

NATIONAL CAPITAL PLANNING COMMISSION

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COMMISSION MEETING

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OPEN SESSION

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THURSDAY,  
FEBRUARY 2, 2012

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The meeting convened in Room 5115,  
Suite 500, 401 9th Street, N.W., Washington,  
D.C. 20004, at 12:30 p.m., Robert E. Miller,  
Acting Chairman, presiding.

NATIONAL CAPITAL PLANNING COMMISSION MEMBERS  
PRESENT:

ROBERT E. MILLER, Acting Chairman, Mayoral  
Appointee

HOWARD A. DENIS, U.S. House of Representatives  
ELYSE GREENWALD, U.S. Senate  
PETER MAY, Department of the Interior  
BRADLEY PROVANCHA, Department of Defense  
HARRIET TREGONING, Office of the Mayor of  
the District of Columbia  
BETH WHITE, Presidential Appointee

MINA WRIGHT, General Services Administration

NCPC STAFF PRESENT:

MARCEL C. ACOSTA, Executive Director  
ANNE SCHUYLER, General Counsel  
DEBORAH B. YOUNG, Secretary to the Commission

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P-R-O-C-E-E-D-I-N-G-S

12:33 p.m.

ACTING CHAIRMAN MILLER: Good

afternoon. Welcome to the National Capital  
Planning Commission's February 2nd, 2012  
meeting.

Would you all stand and join me in  
the Pledge of Allegiance.

(PLEDGE OF ALLEGIANCE RECITED)

ACTING CHAIRMAN MILLER: Thank  
you. For all in attendance, our meeting today  
here is being live streamed on the NCPC's  
website.

Noting the presence of a quorum, I  
would like to call the meeting to order.

If there is no objection, the open  
session agenda is adopted as the order of  
business.

[INSERT - AGENDA]

1                   ACTING CHAIRMAN MILLER:I should  
2                   report that the Chairman will not be here  
3                   today and I, Rob Miller, will be chairing the  
4                   meeting in his stead.

5                   REPORT OF THE CHAIRMAN

6                   ACTING CHAIRMAN MILLER:    Agenda  
7                   Item Number 1 is Report of the Chairman.

8                   As you all may know, President  
9                   Obama has appointed Beth White as a Member of  
10                  this Commission. We are very happy to have  
11                  Ms. White with us today and the expertise that  
12                  she will bring to this body. So, welcome.  
13                  Thank you.

14                  Agenda Item Number 2 is the report  
15                  of the Executive Director. Mr. Acosta.

16                  REPORT OF THE EXECUTIVE DIRECTOR

17                  MR ACOSTA: Thank you, Mr. Chair  
18                  and welcome to the Commission, Ms. White.

19                  I only have two items to report  
20                  that might be of interest to the general  
21                  public.

22                  First of all is our update of the

1 Comprehensive Plan. On January 24th, we held  
2 two outreach events to support the work of  
3 creating the urban design element for the Comp  
4 Plan. Close to a hundred Federal and local  
5 agency representatives as well as members of  
6 the general public attended two sessions that  
7 we held that day.

8 We're in the process right now of  
9 compiling comments from the session and also  
10 in the process of developing ideas for the new  
11 element. These ideas will be discussed with  
12 the Urban Design Task Force whose next meeting  
13 is targeted for late February.

14 Also, we have posted a new website  
15 to collect public feedback on the design of  
16 the Federal spaces in the region as part of  
17 the urban design element. Visitors to our  
18 website can suggest design values and issues  
19 that they think should inform the design of  
20 Federal buildings, campuses and public spaces  
21 in the National Capital Region.

22 This will also help us with our

1 public outreach and also help the Commission  
2 staff develop new policies as it pertains to  
3 these spaces as we develop the Comp Plan.

4           Second, on January 30th, NCPC and  
5 GSA announced a request for qualifications to  
6 design a new temporary outdoor commemorative  
7 installation in Washington, D.C. The purpose  
8 of this design competition called Beyond  
9 Granite is to enhanced a prominent but under-  
10 utilized public space in the City's monumental  
11 core by fostering a public dialogue regarding  
12 the nature of commemoration in the Nation's  
13 Capital. This installation will be at 12th  
14 Street in the Ariel Rios Hemicycle, 12th  
15 Street between Pennsylvania Avenue and  
16 Constitution Avenue in the Federal Triangle.

17           So, we invite artists and  
18 designers to propose their ideas as part of  
19 this and you'll also find more information on  
20 our website at [ncpc.gov](http://ncpc.gov).

21           And with that, that concludes my  
22 presentation.

1 [INSERT - REPORT OF THE EXECUTIVE DIRECTOR]

1                   ACTING CHAIRMAN MILLER: Thank  
2 you, Mr. Acosta.

3                   Are there any questions from  
4 Commission Members? Okay.

5                   LEGISLATIVE UPDATE

6                   ACTING CHAIRMAN MILLER: Agenda  
7 Item Number 3 is the Legislative Update. Ms.  
8 Schuyler.

9                   MS. SCHUYLER: Thank you and  
10 welcome, Commissioner White.

11                   Two items to report today, sir.  
12 The first is regarding the Frank Buckles World  
13 War I Memorial Act which is a bill pending  
14 before the House.

15                   On January 24th -- that particular  
16 bill by the way, among others, designates the  
17 District of Columbia Memorial in Washington,  
18 D.C. as a National Memorial and there also  
19 would be proposed to establish some additional  
20 commemorative works at that site.

21                   The Subcommittee on National  
22 Parks, Forests and Public Land held a hearing



1 on January 24th, 2012. So, it is beginning to  
2 progress through the legislature, through  
3 Congress.

4 The second item is, I think, a  
5 congratulatory to the Agency. There has been  
6 pending before Congress for a number of years  
7 legislation to penalize Federal employees who  
8 do not pay their taxes and the reason I'm  
9 raising this is because a few years back the  
10 statistics indicated that NCPC had a  
11 particularly high percentage. I suspect it is  
12 -- might be one askewed statistic by virtue of  
13 this being a small agency. Nonetheless,  
14 statistics were released last week. The  
15 Agency has zero this term.

16 ACTING CHAIRMAN MILLER:

17 Congratulations. We need -- we all need those  
18 tax dollars.

19 COMMISSIONER PROVANCHA: One

20 comment if we could.

21 ACTING CHAIRMAN MILLER: Sure.

22 COMMISSIONER PROVANCHA: Mr.

1 Buckles, outstanding American. Most folks are  
2 aware the he was one of the last survivors of  
3 World War I. We were fortunate to invite him  
4 to the Pentagon for some special recognition  
5 a few years ago before he died last spring at  
6 107 -- 108. Tremendously inspirational story  
7 of Mr. Buckles. Highly worthy of  
8 commemoration. His accomplishments and  
9 achievements and contributions, but the entire  
10 generation that he represented.

11 ACTING CHAIRMAN MILLER: Thank  
12 you.

13 CONSENT CALENDAR

14 JAPANESE LANTERN SITE ENHANCEMENTS

15 ACTING CHAIRMAN MILLER: Agenda  
16 Item Number 4 is the Consent Calendar. We  
17 have one item on the Consent Calendar and it  
18 is the Japanese Lantern Site Enhancements on  
19 the Tidal Basin.

20 PARTICIPANT: Move for adoption.

21 ACTING CHAIRMAN MILLER: Are there  
22 any questions?

1 PARTICIPANT: Second.

2 COMMISSIONER PROVANCHA: Some  
3 discussion.

4 ACTING CHAIRMAN MILLER: All those  
5 in favor?

6 COMMISSIONER PROVANCHA: Some  
7 discussion.

8 ACTING CHAIRMAN MILLER: Oh.

9 COMMISSIONER PROVANCHA: One minor  
10 concern. I think the language is carefully  
11 couched. It has to do with -- I think the  
12 terminology used is considering -- consider  
13 using one material.

14 The only cautionary note that we  
15 have is clearly that the arrangements, the  
16 choice of materials, the pathways and so  
17 forth, the selection of materials is integral  
18 to the design and should be respectful, if you  
19 will, of the concept of the creator. So, if  
20 the language is only consider as opposed to  
21 substitute and restrict the use to one  
22 material for the pathway, we would have some

1 concerns. But, appreciate the flexible  
2 language that is currently is in the staff  
3 report about considering one material as  
4 opposed to requiring one material.

5 ACTING CHAIRMAN MILLER: Any  
6 further discussion or staff comment?

7 All in favor signify by the sound  
8 of aye.

9 (Ayes.)

10 ACTING CHAIRMAN MILLER: All  
11 opposed? The ayes have it.

12 [INSERT - JAPANESE LANTERN SITE ENHANCEMENTS]

ACTION ITEMS

MASTER PLAN FOR THE  
INTELLIGENCE COMMUNITY

ACTING CHAIRMAN MILLER: Agenda

Item Number 5A is the Master Plan for the  
Intelligence Community Campus in Bethesda.  
Mr. Hinkle.

MR. HINKLE: Thank you, Mr. Vice  
Chair and Commissioners. Good afternoon.

Before I get started, I just  
wanted to note within your packages that you  
received today there is some correspondence  
expressing support from both Montgomery County  
Executive Isaiah Leggett as well as  
Congressman Chris Van Hollen's office and in  
addition, we received this morning some verbal  
support for the project via telephone from the  
Montgomery County Council President Roger  
Berliner's office. So, I just wanted to note  
those letters of support before I get started.

[INSERT - LETTERS OF SUPPORT]

1 MR. HINKLE: So, the Army Corps of  
2 Engineers is here today seeking final approval  
3 for the master plan for the Intelligence  
4 community Campus in Bethesda and this was  
5 reviewed by the Commission last December. So,  
6 this is a bit of a follow-on conversation.

7 So, within my presentation today,  
8 I'm really going to focus on some of the key  
9 issues and concerned primarily related to the  
10 parking garage. It's size and location. So,  
11 I won't get into a lot of the other details  
12 related to the master plan project itself.

13 But, just to give the Commission  
14 an idea of the site, you know, what's being  
15 proposed, it's really a complete redevelopment  
16 of the entire site for use by the intelligence  
17 community. Goals for the project are to  
18 create a modern and mission capable facility  
19 to maximize the use of some existing Federal  
20 space, to the meet antiterrorism enforced  
21 protection requirements within this facility  
22 as well as to improve the site's environmental

1 impacts and there is no change in the size of  
2 the site being proposed. So, it's -- the  
3 site's approximately 39 acres and it's being  
4 designed for a maximum of 3,000 employees.

