLER · BRUCE H HEIL · ROGER M PISACRETA
 ... L RANDALL · GARY H ROBISON · CURTIS R SMOOT · GORDON K SPEARMAN Jr · EDMOND D BILBREY
 ... KENNETH L BOYKIN · DENNIS A CALTON · FRANK L CASS · GARY M COHEN · JAMES D DEACON
 ... E EASTON · WILLIAM J FLOOD Jr · DONALD R HAMRICK · PHILIP B HOLTZCLAW · JOHN T LOCKHART
 ... AERIO J LUCCHI Jr · MICHAEL J LUSE · RONALD R NORTHROP · DAVID H SMITH · RAYMOND J BAKER
 ... JERRY LEE DANAY · JOSEPH J GOMEZ · JOEL T HAGEMAN · MELVIN HAZLEY · MICHAEL W HILL
 ... CLIVE G JEFFS · VAN J JOYCE · JERRY DEAN KUNEY · WILLIAM T LAFIELD Jr · NAZIR MOHAMMED
 ... MY ODENEAL · SAMUEL T OWEN · MICHAEL R REBER · BENJAMIN E SLAGOWSKI · ROBERT W THORNE
 ... GERALD WELSCH · EUGENE ALLEN · MELVIN R CLEVELAND · BARTON S CREED · NEAL S CROWDER
 ... ROBERT S GOOD Jr · WILLIAM J HAMMER · SAMMY F ISAACS · EDDIE W VENCILL · JAMES C WARD
 ... STEVEN R WHITE · ALVIN ADIKAI Jr · JOE L AVANT · ROCCO DIPHILLIPO · BOBBY JENE FIELDS
 ... JAMES B FOSTER Jr · WILLIAM L HILL · RONALD JACKSON · JACK D MOORE Jr · RANDY M RIGSBY
 ... R PHELIX · HARRY G PRINCE Jr · CLIFFORD R OSTERHOUDT · RONALD W STEWART · MARCUS S STOEN
 ... JAMES BINGENHEIMER · FRANCIS M CURRY · THOMAS A DELLWO · JOHN ELAM Jr · PATRICK D ERB
 ... AN ESPINOSA · RAYMOND J GEORGE · RICHARD E HARIAN · SAMUEL M HARRELL · PHILIP R JAMROCK
 ... W KIRKENDOLL · CHARLIE L LANIER · WILLIAM D MINER · PHILLIP D MONSON · GREGORY S MORGAN
 ... AMES C MULLINAX Jr · STEVEN R PECK · JERRY W PEOPLES · MICHAEL H RICHARDS · DAVID M SEXTON
 ... CLYDE THOMAS · LOYD V MCCARTHY Jr · CLIFFORD E BENCH · GARY J FUQUA · JAMES L GETTER
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 ... TOQUE ROSARIO SANTOS · RICHARD L BAUMAN · LEWIS A DAVIS · MICHAEL I S DEPAUL · CRAIG M DIX
 ... BERT C GREEN · STEPHEN R SCRIVENER · MATEO C KING · LAWRENCE E LILLY · WILLIAM G NEWBOULD
 ... O SCHARNBERG · WILLIAM D SCHILFIER · BOBBY C HARRIS · DOUGLAS M SEELEY · BRYAN J SUTTON
 ... THOMAS E TESTORFF · RUSSELL G AHRENS · ALAN B STEFFMAN · KEITH A BRANDT · JOHN R CHAMPLIN
 ... ONDO · RICHARD W FORD · FREDERICK L CRISTMAN · RICARDO MARTINEZ GARCIA · ION M SPARKS
 ... MAS M KENNEDY · CAESAR MURRAY · GENE K KENNEDY · THORNTON L WOOLRIDGE · JACK L BARKER
 ... WILLIAM B BEARDSLEY · JOHN J CHUBB · DENNIS T DAVIS G · WILLIAM E DILLENDER · JOHN F DUGAN
 ... D KARAU · THOMAS E KINGSLEY · MICHAEL E KOSCHKE · VINCENT C MAURO Jr · ROBERT P MARTIN Jr
 ... VERNON G LOVE · RICK E MCFARLAND · WILLIAM L ROYAL · JAMES D SCHOOLEY · JOHN H THOMPSON
 ... CHAEL D WOODARD · ALAN E DAVIS · DONALD J PRATHER · ROBERT L HIRTLEE · DAVID C LANCASTER
 ... JAMES W MANTHET · BILLIE JAYE MARINE · LARRY M MASON · ELY IDIUS A SMALL · MERLE E TINS
 ... J ABERNETHY · WILLIAM H PELLIS · CHRISTOPHER S CARNOLO · TERRY W DOAN · KARL W BRZDZINSKI
 ... MIN W DUNCAN · REGINALD D CLEVELY · WILLIAM S CLENNY · STEPHEN D GUCOFSKI · ALVIN R HALL
 ... MICHAEL L HARRIS · DAVID R LAWYARD · DONALD P KNUTSEN · JEROME E LEROY · LARRY D LEAMON
 ... BERT N LYBURN · CHARLIE M LOGAN · PETER G MORIARTY · JOHN W MUELMORE · ROGER W STAFF
 ... CLARENCE M SUCHON · JOHN C SAWYER III · GARY S WHITE · THOMAS S ZIEGLER · NORMAN WANG
 ... BOSILJEVAC · PAUL J FOTI · JESSIE J BARTH · JOHN D HEINZ · DENNIS M HOTALING · JEFFREY C MERRIT
 ... D K OSBORN · JEFFREY I QUINTANILLA · LANCE A ROBINSON · WILLIAM E SCHELL · WARREN P SEAWELL
 ... STEVEN B WARREN · DOUGLAS E AYERS · CURTIS D BAUER · HARRY M BELK WITH III · DAVID L COOPER
 ... JEROME D KLIN · STEVEN M LARKABEE · JOHN C MERRITT · WILLIAM P NEAL · HERMAN E PICHON
 ... VALE · THOMAS C SHEPHERD Sr · WILLIAM D SMITH · GREGORY M STONE · WILLIAM F THOMPSON J
 ... WALTERS · ARTHUR WILSON Jr · MICHAEL D WRIGHT · BERNARDO KEALOHA RAMOS · EDDIE L DODD
 ... EDWIN G CALHOUN · CHRIS BROWN Jr · MAXIMINO ESTRADA · DOYLE FOSTER · GARY G GEIGER
 ... RY D HALLIDAY · GEORGE H THOMPSON Jr · OLIVER MAKLAR III · R D McDONELL · JEFFREY M PARMELLE
 ... ANDER · RICHARD J ROSSANO · LARRY A SIMONSON · JEROME E JACKSON · RANDALL A THOMPSON
 ... WASZKIEWICZ · MANUEL RAMERIZ PUENTES · JACOB B BABIN Jr · ROBERT D COFFEY · JAY J FISHPACK
 ... GLENN R HASKINS · MARTIN E HUARTE · WILLIAM A KINDER · VINCE R KISELEWSKI · DEAN W KRUEGER
 GARY A SCHULTZ · GORDON E TIBBETS

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Preserving the National Mall

The National Mall Plan

The Commission continues to work with the National Park Service (NPS) on a number of key initiatives, including the National Mall Plan. When complete, the plan will provide places for civic celebrations; protect the National Mall's historic landscape, resources, and vistas; improve the visitors' comfort and experience; and employ sustainable management practices that will shape the look and feel of "America's front yard."

The National Mall Plan is the first comprehensive effort to renovate and update this vital public space since the changes undertaken for the 1976 Bicentennial. NCPC has long been a proponent of developing a new master plan for the National Mall, working as a cooperating agency on the project, and participating in interagency and public workshops, and historic preservation consultation meetings.

The final plan will address the many functional demands on the National Mall and will emphasize its historic landscape that must be protected while also evolving to meet current and future needs. The plan provides for welcoming spaces for public gatherings and events, as well as recreation resources that contribute to the quality of city life.

"One of the challenges is how to invite and accommodate a wide range of activities for local residents of all ages as well as visitors from across the country and around the world," said Nancy Witherell, NCPC's historic preservation officer.

NCPC's *Framework Plan* complements the National Mall Plan by addressing the broader goal to extend the civic attributes of the commemorative landscape into the fabric of the monumental core. At the same time, the National Mall can be more seamlessly integrated with the city by infusing urban vitality into the surrounding federal precincts.

NPS anticipates releasing a draft plan and draft Environmental Impact Statement (EIS) in 2009. Both will be open for public comment, and NCPC will continue its active participation.

Chairman Testifies on Capitol Hill

In May 2008, Chairman Cogbill spoke on Capitol Hill before the House Subcommittee on National Parks, Forests and Public Lands. The Chairman emphasized the importance of the National Mall to visitors and residents alike, and he highlighted initiatives that NCPC and its partners have undertaken to preserve and improve the treasured open space. Among the more recent initiatives is the National Capital *Framework Plan*.

"The *Framework Plan* is a valuable tool to preserve the Mall," Chairman Cogbill said in his remarks. "By improving public spaces off the Mall, we can ease programming pressure on it, stimulate activity in other parts of the city, and encourage people to see more of Washington."

The Chairman underscored the importance of interagency collaboration and spoke of the growing cooperation among agencies involved in caring for the Mall. He outlined the Planning Together for Central Washington effort, which details the shared objectives of the agencies that are responsible for planning on and around the Mall (see page 21).

Joining Chairman Cogbill in testifying before the subcommittee were Superintendent Peggy O'Dell, regional director for the National Capital Region of the National Park Service (NPS); Harriet Tregoning, director of the DC Office of Planning; and John E. "Chip" Akridge, III, chairman of the Trust for the National Mall, the official NPS fundraising partner for the National Mall.



NCPC Keeps Levee Improvements on Schedule

Improvements to the National Mall levee are on track thanks to the oversight of an interagency levee working group convened in April 2008. The group—comprising NCPC, eleven other federal and local agencies, and professional consultants (see box)—meets weekly to ensure that a new system of temporary closures is designed, approved, and constructed by November 2009 as required by the Federal Emergency Management Agency (FEMA).

The levee system includes temporary protection at 17th Street and an earthen barrier that runs along the north side of the Mall's Reflecting Pool. It protects central Washington from overbank flooding of the Potomac River. Without upgrades to the 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 FEMA announced in September 2007.

The November 2009 deadline for an interim solution emerged from an agreement between FEMA and the District of Columbia. At NCPC's urging, FEMA agreed to push back its originally scheduled September 2008 date for putting the maps into effect after the District pledged \$2.5 million to help design and construct the levee.

At the conclusion of FY 2008, the working group is shepherding the project through the Environmental Assessment (EA) and Historic Preservation (Section 106) processes and evaluating alternative designs. NCPC approval of a concept design is expected in early 2009, and the National Park Service will post the EA for public comment on its website as soon as it has completed internal review.

LEVEE WORKING GROUP

District of Columbia

- DC Water and Sewer Authority
- District Department of the Environment
- Office of the Deputy Mayor for Planning and Economic Development
- Office of Planning
- State Historic Preservation Office
- Washington Metropolitan Area Transit Authority

Federal

- Advisory Council for Historic Preservation
- General Services Administration
- National Capital Planning Commission
- National Park Service
- United States Army Corps of Engineers
- U.S. Commission of Fine Arts

NCPC started working on this issue after a 2006 deluge dumped 11 inches of rain on the city, interrupting the work of several agencies in the Federal Triangle. In early 2007, NCPC issued a preliminary report that identified potential sources of overbank and stormwater flooding, and summarized current and potential flood prevention measures. A final report that includes an analysis of flooding and stormwater treatment in the Anacostia River watershed followed in January 2008. The final report is available on NCPC's website.



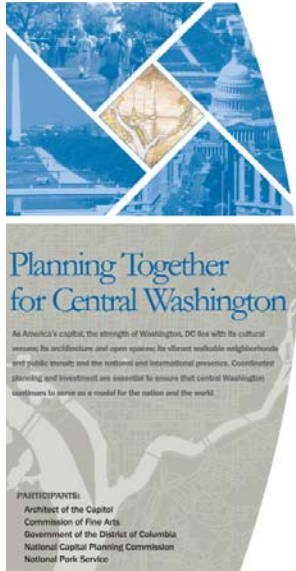


Planning Together for Central Washington

A capital city serves both the local community and the entire nation. To ensure the needs of all constituencies are met, a combination of local and federal agencies presides over various aspects of planning efforts in Washington, DC.

In addition to the joint NCPC and CFA *Framework Plan*, three other plans for central Washington are complete or underway. They include the DC Office of Planning's Center City Action Agenda, the National Park Service's National Mall Plan, and the Capitol Complex Master Plan being developed by the Office of the Architect of the Capitol. The five agencies worked together on a common set of objectives, summarized in the joint brochure, *Planning Together for Central Washington*, released in February 2008.

The brochure provides thumbnail sketches of the four plans and illustrates how they complement each other conceptually and geographically. While each plan has a distinct agenda, they share a commitment to fostering a welcoming atmosphere, creating distinctive places, ensuring good connections among public spaces, promoting a healthy and sustainable environment, and developing a comprehensive transit system. The brochure illustrates how federal and local agencies are working together on a common vision for Washington's future that includes revitalizing Washington's monumental core, expanding downtown to the waterfront and beyond, and preserving the National Mall.





Serving the Federal Interest



Commemorative Works

Martin Luther King, Jr. Memorial

In September the Commission approved the preliminary and final site and building plans submitted by the National Park Service for the Martin Luther King, Jr. National Memorial.

The monument will feature a substantial rock element known as the “Mountain of Despair,” a wall of water featuring quotes, and the “Stone of Hope,” which emerges from the Mountain of Despair and bears the likeness of Dr. King. The memorial will sit on four acres of land in West Potomac Park on the northwestern edge of the Tidal Basin.

A distinctive planting of red maple trees will subtly distinguish the memorial from the existing cherry trees around the Tidal Basin. The memorial grounds will include a visitor support building with public restrooms, a bookstore, and a ranger contact station. The Commission’s final approval did not include the National Park Service’s request for an interior donor wall and security bollards.

Vietnam Veterans Memorial Visitor Center

In December 2007, the Commission commented on the design concept for the planned underground visitor center for the Vietnam Veterans Memorial, to be located across West Bacon Drive. The five-acre site is an open grassy area bounded by West Bacon Drive, Constitution Avenue, 23rd Street, and Lincoln Memorial Circle.

According to the National Park Service, the 34,100-square foot building will have a footprint of 26,642 square feet. The site currently contains a National Park Service concession stand as well as two softball fields that are slated to be moved to another site within a half mile of their present location. Plans for the interior of the Center include a movie theater, a three-dimensional

battle scene, a display of mementos that have been left at the memorial, and a wall of images depicting the faces of lost soldiers.

In reviewing the project, the Commission noted that the project design did not meet two of the approved design guidelines and required the applicant to modify the project design during subsequent review phases. The Commission also ruled that the applicant must provide further information and analysis before a determination can be made regarding seven of fifteen other design guidelines that were jointly established by NCPC and the U.S. Commission of Fine Arts during the project’s site approval in 2006.

National Law Enforcement Museum

In August the Commission approved final site and building plans for the National Law Enforcement Museum, with the exception of the proposed demolition and subsequent rebuilding of the areaway and generator for Court Building C. The museum is proposed for a site in the 400 block of E Street, NW. (continued next page).