5 On the top is a photograph that  
6 shows the existing conditions. The site's  
7 made up of primarily five main structures:  
8 the Emory Hall, Erskine Hall, Abert Hall,  
9 Roberto Hall and Maury Hall. Significant  
10 amount of surface parking and then primarily  
11 a small landscape area historical out front of  
12 Erskine Hall.

13 In the below illustration, it  
14 shows kind of conceptual ideas to -- where  
15 this redevelopment would go and just of notice  
16 is the significant reduction in surface  
17 parking. The idea is to place that in the  
18 proposed garage.

19 The site's located just northwest  
20 of Washington, D.C. along the Potomac River.  
21 You have the George Washington Memorial  
22 Parkway running along the west side. Within

1 that, the C&O Canal, Clara Barton Parkway and  
2 then you have MacArthur Boulevard running just  
3 to the immediate west of the site.

4 The site is the former  
5 headquarters of the National Geospatial  
6 Intelligence Agency. The use that's being  
7 proposed is similar to its former use. The  
8 site's been a Federal facility since 1945. It  
9 was originally an expansion site for the Army  
10 Map Service which was established in 1942 just  
11 south of the site we're looking at at  
12 Dalecarlia Reservoir. The site's significant  
13 for its leadership role in military mapping in  
14 World War II as well as its subsequent role in  
15 the mapping technology since then.

16 This is another aerial view of the  
17 site. Just to talk a little bit about its  
18 surroundings, what you have primarily are some  
19 single family residenceals.

20 Let me orient you a little bit.  
21 This is north, south, west and east and I have  
22 to apologize throughout this presentation.



1 The orientation of these graphics change. So,  
2 if you remember, the National Park property is  
3 to the west and the site fronts on Sangamore  
4 Road which is to the east. That should help  
5 you out a little bit.

6 But, again, there's -- it's  
7 primarily surrounded by single-family homes  
8 both to the south and to the north and I'll  
9 point out a neighborhood Wapakoneta Road in  
10 this location. There's a shopping center  
11 across the street from Sangamore Road. A  
12 shopping and office complex and then some  
13 multifamily housing surrounding that and  
14 again, the National Park Service property up  
15 to the north along the Potomac River.

16 Just a couple of shots to give you  
17 an idea of the current conditions of the site.  
18 This is -- all three of these photos are from  
19 Sangamore Road. This one is looking south  
20 towards some of the primary structures on the  
21 site. You could see the surface parking and  
22 the a portion of the existing gate with the

1 primary site access in this location.

2 This is a photograph looking north  
3 on Sangamore Road. Again, the existing gate  
4 facility and the primary access to the site  
5 which currently forms a four-way intersection  
6 with Sentinel Road at Sangamore.

7 The bottom photo is a little bit  
8 further south on Sangamore Road. You're  
9 looking at Erskine Hall through the trees and  
10 this is the green oval in front of that  
11 structure.

12 Here's two photographs from the  
13 rear or the west side of the site on MacArthur  
14 Boulevard looking up towards it. You can see  
15 some of the structures through the trees when  
16 the foliage is not in bloom. But, this  
17 essentially is the same location looking where  
18 we do have some foliage and the site is  
19 minimally seen through the trees at this  
20 point.

21 So, what the Commission saw last  
22 December was a site plan that looked like this

1 and let me just run through what the --  
2 quickly what the proposal is. There's a  
3 demolition of three structures: Emory Hall,  
4 Abert Hall as well as the existing gate  
5 facility which you just saw in the photograph.  
6 Modernization of the remaining structures in  
7 this location as well as some new construction  
8 both here and then some new structure in this  
9 location.

10 In addition, what's being proposed  
11 is a new visitor control center, a new gate or  
12 vehicle inspection station as well as the  
13 garage. What's represented here is an initial  
14 concept for the location of the garage  
15 outlined in yellow and actually, what the  
16 Commission saw and what was -- what was  
17 presented last December was a revised location  
18 for the garage outlined in purple and then at  
19 the time, there was some discussion about  
20 relocating the access to the northeast corner  
21 of the site. Just to let you know, that is  
22 still a proposal to be done as a temporary

1 access point during construction.

2 The site is currently being used.  
3 There's about 400 employees at the site and it  
4 will continue to be used throughout the  
5 redevelopment. So, the idea is to construct  
6 this during the reconstruction of this phase  
7 to allow the employees to enter and then  
8 towards the end of the reconstruction, this  
9 access will be reconfigured and placed back to  
10 its original location.

11 At this review, it was the  
12 Commission's action to defer any sort of  
13 motion on the master plan and primarily, there  
14 were concerns about how this garage affects  
15 the forested area in this location as well as  
16 the views from the Potomac River and from the  
17 valley as well as some stormwater issues  
18 related to the placement of the garage.

19 So, what the Commission required  
20 was that the Applicant evaluate alternatives  
21 to the size, the location and the capacity of  
22 the parking garage and to include the

1 exclusion of the parking garage from the  
2 secured perimeter.

3 So, the Applicant's back with a  
4 response to those requests. What they've done  
5 is actually reduce the onsite parking by 415  
6 spaces. So, that's from 2240 to 1825 and this  
7 allowed for a smaller garage size, smaller  
8 garage footprint and then they also looked a  
9 little bit at modifying the garage siting.  
10 So, they pulled it as east as they can and  
11 just about as north as they can and then  
12 modified some of the associated landscaping in  
13 this area.

14 And they also studied alternative  
15 locations for the parking garage. I will walk  
16 you through those shortly.

17 And then they confirmed with the  
18 Director of National Intelligence that there  
19 is a mission requirement to include parking  
20 within the site-secure perimeter.

21 And staff understands that, you  
22 know, the DoD's antiterrorism enforced

1 protection as well as the UFS requirements  
2 really impact urban design and transportation  
3 and sustainability issues that are of concern  
4 to the Commission.

5 But, in this instance, you know,  
6 despite the Applicant's confirmation that  
7 secure parking is a mission requirement, we  
8 feel that the primary issues related to the  
9 deforestation and views and traffic have been  
10 effectively minimized through this design.

11 But, just in terms of the larger  
12 policy and related to the DoD's regulations  
13 and NCPC's policies, staff is currently  
14 working with the Office of the Deputy  
15 Undersecretary for Defense for Installations  
16 and Environment to schedule a Commission  
17 briefing on the Department's ongoing efforts  
18 to update some of the planning and design  
19 criteria related to overall installation  
20 master planning. So, that is coming up and we  
21 do understand the concerns there.

22 Just to go back, so, again, this

1 is what's currently proposed, but I wanted to  
2 point out that there's actually been no change  
3 to the remainder of the elements within the  
4 master plan. So, it's, you know,  
5 modernization of the remainder of the  
6 buildings onsite, a new vehicle inspection  
7 station, a new visitor control center and then  
8 importantly, I think for this plan, the  
9 removal of a significant amount of surface  
10 parking and making that space back into green  
11 space. So, that's what's in front of the  
12 Commission today.

13 Just to explain how the Applicant  
14 got to where they are today, they spent a  
15 tremendous amount over the last couple of  
16 months coordinating with the community,  
17 coordinating with other stakeholders. They've  
18 held one public meeting at the Washington  
19 Waldorf School early in January which is  
20 adjacent to the site and this location.

21 At that time, they presented a  
22 scheme to reduce parking by 200 spaces.

1 Following that, there were additional  
2 conversations with the community. The  
3 community came with a proposal within a MOU  
4 that if the Applicant could commit to some  
5 specific mitigation measures and reduce the  
6 parking by another 200 spaces that the  
7 community could be in support of this project.

8 So, that's kind of the stats that  
9 I've gone over the last two months and the  
10 illustration kind of is intended to show the  
11 evolution of the garage design during that  
12 time. So, what you have again is the initial  
13 concept design for the garage in green, what  
14 the Commission saw in purple and -- what the  
15 Commission saw in December is in purple. What  
16 was proposed by the Applicant to the community  
17 in early January is what's outlined in orange.  
18 So, you can see the garage is reduced in size  
19 as well as pushed back as far east and as far  
20 north as they could get it and then again with  
21 an additional reduction in 200 parking spaces.  
22 What you see in blue today is what's being



1 proposed.

2 Now, to just wade through the  
3 alternatives that they did look at in terms of  
4 siting the garage, they did three  
5 alternatives: The mid-site alternative, the  
6 northeast alternative and the northwest  
7 alternative. Which is actually what's in  
8 front of you today.

9 Just before I get into those  
10 alternatives, I just wanted to describe the  
11 site a little bit. There is a 30-foot drop in  
12 elevation from Sangamore Road down to the  
13 palisades and the intent on the Applicant's  
14 part is to construct a six-level garage, four  
15 above grade, two below and to use this slope  
16 to allow portions of the two lower levels of  
17 the garage to be open and this actually  
18 reduces their requirement for fire suppression  
19 as well as air ventilation systems. So, the  
20 idea is to use the slope to design a six-level  
21 garage with only four above grade.

22 And photo just is a shot from --

1 recent shot. It's a little bit difficult to  
2 tell, but you can actually see the slope going  
3 down from Sangamore Road to the edge of the  
4 lot.

5 Oh, and just a last point, there  
6 is some bedrock. Bedrock has become an issue.  
7 If you lower the garage even further, that'll  
8 require some additional work and potentially  
9 some blasting to work through that bedrock.  
10 So, that is another consideration.

11 So, the first alternative is the  
12 mid-site alternative. That's placing the  
13 garage adjacent to the north edge of the site,  
14 but midway between the western edge and the  
15 eastern edge and certainly, it increases the  
16 setback from the west side so that you  
17 preserve the forested area and some of the  
18 specimen trees that are in this area. But,  
19 you begin to impact some of the views from the  
20 Sangamore Road and the eastern side of the  
21 site.

22 It's also a potential to begin to

1 impact what currently is a tree buffer along  
2 the northern edge and you begin to have some  
3 difficulty in configuring the access roadway  
4 and getting the required security in this  
5 area.

6 In addition, the visitor control  
7 center is pushed closer to Sangamore Road  
8 which is something that the neighborhood  
9 doesn't necessarily desire and a part from  
10 what's currently being proposed which is to  
11 move the security fence back along Sangamore  
12 Road, you potentially will be pushing that  
13 back to its current location which is  
14 essentially adjacent to the sidewalk.

15 Now, this is a second alternative,  
16 the northeast alternative. It's pushing the  
17 garage, of course, to the northeast corner.  
18 This has some of the same benefits as well as  
19 some of the cons of that last alternative.