Rendering of National Law Enforcement Museum

Memorial Siting

Washington, DC is known for its numerous memorials paying tribute to national heroes and historic events. More than one hundred commemorative works grace the nation's capital, and from 1900-2000, on average, one has been added every year.

The Commemorative Works Act (CWA) governs the process for establishing a commemorative work on National Park Service (NPS) or General Services Administration (GSA) land in the District of Columbia and its environs. Each new commemorative work must be authorized by its own legislation and signed into law before it can proceed. The National Capital Memorial Advisory Commission (NCMAC) advises Congress on proposed commemorations. The NCMAC is chaired by the Park Service and includes six federal executive branch agencies (including NCPC), the Architect of the Capitol, and the Mayor of the District of Columbia.

Following authorization, the memorial sponsor—in collaboration with federal partners—considers sites for the project. NPS or GSA submits the site requests on behalf of the sponsor to NCPC and CFA for final site approval. Once both agencies approve the site, the sponsor develops a concept design for the memorial.

At three progressively more detailed stages of design—concept, preliminary, and final—the sponsor must obtain approval from NCPC and CFA, in consultation with the District of Columbia State Historic Preservation Officer. Prior to construction, the memorial sponsor must raise all the funds necessary to build the memorial. Ten percent of the construction costs are allocated to the perpetual maintenance of the commemorative work and after construction is complete, the NPS or GSA is responsible for long-term maintenance.

The CWA, as amended in 2003, identifies a Reserve area or no-build zone on the National Mall, a concept NCPC proposed in its 2001 *Memorials and Museums Master Plan*. The amended Act also establishes Area 1 for works of preeminent historical and lasting significance to the United States.



The museum was originally authorized by President Clinton and is sited adjacent to the Law Enforcement Memorial. Most of the building will be constructed underground and will be accessed through two glass entry pavilions. The museum also will feature a theater, exhibits, and a hall of remembrance.

The museum is slated for an area that was formerly used as a parking lot. Plans include the addition of a plaza that will serve the museum and the nearby DC Courts. The museum is currently engaged in fundraising efforts needed to begin construction.

Pentagon Memorial is Dedicated in Arlington

On Thursday, September 11, 2008—seven years to the day a Boeing 757 crashed into the Pentagon killing 184 people—President Bush and other top federal officials presided over the dedication of the Pentagon Memorial. Several members of the Commission and executive staff attended the dedication ceremony, which attracted upwards of 20,000 attendees. The Commission approved both the memorial's site as well as the design, which was chosen by an award jury from among more than 1,100 submissions.



Pentagon Memorial. Tom LeGro, NewsHour

The memorial honors 125 military and civilian employees killed in the Pentagon and 59 passengers and crew members of American Airlines Flight 77. The design by Julie Beckman and Keith Kaseman features 184 memorial units, each with an individual reflecting pool that is illuminated at night under a cantilevered bench inscribed with the victim's name. The orientation of the memorial units corresponds to whether the victim was killed in the Pentagon or on the airplane.

The memorial units are organized within the nearly two-acre site along the trajectory of American Airlines Flight 77 and according to age, from the youngest victim to the oldest. Construction of the \$22 million memorial took approximately two years to complete. It is the first of three planned national memorials honoring the events of September 11 to be constructed.

Master Plans

Commission Requests Alternatives to St. Elizabeths Master Plan

In November 2007, the Commission commented on the draft master plan for the Department of Homeland Security (DHS) Consolidated Headquarters at St. Elizabeths West Campus, a National Historic Landmark with some 70 historic buildings.

In reviewing the draft, the Commission noted GSA's determination that the proposed program would have major adverse impacts on the campus. It therefore required that GSA modify the plan to mitigate or minimize those potential adverse effects. The Commission cited among its concerns the possible loss of historic buildings, changes to the historic campus setting, obstructed site lines, increased traffic in the residential areas, and modifications to transportation and utility systems, both on the campus and in the surrounding areas.

In order to meet programming needs identified by DHS, the General Services Administration proposed building 4.5 million square feet of office space and 1.8 million gross square feet of parking. In taking its action, the Commission informed GSA it was required to include one or more alternatives in the master plan that would have a maximum of 2.5 million gross square feet.

The Commission did note the positive economic impact the development would have on Ward 8, citing "citywide benefits."



Armed Forces Retirement Home Approved for Major Redevelopment

The Commission reviewed and approved the final master plan and transportation management plan for the Armed Forces Retirement Home (AFRH) at its July meeting. The approved plans allow for the construction of new buildings on the historic landmark site, including a long-term care facility.

The Commission approved Zone A, which will include a mix of development such as residential, office, research, retail and other uses for portions of the federally owned site. The development will provide an income stream for the Home's Trust Fund, upon which the Home depends for its operating expenses.

The Commission returned Zones B and C to the Home and also modified the plan's proposed parking and transit services. Parking may increase or decrease in accordance with mutually-accepted triggers such as an increase in transit service to the site. However, the parking supply may not exceed the limit studied in the Environmental Impact Statement for the campus.

The approved plan notes that the campus contains historic structures that will remain under control of the Home. Any development on the site, which was established in 1865 on farmland overlooking the U.S. Capitol, would require the preservation of existing landmarks and maintaining the character of the site. The master plan development is anticipated to occur over a timeframe of 15-20 years.





Bringing the Waterfront Alive

Design to Link Kennedy Center to the Waterfront

The Commission acted on a concept design linking the Kennedy Center to a popular recreation trail along the Potomac River in November 2007. The design calls for installation of a pair of glass and steel staircases, two elevators, and a plaza with seating ringed by cherry trees. A curved retaining wall along Rock Creek Parkway will insulate the plaza from traffic noise.

The plan calls for illumination of the structure at night. It could accommodate the addition of a water feature and a boat dock, the latter of which is envisioned in NCPC's *Extending the Legacy* and also the *Framework Plan*.

Plans to connect the Kennedy Center to the riverfront have fired the public imagination for years, and the staircases will take advantage of proposals to beautify and connect destinations along the Potomac River.

Waterfront Park Comes to "The Yards"

In February 2008, the Commission approved preliminary plans for a 42-acre waterfront park that promises to transform The Yards, formerly the Southeast Federal Center. Located next to the Washington Navy Yard, the park covers over 5.5 acres, with 1,100 feet fronting the Anacostia River. The waterfront park will feature retail and entertainment venues, landscaped plazas, a water feature, sculptural elements, and eventually a marina.

A public/private partnership between the General Services Administration and developer Forest City Washington makes use of federal land to stimulate

private development in the surrounding neighborhood. When completed, The Yards is expected to bring 15,000 permanent residents to the neighborhood and add 10 million square feet of office space.

In providing its approval, the Commission recommended the inclusion of a site for a commemorative work, in keeping with NCPC's *Memorials and Museums Master Plan*.

Connecting Wisconsin Avenue to the River

The Commission approved final site and building plans in July for establishing a key section of the Georgetown Waterfront Park on the site where Wisconsin Avenue terminates at the Potomac River. The new green space, approximately 2.3 acres in size, will serve as the park's main entrance and will offer a visual gateway to and from the river.

Plans for the new park include a promenade at the river's edge, a connection to the Capital Crescent Bike trail, open lawn areas, a granite water feature surrounded by benches, and a pergola with permanent seating. The pergola will be blended into the landscape by incorporating climbing plants and a green roof. The completed Georgetown Waterfront Park will eventually comprise ten acres along the Potomac River extending from 31st to 34th Street.