20 The one thing I forgot to mention  
21 as well in the last alternative which this  
22 alternative also have is with that elevation

1 change you're actually putting the top level  
2 of the garage higher than the location of the  
3 garage in this and that further could impact  
4 the views from across the Potomac River simply  
5 because the garage is higher. It's getting up  
6 above the trees and could potentially impact  
7 that view from across the river.

8           And again, you have the garage  
9 adjacent to Sangamore Road. You're beginning  
10 to impact the view from this side as well as  
11 from the park and the school. You run into  
12 some difficulties in terms of configuring the  
13 roadway and what you would get is some  
14 potential conflicts between pedestrians coming  
15 out of the garage towards the buildings and  
16 the roadway itself. But, again, you do  
17 preserve all the forested area on the west  
18 side and gain some additional open space.

19           And then the third alternative is  
20 the northwest alternative and, you know, you  
21 resolve the issues of impacting the view along  
22 Sangamore Road. You have some additional room

1 to work the roadways through. You're able to  
2 push back the visitor control center as well  
3 as the gate away from Sangamore Road. You're  
4 also allowed, you know, more room for  
5 landscaping in this area.

6 But, again, you do impact some of  
7 the forested area. However, because the  
8 garage is lower, because of that slope down on  
9 the site, you potentially have the opportunity  
10 to keep it somewhat below the tree line and  
11 less visible from across the rive.

12 So, really with that analysis, the  
13 Army Corps really determined that the  
14 northwest location is the best overall  
15 location. However, they're looking at it with  
16 a smaller garage at this point. So, again,  
17 they've reduced the footprint by 20 percent by  
18 eliminating two parking bays as a result of  
19 the reduction in parking.

20 They modified the garage siding.  
21 They pushed it as east and as north as they  
22 possibly could and they modified the

1 associated landscape design and I'll get into  
2 more details in a second on that. But, they  
3 maintained most of the existing palisades  
4 topography on the west side of the garage.  
5 They added a reverse slope berm and a screen  
6 of evergreen trees and then they reduced the  
7 size of a temporary stormwater retention area  
8 at the southwest corner of the garage which  
9 essentially eliminates the need to take down  
10 additional trees for that temporary facility.

11 This is a slide that shows the  
12 design progression of the garage from the  
13 concept level to today and in the middle is  
14 what the Commission reviewed in December.

15 At the time of concept, it was  
16 thought to do clear all the way to the  
17 property line. So, clear that forest space  
18 all the way around. Which is really about  
19 three acres of wooded area that would be  
20 impacted.

21 In December, that area of impact  
22 has been pulled back as you can see as denoted

1 by the green light here and then what's being  
2 proposed today is even the further reduction  
3 of impact on that forested area with the  
4 garage to approximately less than one acre.

5 This is a slide that staff put  
6 together. What's shown in red is essentially  
7 the portion of landscaping, the wooded area as  
8 well as the service road and some additional  
9 landscape area that would be impacted by the  
10 footprint of the garage as it's proposed.

11 From staff's analysis, we think this is  
12 approximately .2 acres.

13 This is showing roughly the  
14 footprint of the proposed garage and how it  
15 would lay within the existing parking lot and  
16 that portion of landscaped area and then  
17 further, what would be impacted is a portion  
18 of the forested area in this location. That's  
19 for construction purposes as well as the  
20 stormwater retention area temporary which  
21 would be in this location. As well as for  
22 placing the security fence and some other

1 features.

2           So, to look at it in a different  
3 way, this is the plan of what's being proposed  
4 with the garage in this location. What's  
5 outlined in yellow is essentially where the  
6 outer edge of the existing pavement is.  
7 What's outlined in green is, you know, a rough  
8 estimate of where the existing forested area  
9 is in this location.

10           Then we've laid the garage  
11 footprint which is the red rectangle as well  
12 as the security fence in this location just so  
13 you can see that impact on what exists today  
14 and then what's being proposed is again you  
15 have the garage footprint, the security fence  
16 brought into this location and then you have  
17 a berm. So, the garage, all six levels, will  
18 be viewable from this location, but then you  
19 have a flat area clear zone related to the  
20 security fence and then a berm going up to the  
21 existing topography of the palisades in this  
22 location which then go down both in this



1 direction and this direction.

2 To clarify, this is a section.  
3 Down here this is Wapakoneta Road at this  
4 location and then, of course, the proposed  
5 garage in this location. So, the section's  
6 taken here.

7 Just to orient you, this is the  
8 existing grade of the existing parking lot.  
9 The garage that's proposed with all six levels  
10 in this location. You have a clear zone of 15  
11 feet, the perimeter fence and then you'll have  
12 this berm going up to the point to meet the  
13 existing topography of the palisades which is  
14 retained in this location here.

15 You're standing on Wapakoneta  
16 Road. You'll be looking through the existing  
17 trees up to just a small portion of the garage  
18 with a proposed evergreen screen in this  
19 location.

20 So, this is an illustration of  
21 what that view is. You have the existing  
22 topography. So, this represents just about

1 the point where the existing parking lot meets  
2 the palisades. Behind it you have, of course,  
3 the garage and then the proposed evergreen  
4 screen of trees.

5 What's not shown in this is a  
6 proposed green screen along both the south and  
7 the west, this is the west, facade of the  
8 garage.

9 This is just another illustration  
10 and this is the garage as viewed from  
11 MacArthur Boulevard. Again, see the garage  
12 through the trees. What's not shown here is  
13 the screen of evergreen trees as well as the  
14 proposed green screens in the garage.

15 This is that view I showed you  
16 before from across Sangamore Road up on the  
17 northeast side of the site looking down with  
18 that slope down to the edge. With the  
19 placement of the garage, this is what you  
20 would see. Again, the garage in the back.  
21 You have the visitor control center and the  
22 gate more in the foreground and then you have

1 that temporary entrance gate that's being  
2 proposed and again, this would be removed  
3 during final construction and the area would  
4 be re-landscaped.

5 But, I'd note you can see how the  
6 garage relates to the existing structures as  
7 well as the trees in the back are existing  
8 trees along that palisade. So, they will help  
9 screen the garage from that west side and from  
10 the Potomac River valley.

11 This is an old graphic. So, the  
12 garage placement is not necessarily correct,  
13 but the height that's being represented is.  
14 So, I wanted to show the relationship of  
15 what's being proposed in terms of the garage  
16 to some of the existing buildings. The  
17 garages at the top parapet would be  
18 approximately 275 feet above sea level. You  
19 could compare that to what's existing on  
20 Erskine Hall which is at 341 feet above sea  
21 level.

22 So, with that in consideration,

1 you can take an image from -- this is from  
2 Chain Bridge and put in approximately where  
3 the garage would be. If you're look, you  
4 could see the top of Erskine Hall just peaking  
5 above the trees and the garage would be  
6 significantly below that and actually screened  
7 by those trees up front from this view.

8 This is just another view from the  
9 across the river trying to show the same  
10 concept. Again, you have Erskine Hall in this  
11 location and then the proposed garage in this  
12 location.

13 In terms of stormwater management,  
14 you know, currently, there are some stormwater  
15 issues with the site. Following  
16 redevelopment, the overall site stormwater  
17 management will be significantly improved.  
18 They will be in full compliance with the  
19 Federal Energy Independence and Security Act  
20 or EISA. They will be in full compliance with  
21 the Maryland Department of Environment  
22 Regulations.

1                   There's a commitment to restore  
2                   previously eroded areas on the site and there  
3                   is a commitment to continue to work with the  
4                   Department of Defense, the National Geospatial  
5                   Intelligence Agency, the National Park Service  
6                   and Congress as well as other stakeholders to  
7                   really facilitate the restoration of some  
8                   previously eroded areas off the site primarily  
9                   on National Park Service land.

10                   And so, I know we have a number of  
11                   speakers and we have some representatives from  
12                   the Applicants themselves who want to talk  
13                   about stormwater issues. So, I'm going to  
14                   leave it up to them and let them focus on that  
15                   and I'll just continue the presentation here.

16                   So, just in summary, to pull it  
17                   altogether, again, we have the complete  
18                   redevelopment of an existing Federal facility  
19                   designed for a maximum of 300 employees.

20                   Since the Commission last saw it,  
21                   there has been a reduction in proposed  
22                   employee parking. So, that's -- you know, at

1 the time the Commission saw this in December,  
2 it was 2,000 employee parking spaces and now,  
3 it's down to 1560 and that gets us to an  
4 employee parking ratio of 1 to 1.92 which is  
5 well within the Commission's policies.

6 The tree clearing on the site has  
7 been minimized to less than one acre and  
8 there's a commitment to preserve all the  
9 specimen trees within the wooded area. I'm  
10 speaking specifically of this area.

11 There's a reconfigured side  
12 entrance. Again, they'll bring it back to  
13 this four-way stop here in accordance with the  
14 Montgomery County Department of Transportation  
15 and, you know, of most importance I think  
16 related to redevelopment of the site is a  
17 total reduction in impervious surface by  
18 approximately 50 percent and again, that's  
19 represented by green on this graphic. Which  
20 is, you know, the transformation of all this  
21 existing surface parking to green space.

22 And just real quick just to remind

1 the Commission, this is being proposed to be  
2 constructed in two phases: the north campus  
3 site and then the south campus site. The  
4 north campus site includes the parking garage,  
5 vehicle inspection station and the visitor's  
6 control center as well as the reconfigured  
7 access, temporary access, in this location and  
8 then the south campus is the remainder of the  
9 site.

10 So, because of all this activity,  
11 essentially the plan you have in front of you  
12 now, you know, has really been -- come  
13 together about two weeks ago. There's a lot  
14 work to be done in terms of master planning  
15 documents. Specifically, the site development  
16 guide which is the master plan document needs  
17 to be updated to reflect this new plan. The  
18 traffic impact study and the transportation  
19 management plan need to be revised to reflect  
20 the reduction in parking capacity and the  
21 reconfiguration of the site access.

22 The Applicant has received a

1 conditional stormwater management permit from  
2 the Department of Environment. What they need  
3 to do is have this amended based on this  
4 additional change to the master plan.

5 They have -- through a letter to  
6 NCPC, they have shown what was previously  
7 proposed as in compliance with EISA  
8 regulations, but that would need to be a -- a  
9 new analysis would need to be made and  
10 provided to us to demonstrate compliance with  
11 EISA and then they do have an approved forest  
12 conservation plan based on the concept plan  
13 and that would again need to be revised.

14 So, what they're asking for from  
15 the Commission today is approval of the master  
16 plan to complete some of the analysis and the  
17 engineering that they need to do to get those  
18 numbers in terms of how much forest is  
19 actually impacted, what are the stormwater  
20 numbers and how those could be -- how the  
21 stormwater facilities could be reconstructed  
22 to capture as much as they can onsite based on



1 this new plan. So, that's the request today.

2 So, with that, I'll apologize  
3 upfront. There's five slides of  
4 recommendations. However, they're formatted  
5 in a way to -- because we don't have those  
6 final documents complete to actually describe  
7 what the master plan is and then describe  
8 those outstanding issues that need to be  
9 addressed.

10 So, with that, it's the Executive  
11 Director's recommendation to approve the  
12 master plan for the Intelligence Community  
13 Campus in Bethesda and note that the final  
14 master plan includes a maximum site capacity  
15 of 3,000 employees. It includes a total  
16 onsite parking capacity of 1825 spaces with a  
17 total number of employee parking spaces of  
18 1560. It includes a parking garage that is  
19 approximately 248 feet in width and 385 feet  
20 in length and has a maximum capacity of 1800  
21 parking spaces.

22 It does not include a provision

1 for a helipad which was an important point for  
2 the community.

3 It includes reestablishment of the  
4 four-way stop sign controlled intersection at  
5 Sangamore Road and Sentinel Drive as part of  
6 the phase two build out to the site.

7 It minimizes the required tree  
8 clearing along the west side of the site to  
9 less than .75 acres and preserves all existing  
10 onsite specimen trees.

11 It includes landscaped 10/15 foot  
12 reverse berm along the west side of the site  
13 and additional berms and vegetative buffers  
14 along the north and east sides of the site to  
15 help screen views of the garage and reduce the  
16 impacts of vehicle lights on the Potomac  
17 Palisades adjacent to the National Park  
18 Service property and surrounding residential  
19 neighborhoods.

20 And it includes provisions to  
21 remediate onsite stormwater run off erosion  
22 and sedimentation damage caused during the

1 previous occupancy of the site.

2 It's the Executive Director's  
3 recommendation to also note that the  
4 Commission will consider the staff  
5 recommendation and Commission action as the  
6 Intelligence Campus - Bethesda Master Plan  
7 until the Applicant submits an updated site  
8 development guide and notes that any changes  
9 to the master plan including but not limited  
10 to changes in the amount of onsite parking and  
11 proposals for additional building construction  
12 are required to be submitted to the Commission  
13 for review.

14 It's staff's opinion that this  
15 plan actually is a great model in how to reuse  
16 a Federal facility. So, there's also a  
17 recommendation to commend the Applicant for  
18 its plan to reuse and modernize an existing  
19 federally-owned facility in a manner that  
20 acknowledges the facility's historic  
21 significance and significantly improves the  
22 environmental sustainability of the site.

1                   And because of all the work that  
2                   the Applicant and the community has done to  
3                   get us to this point, you know, it's really  
4                   our recommendation to commend the Applicant  
5                   and the community for their extensive  
6                   coordination efforts since the Commission's  
7                   December 2011 meeting to resolve issues  
8                   related to sign design, transportation and  
9                   parking, visual impacts, deforestation and  
10                  stormwater management.

11                  In addition, it's the Executive  
12                  Director's recommendation to note that the  
13                  Applicant has committed to submit landscape  
14                  design plans for each project phase to the  
15                  National Park Service to insure compatibility  
16                  with the adjacent national park, to submit  
17                  building and landscape design plans for each  
18                  project phase to the Maryland National Capital  
19                  Park and Planning Commission for review of  
20                  massing, articulation and materials of  
21                  buildings, landscape design and screening and  
22                  to participate in a joint traffic committee

1 which was begun by the community itself with  
2 representatives from the community and the  
3 Montgomery County Department of Transportation  
4 to monitor, analyze and evaluate traffic  
5 congestion and pedestrian safety-related  
6 issues.

7 And to note that the Applicant is  
8 working with the U.S. Congress, Department of  
9 the Army, the National Geospatial Intelligence  
10 Agency, Montgomery County and the National  
11 Park Service and the community to address  
12 possible remediation of offsite stormwater run  
13 off erosion and sedimentation damage caused by  
14 the previous occupancy of the site.

15 We're almost there.

16 And then finally, to request that  
17 the Applicant submit the following information  
18 along with its request for Commission review  
19 of phase one north campus and that's an  
20 updated site development guide and amended  
21 traffic study and transportation management  
22 plan, information demonstrating compliance

1 with the Maryland Department of Environments  
2 local stormwater requirements and the Federal  
3 requirements under Section 438 of the Energy  
4 Independence and Security Act.

5 And then a copy of the signed  
6 letter commitment from the Defense  
7 Intelligence Agency to the Committee which we  
8 actually received this week and it should be  
9 within your package that you have on your desk  
10 and then to encourage the Applicant to  
11 continue its close coordination with NCPC and  
12 all other interested and affected stakeholders  
13 during design development of individual site  
14 and building plans and to maximize onsite  
15 stormwater retention reuse to the extent  
16 technically feasible given the sensitive  
17 nature of the adjacent national parklands to  
18 the west.

19 So, that completes my  
20 presentation, Mr. Vice Chair.

21 [INSERT - ICC - BETHESDA MASTER PLAN]

1

[INSERT - LETTER FROM CITIZENS COORDINATING

2

COMMITTEE ON FRIENDSHIP HEIGHTS, INC.]

1 [INSERT - LETTER FROM EDWARD J. SHEA]



1                   ACTING CHAIRMAN MILLER: Thank  
2                   you, Mr. Hinkle for that thorough presentation  
3                   and thank you and the Commission staff along  
4                   with the Applicant and especially the nearby  
5                   residential communities for all the time and  
6                   effort you've put in during the past two  
7                   months since the Commission's deferral of this  
8                   action item in December to achieve significant  
9                   design changes to the parking garage plus  
10                  other commitments to mitigate the previous  
11                  concerns of the community and the Commission  
12                  regarding traffic views, stormwater and  
13                  deforestation.

14                  We're going to go as quickly as we  
15                  can to the public witnesses, but if the  
16                  Commissioners have specific questions,  
17                  clarifying questions or informational  
18                  questions of Mr. Hinkle, we could entertain  
19                  those now.

20                  Ms. Tregoning.

21                  COMMISSIONER TREGONING: Thank  
22                  you.

1                   ACTING CHAIRMAN MILLER: Oh, wait  
2 a minute. Just one -- I've been reminded by  
3 staff to remind myself and other Commissioners  
4 to pull your mobile devices away from the  
5 microphones.

6                   COMMISSIONER TREGONING: Okay.  
7 Thank you.

8                   Mr. Hinkle, could you just clarify  
9 for me 3,000 is the maximum number of  
10 employees at the site. There will be 1800  
11 parking spaces.

12                   How are most of the people going  
13 to be getting to the site or how are the  
14 balance? The 1200.

15                   MR. HINKLE: There's -- sure.  
16 There's a commitment by the Defense  
17 Intelligence Agency which is essentially the  
18 tenant to really strive and push their TMP.

19                   One aspect of that is they  
20 currently do have a shuttle running to the  
21 Friendship Heights Metro Station I believe and  
22 the idea is to further increase that service

1 and they're actually looking at ways to use  
2 that service in part or allow the community in  
3 part to use that service as well.

4 But, one of the needs I guess that  
5 they need to do is actually modify the  
6 Transportation Management Plan based on this  
7 reduction in parking, but the idea is to  
8 significantly increase, you know, in part that  
9 shuttle service that they have implemented.

10 COMMISSIONER TREGONING: I noticed  
11 that there was a bus shelter identified on  
12 Sangamore Road. Do you know how many people  
13 come by bus offhand?

14 MR. HINKLE: No, I don't have  
15 that.

16 COMMISSIONER TREGONING: Okay.  
17 Well, maybe when the -- later on in the  
18 presentation. Thank you.

19 MR. HINKLE: Sure.

20 ACTING CHAIRMAN MILLER: Other  
21 Commissioners?

22 COMMISSIONER PROVANCHA: Just one

1 question. As I recall in that presentation,  
2 there's a green screen on the west side of the  
3 parking garage on the river side. Green  
4 screen on the east side visible form the  
5 Sangamore Road?

6 MR. HINKLE: No, it's actually  
7 proposed to be on the west side and the south  
8 side. So, that's --

9 COMMISSIONER PROVANCHA: West and  
10 south.

11 MR. HINKLE: -- the two primary  
12 sides adjacent to the national park.

13 COMMISSIONER PROVANCHA: But, not  
14 at this time on the east?

15 MR. HINKLE: Not at this time.

16 ACTING CHAIRMAN MILLER: Any  
17 questions? Commissioner White.

18 COMMISSIONER WHITE: I have a  
19 follow-up question on the traffic and I was  
20 also intrigued with so much of the Traffic  
21 Management Plan focused on incentives which I  
22 thought were really positive and encouraging

1 ride sharing and transit incentives. So, I'm  
2 curious going forward.

3 Do you know if they will set some  
4 benchmarks to answer the question that Harriet  
5 was just asking about whether they're having  
6 any impact? Because I think this could be a  
7 really good leadership model.

8 MR. HINKLE: Sure.

9 COMMISSIONER WHITE: And the fact  
10 that there's a joint traffic committee with  
11 the community I think is a really positive  
12 sign, but if they could report back on how  
13 it's working perhaps would be really helpful.

14 MR. HINKLE: Sure. The proposed  
15 MOA that the community put forward and the  
16 response back, the letter of commitment by the  
17 DIA, the agreement within that based on the --  
18 was to reduce the parking by additional 200  
19 parking spaces with the understanding that  
20 when the site is fully operational, when -- if  
21 there's a need through an evaluation for  
22 additional parking because some of those TMP

1 measures are not working, then there could be  
2 an additional 200 spaces placed at grade  
3 somewhere on the site. That again would need  
4 a full vetting through the Commission, a  
5 modification to the master plan and, you know,  
6 other reviews. But, that was the agreement.

7 So, there is a process to evaluate  
8 whether those TMP measures are working and if  
9 in the future there is a need for additional  
10 parking on the site.

11 COMMISSIONER WHITE: Great. Thank  
12 you.

13 ACTING CHAIRMAN MILLER: Thank  
14 you. Any other questions from Commissioners?

15 If not, at this time, we'll move  
16 to the public participation part of the  
17 meeting. We have nine persons signed up to  
18 speak. Six representing organizations who  
19 each have five minutes to speak and three  
20 representing themselves who have three minutes  
21 each to speak.