Accommodating Change

FCIP 2009-2014 - Federal Capital Improvements Program

In 2008, NCPC began accepting electronic submissions for the Federal Capital Improvements Program (FCIP), a measure that simplified the review process and saved a substantial amount of paper. The FCIP is an annual review of projects proposed by federal agencies that will require a capital expenditure within the next six years. NCPC evaluates these projects for conformance with federal and local planning policies and identifies those that should be prioritized for implementation.

After the Commission approves the FCIP, it sends it to the Office of Management and Budget (OMB), which uses it to help draw up the President's annual budget.

This year's FCIP, released for public comment in June, and approved at the September Commission meeting, contains 190 projects from 13 agencies, with an estimated total cost of \$11.6 billion. The U.S. General Services Administration submitted the largest number of projects with 42 at an estimated cost of \$4.6 billion. There were 72 projects in the District of Columbia (42 percent of the total), 55 projects in Virginia (29 percent) and 54 in Maryland (22 percent). It also contains 32 projects related to the 2005 Base Realignment and Closure (BRAC) Act, nearly 17 percent of the total submitted.

National Naval Medical Center Additions Approved

In June, the United States Navy received preliminary and final site and building plan approval from the Commission to expand the Bethesda Naval Hospital. The 2005 BRAC recommendations will combine operations from Walter Reed Army Medical Center in the District with the facilities in Bethesda to create the Walter Reed National Military Medical Center.



Bethesda Naval Hospital renderings



The project will include renovations to existing facilities and the construction of two new medical buildings. Plans for the new buildings include a new outpatient facility and a four-story addition to an existing building to accommodate diagnostic and critical care functions.

Utility and site upgrades will also be performed as part of the process. Building One, a classical art deco structure, will be preserved, as will the historic courtyards that are located behind the building and the lawn that frames Building One from Rockville Pike.

BRAC Shapes Fort Belvoir

As recent military base realignment measures take shape, Fort Belvoir in Northern Virginia received Commission approval in September to expand and upgrade infrastructure in the area known as the Engineering Proving Ground.

The Commission gave preliminary and final site approval for roads, grading, intersections, and electrical substations. It also approved preliminary site plans for a bridge over existing wetlands. The 100-acre, currently undeveloped site will be reconfigured to accommodate two million square feet of facilities and structured parking for 5,000 cars.

Fort Belvoir, which was founded during World War I, serves as the headquarters for 30 separate military agencies organized under the Department of Defense. The enhanced Proving Ground will be the new home to the National Geospatial Intelligence Agency and various support facilities.

Historic Preservation

Improvements Slated for Old Patent Office Building

In November 2007, the Commission approved exterior changes to the historic Old Patent Office Building that houses the National Portrait Gallery and the Smithsonian American Art Museum. Now known as the Donald W. Reynolds Center for American Art and Portraiture, it encompasses an entire city block in the heart of downtown DC.

Planned improvements to the landmark building included replacement of the monumental exterior staircase that was eliminated with the realignment of F Street in 1936. The project also will restore the historic landscape by extending the lawn, thus reestablishing the proper relationship of the building to its surroundings.

Perimeter security elements, such as a granite curb and a historically accurate cast iron fence, will blend seamlessly into historical facades and public spaces while nearly eliminating the use of bollards.

Walker Jones School Gets a New Home

The District of Columbia education system will benefit from plans for a state-of-the-art school that include a recreation center and public library in the Sursum Corda neighborhood. The Commission gave approval of preliminary and final site and building plans for the new Walker Jones School in Northwest Washington in February.

The project also includes a multi-purpose athletic field, a secure playground for younger children, and a green roof as part of its LEED certification. The plan will restore the historic L'Enfant street rights-of-way adjacent to the site.

The Walker Jones School is being built on the former site of Terrell Junior High School and the Walker Jones Elementary School. The Commission noted that the school will add stability to the neighborhood and act as a catalyst for growth. The new school is the first major project to be implemented as part of the District's Northwest One Master Plan.

Parks

Old Convention Center Books a New Park



Reservation 174, the site of what is typically referred to as the "Old Convention Center" is slated for a major renovation that will include a new park space. Preliminary and final site plans for the "Northwest Park" were approved by the Commission in April.

Plans for the ten-acre site include 280,000 square feet of new retail space, more than 600 residential units, 415,000 square feet of office space, and underground parking. Development of the park will provide the downtown area with greatly needed open space and will restore a pair of historic L'Enfant "bow-tie" reservations formed by the diagonal path of New York Avenue.

Portions of 10th and I Streets that were closed when the Old Convention Center was constructed will be reopened in accordance with a Memorandum of Agreement for the DC Arena (currently the Verizon Center).

The Commission commended the applicant and the development team for producing a high-quality, sustainable design that respects the historic L'Enfant streets and reservations.



Walker Jones School

What's Going on with Marvin Gaye Park?

One of DC's most influential and beloved musical icons has a park planned in Northeast Washington that will honor his memory. Preliminary and final site development plans for Phase 1 of the Marvin Gaye Park restoration project were approved in September, paving the way for a 52-acre tribute of green space that surrounds Watts Branch, a tributary of the Anacostia River located in Ward 7.

Development in the first phase is slated for the areas known as Lady Bird Johnson Meadows and Heritage Green. Several gardens, trails, and meadows are planned along with a library kiosk, bike parking and outdoor tables. The park also will connect to the Fort Circle Parks Trail on the western end of the property.

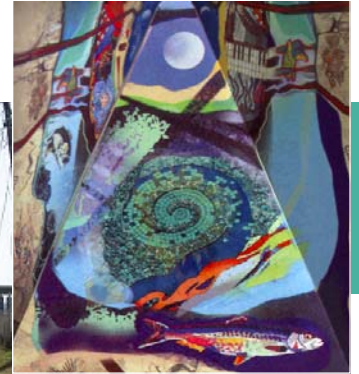
Marvin Gaye Park, formerly known as Watts Branch Park, had been property of the National Park Service prior to being transferred to the District in the 1970s. The name of the park was officially changed in 2006. Two remaining sections of the park will be submitted as funding permits.



Marvin Gaye Park



Existing site location at Diamond Teague Park



Diamond Teague memorial proposal

Diamond Teague Memorial Moves Forward

The Commission approved preliminary and final site plans in September for Phase 1 of Diamond Teague Park, which will be named in honor of an inspirational young man who was dedicated to rehabilitating the Anacostia River. Diamond Teague Park is proposed to be a key waterfront gateway to the emerging Capitol Riverfront neighborhood, creating a strong link between the Anacostia River and the Nationals' baseball stadium.