22 [INSERT - LIST OF REGISTERED SPEAKERS]

1                   There's a clock, please note, on  
2                   the wall that will count down your allotted  
3                   time.

4                   If you have not completed your  
5                   comments when the buzzer sounds, the friendly  
6                   buzzer, please quickly summarize the remainder  
7                   of your comments.

8                   We'll first call Mr. Laird  
9                   Patterson representing Sumner Square  
10                  Condominium Association. Please come forward.

11                  MR. PATTERSON: Good afternoon.  
12                  I'm Laird Patterson representing the Sumner  
13                  Square Condominium. We are the 34-unit  
14                  townhouse development that sits directly  
15                  across Sangamore Road from the existing  
16                  parking lot and the proposed temporary  
17                  entrance.

18                  John Harbeson from the Sumner  
19                  Village has an excellent statement which he  
20                  will be giving I thought before me, but  
21                  essentially in the interest of time, our  
22                  association fully endorses the statement that

1 Mr. Harbeson will make and is in support of  
2 the Executive Director's recommendations with  
3 the caveats therein with one addendum.

4 I'd just like to note that from  
5 our perspective the agreement to participate,  
6 the VI's agreement to participate in an  
7 ongoing traffic committee is vitally important  
8 and we -- that is a key ingredient in our  
9 willingness to endorse this recommendation.

10 So, with that, thank you.

11 ACTING CHAIRMAN MILLER: We'll  
12 next go to Mr. John Harbeson representing  
13 Sumner Village Community Association.

14 Mr. Harbeson, welcome.

15 MR. HARBESON: Thank you. Thank  
16 you, Mr. Vice Chairman.

17 I have a statement that I gave at  
18 the desk in multiple copies.

19 My name is John Harbeson. I'm a  
20 member of the Governing Board of the Sumner  
21 Village Community Association. I've been  
22 designated by the SVCA Board as a



1 representative to deliberations of these  
2 communities affected by the redevelopment of  
3 the ICCB plan.

4 Sumner Village is located to the  
5 east of the -- Sumner which is across  
6 Sangamore from the ICCB site. We are a  
7 community of 395 condo units and approximately  
8 650 residents.

9 We are very appreciative of the  
10 responsiveness that the Defense Intelligence  
11 Agency and the Corps of Engineers have  
12 demonstrated to the concerns of the  
13 communities affected by the planned  
14 development of the ICCB site.

15 SVCA is prepared to support the  
16 ICC master plan as presented to the affected  
17 communities on January 10th and 12th, 2012 and  
18 as further amended by the incorporation in it  
19 of the letter of January 30th, 2012 to these  
20 communities from Admiral James Manzelmann,  
21 Executive Agent to the Office of the Director  
22 of National Intelligence on behalf of the DIA.

1 [INSERT - LETTER FROM JAMES MANZELMANN]

1 MR. HARBESON: Our support for the  
2 plan as amended by this letter from DIA is  
3 conditioned on the following.

4 Unnumbered bullet point seven in  
5 the NCPC Executive Director's recommendations  
6 providing for "additional berms and vegetative  
7 buffers along the north and east sides of the  
8 site" is incorporated in the Manzelmann letter  
9 and the master plan consistent with the  
10 commitments made at the January 10th and 12th  
11 meetings with the community representatives.

12 B. To the extent that creation of  
13 an additional 200 surface parking places is  
14 deemed to become necessary, those spaces are  
15 situated in such a way that one, backup on  
16 Sangamore does not occur; two, congestion is  
17 not exacerbated at the critical junctions of  
18 Clara Barton, Mass Avenue and Sangamore and  
19 Sangamore and MacArthur; three, loss of  
20 planned green space is minimized and four,  
21 these additional spaces are located away from  
22 the east end of the site to the extent

1 possible and lastly, continuing efforts are  
2 made to further reduce, minimize forest loss  
3 particularly on the western and southern  
4 borders of the site so as to maintain the  
5 quality of the Puttman River Valley.

6 Thank you, Mr. Vice Chair.

7 ACTING CHAIRMAN MILLER: Thank  
8 you. Any questions of Mr. Harbeson?

9 COMMISSIONER MAY: I had a  
10 question.

11 ACTING CHAIRMAN MILLER: Okay.  
12 Commissioner May.

13 COMMISSIONER MAY: I'm sorry. You  
14 referred to a bullet point in the letter or in  
15 the ICCP report?

16 MR. HARBESON: In the Executive  
17 Director's letter. It's on the top of page 3  
18 actually if you've got the --

19 COMMISSIONER MAY: Okay. Oh, and  
20 additional berms. Got it. Okay.

21 MR. HARBESON: Okay.

22 COMMISSIONER MAY: Thank you.

1                   ACTING CHAIRMAN MILLER: Any other  
2 questions from Commissioners? Thank you very  
3 much.

4                   MR. HARBESON: Thank you.

5                   ACTING CHAIRMAN MILLER: We'll  
6 next have Mr. Jesse Goodman come forward.

7                   MR. GOODMAN: Could I ask a  
8 question since my brief comments build on  
9 those of the rest of the community?

10                  ACTING CHAIRMAN MILLER: Sure.

11                  MR. GOODMAN: Can we change order?

12                  ACTING CHAIRMAN MILLER: Sure.

13                  MR. GOODMAN: Could I guess Harry  
14 Pfohl and then Steven Salop go? Thank you.

15                  So, another --

16                  ACTING CHAIRMAN MILLER: The --

17                  MR. GOODMAN: We sort of tried to  
18 economize on time.

19                  ACTING CHAIRMAN MILLER: Yes, the  
20 last five witnesses have combined their  
21 testimony and so, that was going to be a total  
22 of -- as long as you know that when you're

1 switching you're switching out.

2 MR. GOODMAN: Yes.

3 ACTING CHAIRMAN MILLER: With more  
4 than just the two. Okay. That's fine.

5 MR. GOODMAN: Thank you.

6 ACTING CHAIRMAN MILLER: So, we're  
7 now moving to Mr. Harry -- is it Mr. Donald --  
8 is it the list that starts with Mr. Donald  
9 O'Connell, Madam Secretary?

10 MR. O'CONNELL: That's correct.

11 MS. YOUNG: Yes.

12 MR. O'CONNELL: I'm -- I'm ceding  
13 my time to Mr. Pfohl, Mr. Salop.

14 ACTING CHAIRMAN MILLER: Okay.  
15 Okay. So, let me just call the witnesses and  
16 you will combine your allotment with whoever  
17 you want to testify. Without objection.

18 Mr. Donald O'Connell representing  
19 Sumner Citizens Association. Mr. Steven Salop  
20 representing Wapakoneta Committee of the Glen  
21 Echo Heights Civic Association. I hope I did  
22 that justice. Mr. Brad Northrup representing

1 himself. Mr. Harold Pfohl representing Glen  
2 Echo Heights Association who I saw a lot of  
3 email trails from the last couple of months  
4 and Mr. David Berg, Brookmont Civic League.

5 Please come forward in the way  
6 that you want to combine your 23 minutes  
7 total.

8 MR. PFOHL: Great. Also, we have  
9 a PowerPoint presentation and if we could have  
10 a little help with that and with a pointer,  
11 that would be super and that -- thank you,  
12 Jeff. We'd just leave that up here. Thank  
13 you.

14 I'm Harry Pfohl and President of  
15 the Glen Echo Heights Citizens Association.  
16 Our association actually abuts the site on the  
17 west side. We have about 484 homes and we're  
18 very appreciative of the opportunity to be  
19 present this afternoon in order to provide  
20 supporting testimony to the approval of the  
21 master plan for the Intelligence Community  
22 Campus - Bethesda.

1           The approval is provided on an  
2 interim basis and subject to certain  
3 conditions. Several of us from the affected  
4 communities have coordinated our testimony as  
5 the Chairman just pointed out.

6           We represent the community  
7 associations for Glen Echo Heights, those who  
8 are testifying here in this group, Sumner and  
9 Brookmont. Several thousand residents when  
10 it's all combined and we're a core group  
11 within the community leadership which also  
12 includes an additional six communities.

13           The entire community leadership  
14 was fully supportive of the memorandum of  
15 understanding that is Exhibit E beginning on  
16 page 63 of the Commission Executive Director's  
17 recommendation. I'm going to do a very brief  
18 capsule recap of the history of our engagement  
19 and then turn the podium over to my  
20 colleagues.

21           Salient features of the site  
22 include that, you know, no question it's



1 admirably suited for the Intelligence  
2 Community's intended purpose for many reasons  
3 and we applaud the reuse of the site and the  
4 economies realized by doing that.

5 From the community point of view,  
6 the principal considerations have been the  
7 following. The site abuts National Park  
8 Service lands which we treasure. The site is  
9 part of the palisades and hence is protected  
10 by Montgomery County plans. The site  
11 overlooks as is part of the Potomac Gore which  
12 is a unique area on the East Coast  
13 ecologically. The site is steeply sloped and  
14 heavily wooded and stormwater has a serious  
15 effect on it if it's uncontrolled.

16 The capacity of the existing roads  
17 for additional heavy traffic limited. Three  
18 key intersections are likely to be subject to  
19 considerable congestion. Project lighting may  
20 be intrusive to residents.

21 Planning for the creation of the  
22 Intelligence Community Campus - Bethesda began

1 more than two years ago. Board public  
2 engagement first occurred when the Corps  
3 presented its plans to a full house in the  
4 auditorium at the Waldorf School on October  
5 5th, 2011. This resulted in a bit of an  
6 uproar the gist of which included a series of  
7 objections to the plan and considerable  
8 discontent that community engagement in a  
9 public manner had not previously occurred.

10 Subsequently, the DIA Executive  
11 Agent for the project Admiral Jim Manzelmann  
12 directly engaged the community leaders and as  
13 a result, great progress has been accomplished  
14 on all fronts. We are very appreciative of  
15 Jim Manzelmann's involvement.

16 As my colleagues will note, we are  
17 supportive of the master plan with certain  
18 conditions which we believe are reasonable.  
19 They pertain principally to deforestation and  
20 erosion and sedimentation. There are other  
21 issues, for example, pertaining to berms and  
22 landscaping that per conversation with Admiral

1 Manzelmann are easily resolved.

2 We seek confirmation of assurances  
3 of performance and compliance via the NCPC by  
4 inclusion of our conditions in the master plan  
5 and as conditions for NCPC's approval.