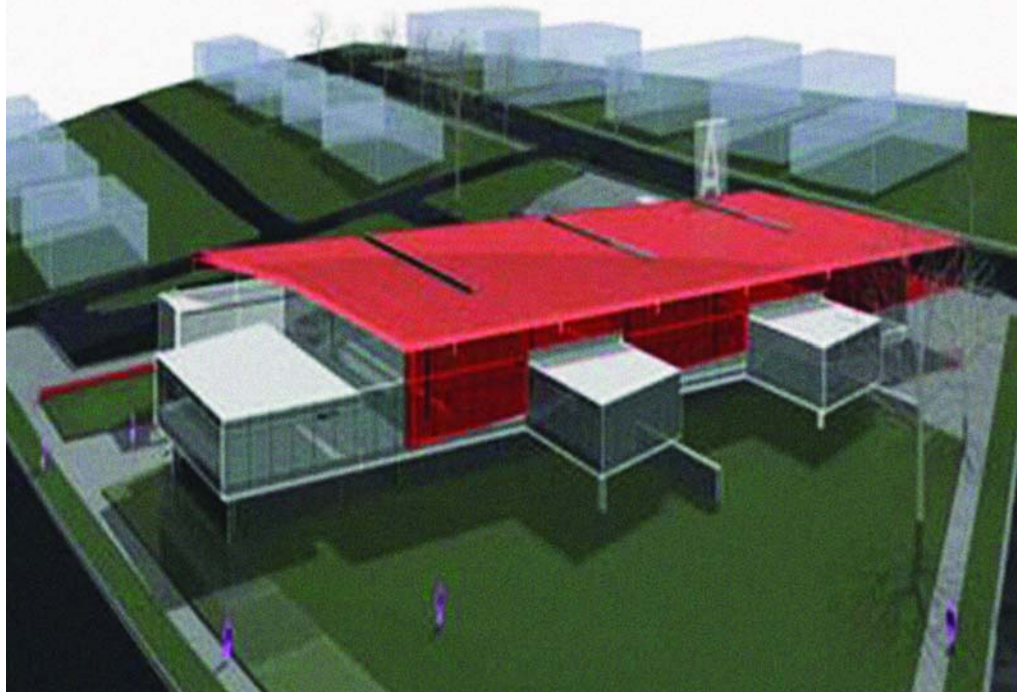
Plans for the park include ongoing renovations to the former Capitol Pump House, new docking facilities, landings for water taxis, a garden area, a boardwalk that connects to the Anacostia Riverwalk, piers and boat moorings. A site for a memorial to Diamond Teague, who worked with the Earth Conservation Corps, is envisioned to be located in the park.

DC Public Buildings

Anacostia Collects on Overdue Library

Development east of the river will include a new, contemporary two-story public library. The Commission in April 2008 approved a concept design for the new facility in a park-like setting on Good Hope Road in Anacostia. The project will replace the previous library that was located on the same site and a temporary library will serve the community until the new one opens.

The proposed concept for the new 23,000 square foot features one floor above grade and one partially below. The design of the structure incorporates a glass curtain wall and a perforated metal façade that will establish the building's identity by positioning it as a distinctive, cultural anchor in the emerging neighborhood.
(continued on next page)



Anacostia Public Library

The Commission commended the applicant for the project's environmental design. Landscaping and trees on the site will help to control rain water run-off and the applicant anticipates receiving a LEED silver rating for the building.

The DC Public Library System is undergoing a systemic transformation that includes improving services, expanding programs, widening collections, and upgrading buildings. The District is currently in the process of designing and building new libraries throughout the city to replace facilities that have closed.

DC Forensics Gets New Digs

Preliminary and final site and building plans for a new, six-story consolidated forensics laboratory in the District received approval from the Commission in May. The new building will house the Metropolitan Police Department's Forensics Laboratory, the Public Health Lab, and the office of the District's Chief Medical Examiner. According to the District, the goal of bringing the agencies together in one building is to better coordinate investigations and solve crimes more quickly.

The site is two blocks from the L'Enfant Plaza and Southwest Federal Center Metro stations. Security considerations for the building are achieved by employing landscaping elements as opposed to erecting bollards.

Plans for the new building represent the cutting edge of sustainable design. A living roof will help control rain water runoff and cut cooling costs. A water reclamation system is incorporated into the building along with low-flow plumbing fixtures and the building is being designed to meet LEED Silver certification.



DC Forensics Laboratory



Perimeter Security

Balancing security needs with good urban design and unfettered public access to our national treasures is an ongoing challenge in a post 9-11 world. But the Smithsonian Institution is proving that security and aesthetics can go hand in hand, as called for in NCPC's groundbreaking 2002 *National Capital Urban Design and Security Plan*.

Since 2003, the Smithsonian Institution has been working with NCPC staff to find optimal solutions to secure the nation's museums, many of which occupy prominent sites on the National Mall and in downtown DC. The National Museum of the American Indian, which opened in 2004, was the first museum to follow the guidelines outlined in NCPC's security plan.

More recently, the Commission commended the perimeter security plan submitted for the National Museum of Natural History for its "thoughtful and well designed solution." The plan for Natural History, first reviewed in 2006 and approved with revisions in June 2008, includes reinforced garden walls that allow public access to the museum's surrounding lawns, preserves mature trees and shrubbery, and avoids substantial re-grading of the site that would have changed its character.

The National Museum of American History also adopted a similar approach to its perimeter security plan, which received Commission approval in March 2007.



National Museum of Natural History

Security Task Force Reconvened

NCPC reconvened the Interagency Security Task Force in January 2008 to identify and promote a comprehensive approach to physical security that more fully respects the value of our important public spaces. Recommendations of the Task Force will reflect the insights that staff and Task Force members have gained from their considerable experience evaluating and implementing security projects since the 2002 adoption of NCPC's *National Capital Urban Design and Security Plan*.

"We are revisiting perimeter security right now with a particular eye toward preserving access to public spaces," explained NCPC Chairman John V. Cogbill, III. "Openness is a critical feature of Washington's urban design, and we need to preserve that without compromising on security."

For nearly a decade, NCPC has been a leader in developing urban design solutions that protect vulnerable public structures while maintaining the distinctive appearance of the capital. NCPC first established the Interagency Security Task Force in early 2001 to address the condition of Pennsylvania Avenue in front of the White House as well as the uncoordinated proliferation of temporary security measures throughout the monumental core of the city.

NCPC's security planning work has guided efforts of Congress, the Administration, and other federal agencies over the years. It has garnered accolades from both the American Planning Association and the American Society of Landscape Architects. Other capital cities around the world have looked at the work for guidance in developing their own security policies. The plan was most recently updated in late 2004.

The Task Force's recommendations are expected to include guidance to ensure that our limited security dollars are spent on the most cost-effective solutions; that future decisions consider both site-specific and area-wide security solutions; and that security improvements fully respect the public spaces which define the city and represent our democratic values.



Maintaining a Distinctive Capital City

Protecting the Capital's Unique Skyline



The great cities of the world are immediately recognizable by their skylines, and Washington is no exception. The capital is known for its low, horizontal contours that highlight its iconic monuments and the Capitol dome. At street level, the city's openness and abundant light embody the values of democratic governance and provide sweeping views of important public buildings.

The 1910 Height of Buildings Act is largely responsible for maintaining this unique aspect of the city's character, a position NCPC's senior leadership addressed at the National Building Museum in September.

"This is a topic of national significance," said NCPC Executive Director, Marcel Acosta. "And in a world of cookie cutter cities, it is important to keep the things that are special about DC, including its skyline."

Mr. Acosta was one of several people who participated in "How Tall to Build?"—an expert panel discussion organized to debate the merits of the Height Act. Other panelists included Christopher Leinberger, visiting fellow at the Brookings Institution; Thomas Luebke, secretary of the U.S. Commission of Fine Arts; and Wayne Quin, an attorney for Holland & Knight, LLP. Mary Fitch, executive director of the Washington chapter of the American Institute of Architects moderated the exchange.

As Mr. Acosta explained, the Height Act establishes optimum heights for buildings in the District—generally between 90 and 130 feet—that are based upon the width of the streets. Although fire safety was the primary reason for limiting heights at the turn of the last century, the Act has played a key role over the years in shaping the urban form of the city, giving the capital its unique identity.

Also in 2008, NCPC staff gave input at a public hearing of the DC Zoning Commission to consider updates to the zoning code. "It is important that any zoning changes are consistent with the Height Act," said Julia Koster, who represented NCPC at the hearing. "We also want to create more certainty for developers and citizens by clarifying specific issues on which the Act is silent."

Re-Imagining Mass Transit for the 21st Century

Streetcars will eventually supplement the Metrobus and Metrorail systems, and two lines—one running from the Anacostia Metro station to Bolling Air Force Base and another on H Street and Benning Road in Northeast—are in the planning stages. Part of the H Street line falls within the boundaries of the L'Enfant city, and NCPC is working to ensure that the line will not have an adverse impact on the capital's urban design, one of its most important historic and cultural assets.