6 Steve Salop will now offer  
7 testimony.

8 Thank you.

9 [INSERT - STATEMENT OF HAROLD PFOHL]

1 MR. SALOP: Okay. Thank you. I'm  
2 Steve Salop.

3 As I discussed in my written  
4 submission to you, we are really heartened by  
5 the discussions we've had with the DIA and the  
6 Corps since December 1st and really grateful  
7 to the Commission for facilitating those  
8 discussions.

9 At this point, we've not yet  
10 reached closure on all the issues. Some gaps  
11 remain despite the commitment letter. There  
12 just wasn't enough time to finish all the  
13 engineering in the time we had in the run up  
14 to this meeting and so, as you know, you know,  
15 there is no site master plan as of this  
16 minute. The staff recommendation is serving  
17 as a proxy for the staff master plan.

18 So, but at the same time, we want  
19 to be helpful and we don't want to cause  
20 delays to the Corps. So, what we're offering  
21 today is our support for the site master plan  
22 as incorporated in the staff recommendation.

1 But, our support is just conditional and it's  
2 just interim.

3 It's conditional in the sense that  
4 we think you need certain conditions to close  
5 the gaps in the commitments that the DIA has  
6 made so far. I don't think it's finished yet.

7 And it's only interim in the sense  
8 that key aspects of this regarding the  
9 engineering remain unresolved and are only  
10 going to be resolved when we get to the phase  
11 one review.

12 So, our idea is that we'll offer  
13 our support now. We'll revisit these issues  
14 in March or April when the Corps comes back.

15 What we'd like to see are the  
16 conditions of the staff recommendation and  
17 we'd like to see those conditions as  
18 conditions, as requirements not simply  
19 encouragements to the Corps and the DIA.

20 And then we have a set of  
21 additional conditions. They're on slide ten  
22 in the PowerPoint you have and I also had a

1       handout given to you so you'd have them on a  
2       standalone basis.

3               Okay. To review quickly, there  
4       were five concerns that the community had.  
5       We've really reached agreement on the last  
6       three and Mr. Hinkle talked about two of them.  
7       I'm going to focus my remarks on the two  
8       issues where there are still gaps,  
9       deforestation and stormwater management.

10              With respect to deforestation, the  
11       current status as of the day of this meeting  
12       is that there's continued uncertainty over the  
13       amount of deforestation with respect to the  
14       limits of disturbance and most importantly  
15       with the deforestation acreage.

16              There's a really large potential  
17       range of deforestation. The NCPC staff has  
18       estimated 3/4 of an acre. Mr. Manzelmann is  
19       committed to one acre. The community would  
20       like and we think it's feasible to reach .2  
21       acres and Mr. Berg will talk about that. NPS,  
22       National Park Service, and the M-NCPPC would

1 like really virtually no deforestation at all.  
2 So, we view our .2 of an acre as a compromise.

3 Most importantly, the high end of  
4 this 3/4 to one acre is just completely  
5 unsatisfactory for this site abutting the  
6 national park. The National Park Service is  
7 strongly opposed to the deforestation as is  
8 the M-NCPPC. We believe that .2 of an acre,  
9 approximately .2 of an acre, should be able to  
10 be achieved with reasonable engineering  
11 efforts to move the garage further northward  
12 and to carefully do the engineering for the  
13 stormwater management.

14 What we would like, what we're  
15 asking you to do is to set conditions to  
16 require the DIA and the Corps to reach or  
17 really try to reach .2 of an acre. The DIA is  
18 committed to minimal deforestation, but we  
19 note that the Corps at the last meeting here  
20 said that three acres was minimal. So, we  
21 don't really see that we can rely simply on  
22 that type of generalized performance standard.

1                   With respect to stormwater  
2 management, there are serious, serious,  
3 serious environmental concerns. It's a steep  
4 slope. So, there's no space for the water to  
5 be absorb so it will quickly flow into the C&O  
6 Canal and the river. There's a history of  
7 erosion on the site, sedimentation in the  
8 canal that the National Park Service spoke  
9 really quite admirably about at the public  
10 meeting that we had at the ICC in December.  
11 I think it's an understatement to say that the  
12 National Park Service has significant  
13 concerns.

14                   Current status, right now, the  
15 commitment letter says that they will satisfy  
16 state and Federal regulations. We think  
17 that's too low a bar. We think a higher bar.  
18 Something like a 25-year-storm is necessary  
19 and essential for a unique site like this one  
20 and we're asking you to set those conditions  
21 in order to guide the phase one review.

22                   Remaining issues, remediation of



1 historical erosion sedimentation. There are  
2 no conflicts at this point. We're in  
3 agreement with the Corps and the DIA. We're  
4 all working together on this.

5 We did request that the Commission  
6 through its weight behind getting funds  
7 allocated to -- getting BRAC funds allocated  
8 for offsite remediation. So, we hope that you  
9 can get involved to help us on that issue.

10 Traffic congestion, Mr. Hinkle's  
11 talked about it. We came up with an  
12 interesting compromise that they can build  
13 1825 spaces now and if they need 200  
14 additional parking spaces, if they can show  
15 through objective evidence without causing  
16 undue traffic congestion, then we're committed  
17 to not fight their need to add 200 surface  
18 spaces. The Joint Traffic Committee will work  
19 on that. Will monitor that.

20 Yes, we're going to look at  
21 incentives. I'm an economist. I'm a great  
22 believer in using incentives to help move

1 people to carpools and vanpools.

2 At this point, I see no conflicts  
3 with respect to the traffic issues, but, you  
4 know, we're following. We're a watchful  
5 waiting with respect to the traffic congestion  
6 issues.

7 Lighting pollution, community's  
8 been worried about that. The DIA has made  
9 various commitments to deal with lighting  
10 pollution so there are no conflicts at this  
11 point beyond -- if those commitments are  
12 followed through with.

13 So, in summary, what we would like  
14 you to do is attach conditions to your  
15 approval of the master plan given the state of  
16 things that there is no master plan and that  
17 many important engineering issues have not yet  
18 been worked out. The sort that would be  
19 worked out in a normal master plan procedure.  
20 So, we would like you to amend your approval,  
21 the conditions listed in the staff  
22 recommendation including as I said rather than

1 simply encouraging the DIA and the Corps to do  
2 certain things, we'd like you to require them  
3 to do those things.

4 We'd also like some additional  
5 conditions that we think are necessary. We'd  
6 like you to ask them to set a goal, a  
7 deforestation goal down to approximately .2 of  
8 an acre not 3/4 of an acre, not one full acre.

9 We'd like them to require --  
10 reduce deforestation to the maximum extent  
11 feasible, but where that maximum extent  
12 feasible takes into account the fact that this  
13 is a very sensitive location abutting to  
14 national parks.

15 If they can't -- we believe it is  
16 feasible to reach that goal of .2 of an acres.  
17 In fact, Mr. Hinkle's drawing was a lot less  
18 than 3/4 I believe and -- but, if they can't  
19 reach the goal, we think the burden should be  
20 on them to show everyone the engineering  
21 drawings so that they can be subject to a  
22 review, you know, if they're going to go for

1 a lesser goal than .2 of an acre.

2           Similar conditions with respect to  
3 stormwater. We'd like them to design  
4 stormwater facilities with the goal of  
5 treating 100 percent for 25-year storm not  
6 just the 10-year storm that's required under  
7 the regulations. We would like you to mandate  
8 that goal. If they can't -- if they say in  
9 the end that they can't reach that goal and  
10 we're not sure they can, you know, they've  
11 reduced the garage by 25 percent from their  
12 initial proposal. That should reduce  
13 construction costs by about 25 percent. So,  
14 they've got several million dollars to play  
15 with to prevent -- to spend on engineering and  
16 stormwater facilities. So, they don't need to  
17 cut down anymore trees than are absolutely  
18 necessary.

19           So, again, we'd like to give them  
20 an incentive to reach that goal. If they  
21 can't reach that goal, if that's what they  
22 conclude, they should be required to submit

1 detailed engineering justification for what  
2 they're doing so it can be reviewed by the  
3 community and the National Park Service and  
4 the NCPD.

5 I well understand that these are  
6 unusual conditions that we're asking the  
7 Commission to mandate. It's not what you --  
8 my understanding is it's not what you normally  
9 do. But, I think that it's justifiable for  
10 you to mandate these special conditions.

11 This is really a unique site. A  
12 protected palisades abutting to national  
13 parks.

14 Thank you very much.

15 I will now turn it over to Mr.  
16 Berg who will talk in more detail about the  
17 deforestation and the stormwater.

18 [INSERT - STATEMENT OF STEVEN SALOP]

1                   ACTING CHAIRMAN MILLER: Thank  
2                   you.

3                   Mr. Berg.

4                   MR. BERG: Thank you, Mr. Chairman  
5                   and Commissioners. I appreciate the  
6                   opportunity to speak and I appreciate the  
7                   health of the staff in getting ready.

8                   Again, I'm going to focus on what  
9                   is adequate about -- what would be an adequate  
10                  amount of deforestation and what would be  
11                  adequate in terms of stormwater treatment.

12                  We clearly support the National  
13                  Park Service and Maryland National Capital  
14                  Park and Planning Commission in the goals and  
15                  we're trying to find compromise commitments  
16                  that will work.

17                  The new plan is clearly much  
18                  better. It's not there yet.

19                  A sound site master plan has to  
20                  set concrete limits that assure adequate  
21                  protection not just general standards. That's  
22                  the only way to insure adequate protection in

1 this case.

2 Steve talked about the word  
3 minimize. That's a critical word. Three  
4 acres was minimized before. It should be .2  
5 of acre not an acre or 3/4 of an acre and we  
6 encourage you please to limit forest losses --  
7 additional forest losses to approximately .2  
8 of an acre.

9 Regarding stormwater, I'll come  
10 back to stormwater.

11 So, on forest protection, this  
12 first slide shows the site as it exists today.  
13 The red trapezoid is approximately .2 of an  
14 acre. This is Figure 15 in the staff  
15 recommendation.

16 This western platform, basically  
17 everything south or west rather below the  
18 yellow line was built in the 1980s on top of  
19 the palisades. This is a platform. Here at  
20 this point, it's about 25 or 30 feet high.  
21 They've already cut down about three acres of  
22 the palisades. What we're talking about now

1 is the residual.

2 Davey Hearn showed you that this  
3 area is now one three thick in the picture he  
4 took from the Potomac River.

5 So, what will happen if you remove  
6 this area right here and these trees here will  
7 be devastating and I'll show you that in the  
8 slides to come.