"In the L'Enfant city there are no overhead wires in the street right-of-way," explained Christine Saum, NCPC's chief urban designer. "That's one aspect of the city's character that is important to preserve." To find an alternative to the above-ground catenary wire system planned for the Anacostia line, NCPC is collaborating with the District Office of Planning, the District Department of Transportation, and the U.S. Commission of Fine Arts.

One transit alternative that is already complementing the Metro system, the Circulator, has seen an increase in ridership during the past year. First proposed in NCPC's 1997 *Extending the Legacy* plan, the Circulator continues to gain new riders and new routes are now in the planning stages. The transit service has already carried more than six million passengers since its launch in 2005.

Expanding the Circulator system is one of three transit-oriented strategies being explored as part of NCPC's White House Area Transportation Study (WHATS). Since the closure of Pennsylvania Avenue and E Street in front of the White House, NCPC's WHATS team has studied ways to improve east-west traffic flow in the capital. Traffic planners are piloting sophisticated new traffic simulation software to identify a wide range of alternatives. In addition, consideration is being given to including a transit-way within a center median along K Street for buses or light rail and to adding a 'fare-free' zone along K Street. The study is expected to be completed in 2009.

In 2008, NCPC—in cooperation with the General Services Administration and the Metropolitan Washington Council of Governments—released an updated handbook for federal Transportation Management Programs (TMP). The handbook identifies the requirements federal agencies must meet to address transportation issues at their facilities. It provides strategies, guidance, and resources to help meet these requirements. The ultimate goal is to reduce energy consumption and minimize the impact from federal employees traveling on the region's roads.

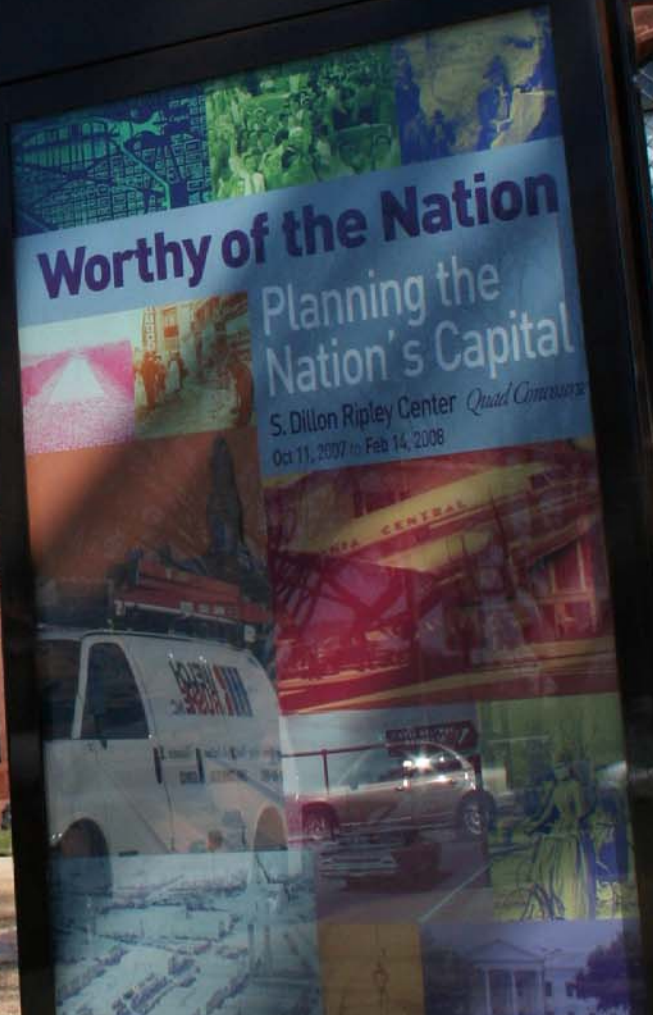


Smithsonian
S. Dillon Ripley
Center

Worthy of the Nation

Planning the Nation's Capital

S. Dillon Ripley Center Quad Concourse
Oct 11, 2007 to Feb 14, 2008



Reaching Out



Worthy at the Smithsonian

NCPC's Worthy of the Nation exhibit, chronicling the history of planning in the nation's capital, was on display at the Smithsonian Institution's S. Dillon Ripley Center from October 2007 to February 2008. Previously on display at Washington's Union Station, the exhibit drew extensively from the 2006 second edition of the agency's book *Worthy of the Nation: Washington, DC, from L'Enfant to the National Capital Planning Commission*.

The exhibit covered Washington's unique planning history, with a particular focus on some of its most important aspects, including the design of the city's public buildings, the legacy of redevelopment, and the emergence of the National Mall as America's front yard. The exhibit featured illustrations, photos, and maps from the book, and NCPC's three-dimensional model of Washington was also on display.

NCPC's Office of Public Affairs conducted exhibit tours for Smithsonian volunteers who staff the information desks of the museums, many of which are on the National Mall. The small-group tours deepened the volunteers' knowledge of Washington, DC, leaving them better equipped to answer visitors' frequent questions about the city and the Mall.

Local Events

To keep the public up-to-date on NCPC's initiatives, the agency's Commission and staff visit local groups and participate in community events and conventions.

In September, Chairman Cogbill presented the National Capital *Framework Plan* to members of the Federal City Council at their annual board meeting. Executive Director Marcel Acosta later presented the *Framework Plan* to a meeting hosted by the DC Building Industry Association. The presentations were among dozens provided by NCPC during the year on the draft plan to revitalize federal precincts near the Mall.

For the third consecutive year, NCPC sponsored a booth at the DC Economic Partnership Showcase and took part for the first time in the Anacostia Waterfront Community Fair and the GSA Public Building Service convention. Hundreds attended each of the events, where NCPC's planners were present to answer questions and provide information about the agency's planning efforts.