9 This picture is the area in the  
10 trapezoid. So, this little area -- whoops.  
11 This little area right here is these trees.  
12 Those 11 large trees are the canopy in the  
13 palisades and they would go even in our  
14 compromise proposal because they need it for  
15 the footprint of the garage.

16 This is now back towards Maury  
17 Hall. Every tree in this picture will go.  
18 This is the palisades. What is left on the  
19 south side of the garage. These trees all go  
20 in the current plan and I'll come back to this  
21 slide in just a moment.

22 So, the trade off, I'll show you



1 the trade off in a minute.

2           So, the next slide here shows --  
3 they're out of order. This slide shows -- is  
4 one of the exhibits from the document, the  
5 staff report and it shows where the garage  
6 will be and how it will be hidden by the  
7 trees. The problem is all the trees that hide  
8 the garage will be gone and so, the canopy  
9 above the garage will no longer be there if  
10 3/4 of an acre to an acre of trees are cut.  
11 Okay. That's just the facts of it. I'll show  
12 you from another direction in a moment.

13           This is looking up the hill  
14 towards the driveway and parking lot. You can  
15 see that the palisades are steep there.  
16 Almost all the trees in this picture will be  
17 cut down and that's just in one area in the  
18 middle of the south side of the parking lot.

19           This is the view from MacArthur  
20 Boulevard. Actually, a third to a half of the  
21 trees will be gone. This is a photoshopped  
22 picture, of course. The garage is not there

1 yet and actually, a lot of the trees in that  
2 picture will be gone. You will see the garage  
3 clearly from MacArthur Boulevard for six  
4 months of the year.

5 Okay. If, however, you adopt our  
6 .2 of an acre limitation, virtually none of  
7 the remaining palisades forest needs to be cut  
8 on the site and I'll show you why. The .2 of  
9 an acre standard is achievable and you please  
10 should require them to achieve it.

11 With the garage length of 381  
12 feet, it fits entirely within the 400 foot  
13 existing area on this west side parking lot.  
14 So, where the yellow arrow is is about 400  
15 feet. The garage would fit there. They don't  
16 have to cut down the area to the right.

17 This picture shows the garage  
18 photoshopped in. Whoops. Excuse me. These  
19 trees will be gone, completely gone due to the  
20 construction of the garage. They didn't  
21 photoshop those out of the picture, but that  
22 is the -- that is the palisades at the

1 southern end of the garage and those trees  
2 will be gone. These trees are the one or two  
3 tree thick residual of the palisades left on  
4 the western edge of the garage.

5 So, to accomplish the move of the  
6 garage farther to the north which will move  
7 the garage out of the palisades, this entrance  
8 needs to be eliminated and moved over to here.

9 This security final denial barrier  
10 can stay right there. The entrance would be  
11 here.

12 This would be a four to five  
13 degree slope which is within spec for garage  
14 ramps on which parking occurs. So, it's a  
15 relatively shallow thing.

16 In addition, a stormwater  
17 management facility would have to be moved to  
18 the north which is possible because the top  
19 level of the garage will be 30 feet above the  
20 grade. So, there's no problem routing the  
21 water to the north instead of having the  
22 stormwater management facility in this

1 location.

2 Those two key things and  
3 maintaining the final denial barrier are all  
4 that has to happen in order to save the forest  
5 over here.

6 So, when I showed the palisades in  
7 this picture, there were 11 large trees that  
8 form all the remaining palisades in that area.  
9 This entire area will be cut. This  
10 illustration shows only the impact of the  
11 garage and not an additional area of cutting  
12 that will happen here for the stormwater  
13 management facility. This is where the  
14 stormwater management facility will go.

15 Although these -- this tree and  
16 this tree are not apparently specimen trees,  
17 they're very close to being that large.  
18 Again, these four trees are the palisades in  
19 this area. These two are at risk and those  
20 two will be cut down for the current location  
21 of the stormwater management facility.

22 Whoops. Excuse me. So, again, by

1 moving the entrance to here, eliminating this  
2 entrance and this entrance. In the previous  
3 version of this, there was only one entrance  
4 on the north side. They're now showing two or  
5 three means of ingress and egress. By moving  
6 them onto this side and separating them, you  
7 have plenty of room to move the garage to the  
8 north and out of the forest and avoiding the  
9 deforestation which actually will go into here  
10 and here. That's the only way you get to 3/4  
11 of an acre to an acre.

12 Okay. I should stop and perhaps  
13 you have questions.

14 This shows the result of what  
15 happens when you don't manage stormwater.  
16 This is from the northwest outfall which will  
17 be maintained and this little -- this little,  
18 excuse me, area at the bottom where water  
19 passes was hand dug by the Park Service staff  
20 so that water could flow to recharge the canal  
21 below that point and this shows the impairment  
22 which is the Park Service's word for serious

1 damage on the slopes. This is a tree root  
2 that spans this. There are a whole bunch of  
3 them along there. Here you can see the Park  
4 Service staff. That gives you a sense of the  
5 scale of the erosion and there was no natural  
6 channel in that area.

7 Thank you very much, Mr. Chairman

8 and Members.

9 [INSERT - STATEMENT OF DAVID BERG]

1 [INSERT - COMMUNITY WORKING GROUP TESTIMONY]

1                   ACTING CHAIRMAN MILLER: Thank  
2 you, Mr. Berg.

3                   We have additional witnesses, but  
4 does the Commission -- any Commissioners have  
5 any questions for the last three speakers that  
6 were part of this combined presentation?

7                   COMMISSIONER PROVANCHA: Just one  
8 quickly about the tree size. On the Figure 3  
9 and 4 and 5 showing the trees that are being  
10 removed, are any of those specimen trees? I  
11 thought I heard you say a couple were close  
12 to, but are any of them the 30 inch or larger?

13                  MR. BERG: The Corps has told us  
14 that no specimen trees will be cut.

15                  COMMISSIONER PROVANCHA: None.  
16 Right.

17                  MR. BERG: As far as we know, that  
18 is the case.

19                  COMMISSIONER PROVANCHA: Right.

20                  MR. BERG: What I was trying to  
21 convey is that these large trees are in the 12  
22 to 30-inch category.



1 COMMISSIONER PROVANCHA: Right.

2 MR. BERG: But, fall below  
3 specimen and they are the palisades.

4 COMMISSIONER PROVANCHA: Right.

5 MR. BERG: The specimen trees are  
6 father down the slope and they don't comprise  
7 the visual shield and the tree line on the  
8 palisades.

9 COMMISSIONER PROVANCHA: Right.

10 So, the answer I take it is no. No -- as per  
11 their commitment, they follow through on that.

12 MR. BERG: Right.

13 COMMISSIONER PROVANCHA: And would  
14 you acknowledge that these trees are going to  
15 be at least partially replaced/restored with  
16 the trees along the berm plus the green screen  
17 along the --

18 MR. BERG: Right. So, the berm --  
19 this reverse -- the reverse berm goes down.  
20 So, the trees will be 10 or 12-feet tall. The  
21 current trees are 100 to 125-feet tall. So,  
22 it's basically a permanent degradation of the

1 site.

2 MR. SALOP: Just let me add. A  
3 30-inch diameter tree has a circumference of  
4 7 1/2 feet. That is one very big tree.

5 A tree that has a diameter merely  
6 of 24 inches or even 18 inches could be a tree  
7 that's 75-feet tall or 100.

8 So, I think the specimen is  
9 obviously an arbitrary characterization and if  
10 you're asking about deforestation and visual  
11 impact, it is a very big tree. Much smaller  
12 trees have very important visual impact.

13 ACTING CHAIRMAN MILLER: Thank  
14 you. Any other Commissioner questions for  
15 this last panel?

16 Then we will move to Mr. Jesse  
17 Goodman. Are you prepared to speak now?

18 MR. GOODMAN: Sure.

19 ACTING CHAIRMAN MILLER: Okay.

20 MR. GOODMAN: Thank you. Thank  
21 you very much.

22 I would just, you know, add right

1 there that at one of our meetings which I  
2 really did appreciate with the DIA and the  
3 Corps, actually, the head of the local -- of  
4 the C&O Canal Park stated that he considered  
5 a tree of more than 6 inches in size a tree of  
6 significance.

7 So, this -- you know, the -- for  
8 those of us who are looking at the forest  
9 there, the fact that there's mature forest  
10 with trees over 100 years old those are quite  
11 significant trees.

12 Anyhow, I'm Jesse Goodman. I live  
13 at 6655 MacArthur Boulevard. I'm also Co-  
14 Chair of the Wapakoneta Committee with Steve  
15 and I'm one of the projects nearest neighbors.  
16 I testified here before and all along I've  
17 really been concerned that as this project  
18 moves forward it be done in an environmentally  
19 responsible manner and in one that really  
20 respects our very unique community.

21 So, I really am here to support  
22 the comments of my colleagues that they've

1 made and the appreciation also I do want to  
2 echo for the constructive dialogue with the  
3 Corps and the DIA and particularly Mr.  
4 Manzelmann's help there.

5 I do want to also confirm that I  
6 share the conviction that while things are  
7 headed very well in the right direction, there  
8 are some improvements which can and should be  
9 made and support the additional conditions  
10 which Mr. Salop asked be considered for  
11 addition by the M-NCPPC to the plan.

12 It's hard to react when you can't  
13 see the details. What trees are being lost?  
14 Where? And we think these are very important.

15 Anyhow, as I previously testified,  
16 also, I really want to emphasize the  
17 importance in doing everything we can in  
18 protecting this very precious area. This is  
19 -- I was really struck by in the staff  
20 presentation there was an aerial view and you  
21 could see this lovey canopy of forest  
22 extending along the river and up on the

1 palisades and how this particular site is a  
2 key part of that and, you know, that really is  
3 very special for an urban area and needs to be  
4 preserved.

5 That's why the Park Service has  
6 been concerned. That's why we're concerned.

7 We've seen many times in our  
8 community not just with the Government, but  
9 with the private sector that people come in  
10 and say we have to take these trees out.  
11 Something is part of construction, but then if  
12 you really push, the construction can be done  
13 in a way not to disturb the trees and that's  
14 what we're asking.

15 So, we really again ask that any  
16 tree loss be kept to an absolute minimum and  
17 that this be a clear commitment.

18 So, we look forward to working  
19 with DIA and the Army Corps of Engineers going  
20 forward.

21 Again, I support a conditional and  
22 interim nature of approval here and, you know,

1 that really is just my remarks in support of  
2 the rest of the community and also, I just  
3 want to express appreciation for your careful  
4 consideration of our input and for your  
5 actions before in trying to protect the very  
6 special environment and the communities  
7 surrounding it.