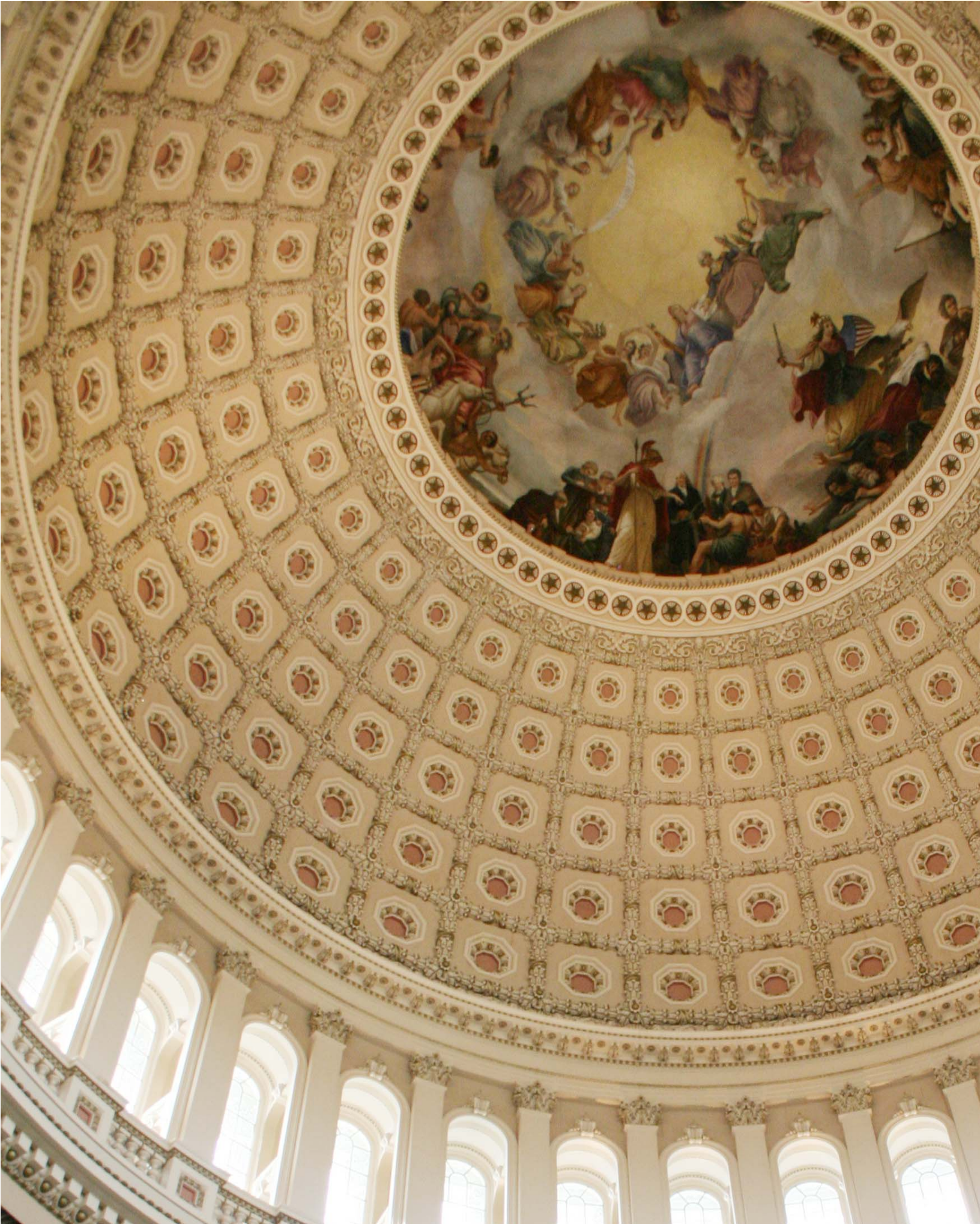
Crossing Borders – International Exchanges

Many of NCPC's planning issues are unique to capital cities, and the agency stays on top of the latest developments by engaging in discussions with planning agencies from around the world. Sometimes meetings are formal and structured—as with this year's Capitals Alliance conference—but informal discussions take place routinely throughout the year.

In 2008, NCPC staff briefed visitors from Tehran and Beijing on various aspects of the agency's planning process and hosted a delegation of eight Eisenhower Fellows from Mexico, Egypt, Indonesia, South Africa, and India. NCPC also welcomed staff from Australia, including Michael Ball, the then-chairman of Canberra's federal planning agency, the National Capital Authority.

In March, NCPC staff and Commission members were part of a delegation of capital city planners invited to attend the United Arab Emirates Capital City Symposium in Abu Dhabi. During the three day meeting, planners from several countries reviewed and commented on Abu Dhabi's emerging planning institutions and its ambitious master plan. NCPC's delegates provided overviews of the agency's own governance structure as well as the Commission's review and approval process. They also shared insights on several policy areas, including commemoration and federal government site allocation.





Cultivating the Next Generation of Planners

Mentoring Young Professionals

Through its internship program, NCPC provides university students the opportunity to gain professional experience alongside NCPC staff for a summer or semester. In 2008, the agency hosted four interns, who completed a variety of projects during their tenure.

The flexible, experience-based program operates under the assumption that the best way to learn something is simply by doing it. "I really liked attending the consultation meetings with the applicants," said 2008 intern Cheryl Kelly, who completed her Master's in Urban and Regional Planning at Virginia Tech during her internship. "I learned a lot from the planners, particularly what they consider when reviewing a project."

Interns have a great deal of latitude in determining the type of work they will do, and NCPC staff members provide guidance and mentorship along the way. "People here take the time to explain things to you," Ms. Kelly added, comparing her experience at NCPC with previous internships in the private sector. "There's so much pressure in the private sector that you're left on your own to figure things out."

Although the internships are primarily a way to expose young professionals to federal planning and policymaking, NCPC also benefits from the program. Often familiar with cutting-edge technology and the latest theories in planning and design, students bring a fresh perspective to the agency's work.

"One of the most valuable things about the internships for the staff is that students do a lot of 'blue sky' work," said Julia Koster, a division director at NCPC. "They're not constrained by what happened in the past, and it often encourages us to revisit our own preconceptions of what's possible."

Many interns go on to successful careers in both the public and private sector. Mike Sherman, who is chief of staff at NCPC, was a former intern in the summer of 1991. In 2008, Cheryl Kelly completed her internship and accepted a position in the Urban Design and Plan Review Division after receiving her degree.

NCPC's projects have allowed students to apply their classroom learning to a real planning problem. For example, in 2007, public policy students from the George Washington University analyzed the Height Act of 1910 and developed a set of draft policy recommendations. Prior to that, University of Maryland planning students used the Fort Circle Parks for a studio exercise, while Yale public policy students used the same project as a case study. "Students love working with real projects," Ms. Kelly said, "so 'internships are a good resource if you know how to tap into them.'"

City Vision - Inspiring DC Youth

NCPC's collaboration with the National Building Museum on the CityVision outreach program provides Washington's middle school students with the opportunity to work on real-life urban planning problems. Since 1993, CityVision has been helping students develop a better understanding of the built environment, and for several years, NCPC has partnered with the Museum to select planning projects and design curricula for the students.

In 2008, NCPC staff members helped students design buildings for the intersection of North Capitol Street and New York Avenue that will meet the needs of the surrounding Thruxton Circle neighborhood. The site is part of the North Capitol Street revitalization project, a joint initiative of NCPC, the DC Office of Planning, and the District Department of Transportation. The project is scheduled to get underway in 2009.

Every semester CityVision teaches approximately 75 students the basic principles of architecture and urban design, encourages creative thinking, and helps the participants develop competency in communication and leadership. More than a dozen NCPC staff members have contributed their expertise to CityVision over the years as teachers, mentors, and outside project reviewers.

In previous semesters, students have designed museums and memorials for key sites of the *Framework Plan*. For spring 2009, NCPC will team up with the Museum once again to help students develop plans for a hypothetical decked area above the outlet of the I-395 tunnel at New York Avenue.



NCPC planner Stephanie Brown (far right) meets with students and staff taking part in CityVision.



News, Notes and Achievements

NCPCC Develops New Strategic Plan

At its July meeting, the Commission authorized circulation of NCPCC's draft Strategic Plan, Fiscal Years 2009-2014 for a 45-day public review period.

As required by the Government Performance and Results Act of 1993 (GPRA), this updated six-year plan outlines NCPCC's vision and mission statements, and identifies the programmatic objectives necessary to meet these strategic goals.

After consultation with Congress and the Office of Management and Budget, the final version is presented to the Commission for adoption.

Commission Changes

In January 2008, John Parsons' 30 years of service on the National Capital Planning Commission came to a close. Following a career of more than 40 years with the National Park Service, Mr. Parsons retired from federal service.

"John Parsons was an active participant during the Commission's deliberations," said Chairman Cogbill. "He provided thoughtful and well-reasoned advice on many issues of importance to the planning of the national capital."

Replacing Mr. Parsons on the Commission is Peter May, Associate Regional Director for Lands, Resources and Planning, National Park Service, National Capital Region.

Marcel Acosta Named Executive Director

Chairman John V. Cogbill, III named Marcel Acosta as the National Capital Planning Commission's new executive director on April 30, 2008. Mr. Acosta had served as the agency's acting executive director beginning in July 2007. He joined NCPCC in 2001 as its deputy executive director.

Mr. Acosta leads NCPCC's planning efforts and makes recommendations to the Commission regarding the impact of planning and development projects on the federal interest in the National Capital Region. He has guided the creation of many of the agency's key plans such as the *Framework Plan*, the *Comprehensive Plan for the National Capital: Federal Elements* and the *National Capital Urban Design and Security Plan*.

Prior to working in Washington, Mr. Acosta served as senior vice president of planning and development for the Chicago Transit Authority and before that as deputy commissioner for the Chicago Department of Planning and Development.

Executive Staff Moves

Executive Director Marcel Acosta named Mike Sherman as his chief of staff in May. Mr. Sherman will focus on

developing agency consensus, ensuring the implementation of agency directives, and providing expert advice to the executive director. Mr. Sherman previously served as special assistant to the executive director.

In August, Marcel Acosta named David Levy as director of the Urban Design and Plan Review Division (UDPRD). Mr. Levy had served as the division's acting director for nearly a year leading up to his appointment. As director of UDPRD, Mr. Levy leads a group of planners and architects who review approximately 150 plan submissions each year. The division is responsible for making project recommendations to the executive director and the Commission.

Also in August, architect Christine Saum was named NCPCC's chief urban designer after completing a Loeb Fellowship at Harvard University's School of Urban Design. In this position, she provides design guidance on important agency initiatives, coordinates agency policy on design issues, and works with staff and submitting agencies on complex projects.

NCPCC's Communications Garner Accolades

In 2008, NCPCC won two Blue Pencil Awards from the National Association of Government Communicators for its public affairs work. Building a Framework for the Future, the agency's 2006 Annual Report, took first place honors, and the exhibit Worthy of the Nation: Planning America's Capital received a second place distinction.



Chairman Cogbill presents outgoing Commissioner John Parsons with a *Resolution of Appreciation* award.



Financial Report

The National Capital Planning Commission met its core objectives and undertook several new initiatives in Fiscal Year 2008 without increasing expenditures above the previous year's levels.

NCPC sustained its plan and project review activities at peak efficiency, and work continued on key initiatives including the *Framework Plan* and *CapitalSpace*, both scheduled for completion in FY 2009.

As part of NCPC's new emphasis on sustainability, the agency began updating the Comprehensive Plan and hosted delegations from 15 countries at *Capitals Alliance 2008: Greening the World's Capital Cities*, a public conference exploring how capital cities can contribute to the environmental health of the planet.

In these times of financial moderation, NCPC continues to fulfill its mission to protect and enhance the National Capital Region through long-range planning, policy analysis, project review, and capital investment monitoring.



Total Labor / Non Labor

Comprehensive Planning	543,000	
Federal Capital Improvements	378,000	
Plan and Project Review	1,003,000	
Project Planning and Partnerships	1,192,000	
Management Systems	1,491,000	
Commission	215,000	
Executive	686,000	
Public Affairs	590,000	
Operational Systems	3,529,000	
Facilities Operations	1,933,000	
Financial Management	313,000	
Human Resources	588,000	
Information Technology	695,000	
Total Budget	8,136,000	



World War II Memorial. Mark Walter Braswell, Photographer

Status Report

Since the close of the fiscal year on September 30, 2008, several key developments have taken place at NCPC. The following provides a brief overview of some of the updates we were aware of at the time of printing.

Chairman Cogbill Elected to Circuit Court

John V. Cogbill, III, chairman of the National Capital Planning Commission since June 2001, was elected by the Virginia General Assembly to serve as a Circuit Court Judge in Chesterfield County, Virginia. Mr. Cogbill will step down from his second term on the Commission at the end of April 2009. During his tenure, Mr. Cogbill guided numerous efforts at NCPC, including the agency's perimeter security work, the *Memorials and Museums Master Plan*, the *Comprehensive Plan for the National Capital*, the *Framework Plan*, and the monthly review of development projects.

"We are indebted to Chairman Cogbill for his leadership and strong support for the staff's efforts over the last eight years," said Executive Director Marcel Acosta in announcing the news to staff. "Chairman Cogbill has worked tirelessly to ensure the work of the Commission contributes to the continued vitality of a world-class capital, and he will be greatly missed."

In addition to Mr. Cogbill's departure, Commission member Jose Galvez finished his six-year term in December. Mr. Galvez, a political appointee who represented the state of Maryland has been replaced by John M. Hart, a principal with RTKL Associates in Washington, DC.

St. Elizabeths Master Plan Receives Approval

In January 2009, the Commission approved a proposal by the General Services Administration for a final master plan for the Department of Homeland Security headquarters at St. Elizabeths, located in Southeast Washington, DC.

The master plan will guide redevelopment of the 176-acre West Campus and a portion of the 280-acre East Campus to provide a secure federal site for the Department of Homeland Security. When completed, the DHS headquarters will provide an estimated 4.5 million gross square feet of office space and 1.5 million gross square feet of parking for 14,000 employees. The project will be implemented in three phases over eight years, starting with the United States Coast Guard Headquarters.

NCPC's approval is contingent upon several factors, including the construction of an access road through Shepherd Parkway; submission to NCPC of an Amendment to the Final Master Plan for Interchange/Access Road Improvements; and submission to NCPC of an Amendment to the Final Master Plan for the East Campus.

Framework Plan Heads to Commission

The final draft of the *Framework Plan* (see page 15), now titled *Reimagining Washington's Monumental Core: A Framework Plan for Connecting New Destinations with the National Mall*, will be presented to the Commission for approval at the April 2, 2009 meeting. The final plan includes refinements made in response to the extensive input received during the public comment period, which ran from early July through October 10, 2008. The plan aims to enhance federal precincts and create new destinations beyond the National Mall, as well as improve connections between the Mall, downtown, and the waterfront.

Potomac Park Levee Moves Forward

The Commission expects to review a more advanced design during spring 2009 for improvements to the Potomac Park levee located on the National Mall (see levee story on page 20). At its January 2009 meeting, the Commission commented favorably on a design concept. The first phase will consist of concrete walls connected by a post-and-panel closure system and a storage vault that will hold them when they are not in use. In the second phase, the appearance of the structure will be improved with the addition of an earthen berm, stone cladding on the concrete walls, and new landscaping.

Capitals Alliance Summary Report Available

Summary reports are now available for Capitals Alliance 2008: Greening the World's Capital Cities (see page 11). The document includes an overview of the five-day event, synopses of each day's sessions, key conclusions, and information about the delegates and speakers. It also provides snapshots of each participating capital city's sustainable planning initiatives and general information about Capitals Alliance and its evolution since its inception in 2001. To download the report or to view the program online, please go to www.capitalsalliance.org.



John V. Cogbill, III



Herbert F. Ames



John M. Hart



Arrington Dixon



Stacie S. Turner



Ralph E. Newton



Peter May



Michael S. McGill



Deborah Parkinson



William Miles



Harriet Tregoning



Robert E. Miller

Commission and Staff



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Herbert F. Ames

John M. Hart

Mayoral Appointees

Arrington Dixon

Stacie S. Turner

Ex Officio Members

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Secretary of Defense

Represented by Ralph E. Newton

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U.S. House of Representatives

Represented by William Miles

The Honorable Adrian M. Fenty

Mayor, District of Columbia

Represented by Harriet Tregoning

The Honorable Vincent C. Gray

Chairman, Council of the

District of Columbia

Represented by Robert E. Miller, *NCPC Vice Chairman*

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Barry S. Socks, Chief Operating Officer

Michael A. Sherman, Chief of Staff

Christine L. Saum, Chief Urban Designer

Lois Schiffer, General Counsel

Priscilla A. Brown, Executive Assistant

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Stephen D. Dunakoskie, Architect (Urban Design)

Elizabeth D. Miller, Senior Urban Planner/Designer

Kenneth T. Walton, Architect (Urban Design)

Michael W. Weil, Community Planner (Transportation)

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