8 Thank you very much.

9 [INSERT - STATEMENT OF JESSE GOODMAN]

1                   ACTING CHAIRMAN MILLER: Thank  
2 you, Mr. Goodman.

3                   Any questions from the  
4 Commissioners for Mr. Goodman?

5                   If not, we'll go to I believe is  
6 the last witness Mr. Harry Lewis. Is he here?  
7 No.

8                   So, then we will bring it back to  
9 the Commission for its deliberation.

10                  Let me ask this, Mr. Acosta or Mr.  
11 Hinkle, if you could just address the  
12 communities' request for additional conditions  
13 to be part of this motion. If you could just  
14 respond to that request.

15                  MR. ACOSTA: Let me take a crack  
16 at it.

17                  I think the first one which deals  
18 with the production of deforestation to  
19 approximately 0.20 acres. I think -- as a  
20 request, I think that we would support because  
21 I think to the extent that we want to see, you  
22 know, zero deforestation as a key thing.

1 I think the one thing that you do  
2 need to be aware of is that you are going to  
3 be reviewing this as a project in a couple of  
4 months and so, I think the key point here  
5 about submitting detailed engineering analysis  
6 to NCPC as part of that in order to understand  
7 whether it is feasible or not, I think is  
8 critical.

9 We can request the Applicant to  
10 submit this as a proposal or as part of their  
11 application and they could work it through  
12 because they still have a significant amount  
13 of engineering work to be done and at this  
14 point, they aren't able to tell us whether  
15 they can make that or not.

16 I think they've come a long way  
17 since the original proposal, but I think  
18 whether it's practical or not I think still  
19 needs to be determined and I think they need  
20 to do that work in order to do that. So, you  
21 might want to set it as a target for them and  
22 that's something you can review the project as



1 it comes in against when it comes in for  
2 approval in future months.

3 So, that's one option for you to  
4 consider. It's a target. It's not -- so, at  
5 this point, it's the master plan that you're  
6 approving. So, you're not just initially  
7 stipulating or approving a final design. But,  
8 it is something that you want to work towards  
9 and I think that's something worthy of  
10 considering.

11 In terms of the second issue and I  
12 think we also have representatives from the  
13 Corps here who can speak about the stormwater  
14 issues and the permits.

15 We typically follow Federal laws  
16 that are in place as well as use state laws as  
17 proxies in terms of the regulations that we  
18 use with respect to the stormwater management  
19 and I think that's essentially what this is --  
20 what the Corps has pursued to date. I think  
21 we don't typically impose higher standards  
22 unless we have a significant finding.

1 Well, we've determined that to be  
2 a different standard in our comp plan for  
3 instance. Where, for instance, we have  
4 special parking ratios that we apply to  
5 various projects.

6 So, typically, in cases like this,  
7 we do follow established Federal laws or in  
8 this case State of Maryland laws to guide or  
9 regulations to guide our reviews.

10 So, if the Commission wants to  
11 impose higher standards, it can consider that,  
12 but I think the practice has been to follow  
13 state and Federal laws or regulations.

14 ACTING CHAIRMAN MILLER: That was  
15 the two additional conditions primarily that  
16 were --

17 MR. ACOSTA: Yes. I think that  
18 was what -- that's what the community had  
19 asked for.

20 ACTING CHAIRMAN MILLER: Okay.  
21 So, I would open it up to the Commissioners  
22 for a motion or discussion. Oh, I'm sorry.

1                   COMMISSIONER WHITE: I just have  
2                   one further question and maybe the staff can  
3                   address it.

4                   What are the opportunities for  
5                   further dialogue with the Applicant and the  
6                   community as the engineering proceeds? I'm  
7                   assuming there will be continued interaction  
8                   as they --

9                   MR. HINKLE: Yes, since December,  
10                  there's been a tremendous effort on both sides  
11                  to maintain a dialogue and we certainly see  
12                  that continuing and I think one of our  
13                  recommendations is for that to continue.

14                  We've also made a commitment or  
15                  the Applicant has made a commitment to submit  
16                  their phase one drawings to the county as well  
17                  and so, there's an opportunity to work with  
18                  the community during that review process as  
19                  well.

20                  So, I do see that conversation  
21                  continuing throughout the process.

22                  ACTING CHAIRMAN MILLER:

1 Commissioner May.

2 COMMISSIONER MAY: Yes, I'm not  
3 quite prepared to make a motion, but when it  
4 comes time, I may be able to do that or  
5 suggest some modification, I think, to address  
6 some of the neighbors' concerns.

7 First of all, let me say that the  
8 outreach that has occurred most recently on  
9 this project and the progress that has been  
10 made, I think, is really exceptional and is a  
11 testament to the good efforts of the Corps and  
12 everyone involved on the part of the project  
13 and, of course, on the part of the neighbors  
14 who I know have been working very hard on  
15 this.

16 I think we all received multiple  
17 emails on the topic. It's pretty apparent  
18 that this has been a sustained effort and it  
19 has involved numerous meetings. Some at  
20 clearly inopportune times. I mean the idea of  
21 having a meeting just a couple of days before  
22 Christmas on a evening is just pretty

1 exceptional.

2           And I appreciate the fact that not  
3 only did the Corps arrange that meeting, but  
4 that the neighbors were able to participate  
5 because it's not a good time for anybody and  
6 it's a real struggle. So, I think it really  
7 was an exceptional effort and it demonstrates  
8 not only the concern of the neighbors about  
9 the resources, but also about their commitment  
10 to complete the project and be attentive to  
11 the needs of the agency and the Corps of  
12 Engineers.

13           So, that having been said, I think  
14 the result of this is certainly a significant  
15 improvement over what we had seen before. We  
16 enthusiastically support all efforts to repair  
17 some of the stormwater damage that has been  
18 done over the years by the prior facilities  
19 and we are willing to participate in that to  
20 the greatest extent possible.

21           I think our support may be limited  
22 to moral support because we have a number of

1       circumstances like this that we try to address  
2       along the length of the canal and on both  
3       sides of the river.  So, it may be -- I think  
4       we're looking for the Corps to take the lead  
5       and find the funding necessary to make these  
6       repairs and we strongly encourage that.

7               I believe that some of the other  
8       issues associated with the views, the  
9       nighttime views and lighting and so on, the  
10      green screen, I think all of those are coming  
11      together and we're heading in the right  
12      direction and I think that the proof will be  
13      in what we see in a couple of months when we  
14      see the final plans for the garage building  
15      and hopefully, that will include some sense of  
16      what the lighting scheme will be.  So, we  
17      understand and appreciate that, too.

18              I also specifically want to  
19      mention, you know, that we appreciate the  
20      opportunity to review planting plans for the  
21      site.  It is important to us what happens in  
22      the immediate vicinity for not just the nature

1 of what's planted, but also how it's planted  
2 and how it fits with the context and how it  
3 can help us achieve the goals for the park  
4 adjacent there.

5           Toward that end, if it's helpful,  
6 we can certainly provide a plant list to the  
7 Corps that would be helpful in determining  
8 what is appropriate to plant in that area.

9           And then I guess in conclusion I  
10 would support adding some version of the  
11 conditions that were proposed by the community  
12 to the EDR. Certainly in terms of the  
13 deforestation.

14           We've seen enough to indicate that  
15 it is within striking distance to reduce the  
16 deforestation to .2 acres and maybe even  
17 better than that and I think that, you know,  
18 the point was made that while the trees that  
19 would be lost may not be specimen trees, they  
20 are truly significant trees with great height  
21 and great growth and replacing them with a  
22 bunch of 5-inch caliper trees isn't going to

1 do that much for the concerns that we have.

2 At least not for the next 50 or 70 years.

3 With regard to stormwater  
4 management, I understand the Federal  
5 objectives and certainly meeting EISA 438 is  
6 a critical objective. We've looked at it from  
7 that perspective and we don't understand how  
8 this project based on the information that we  
9 have actually can meet EISA 438 and it is  
10 incumbent upon the Corps to demonstrate that  
11 that's correct and that, as it says in the  
12 recommendation, we would expect to see that  
13 when we see the final garage plans.

14 But, I think the important thing  
15 to understand here is that one of the issues  
16 that we've talked about is repairing damage  
17 that was done by the previous facility and I  
18 think that any circumstance that we would  
19 allow to occur here that would allow future  
20 damage of the same sort should not be  
21 permitted regardless of whether it's designed  
22 to a Federal standard or a local standard or



1       whatever.

2                   I don't know exactly how we phrase  
3       that or determine it. I think that the  
4       neighbor's suggestion that it be based on a  
5       25-year storm and 100 percent of the  
6       stormwater is certainly a reasonable  
7       achievement, but I think that, you know, the  
8       idea of being certain that there is no  
9       stormwater damage resulting from the future  
10      use of this site I think should be the  
11      objective.

12                   ACTING CHAIRMAN MILLER: Thank  
13      you. Further discussion or a motion from  
14      Commissioners? Yes, Commissioner Greenwald.

15                   COMMISSIONER GREENWALD: I just  
16      have a quick question. I apologize that I was  
17      unable to make the December meeting and if  
18      this was thoroughly discussed there, I  
19      apologize.

20                   But, the alternatives that are  
21      presented on page 19 of the EDR that show the  
22      parking garage not near the heavily forested

1 area, but in a different space running along  
2 a road that I don't see labeled, but the cons  
3 weren't entirely clear to me as to why those  
4 two options aren't being pursued. Which would  
5 clearly keep any area from being deforested.

6 And there was talk about views,  
7 but there seem to be complaints about views in  
8 other areas. So, I didn't know if they were  
9 coming from a different group.

10 If you can explain that a little  
11 bit.

12 MR. HINKLE: Sure. One of the  
13 issues with the two alternatives on page 19,  
14 the slope of the site requires that these  
15 garages would be approximately 30-feet taller  
16 than what's currently being proposed. So, in  
17 terms of views, that could negatively impact  
18 this view as discussed from the Potomac and  
19 the Potomac Valley simply because that garage  
20 would sit higher on the site.

21 There's also some potential impact  
22 to what's currently a screen of trees along

1 the north edge of the site simply because  
2 you're putting those garages along that edge  
3 with some additional infrastructure. There's  
4 the potential that you would lose that line of  
5 trees that runs along the north property line  
6 and then again, the views from Sangamore Road.  
7 You know, you do have a trade off. Improving  
8 the views on one side or improving the views  
9 on the other, you have proponents and  
10 opponents to each one. So, you need to look  
11 at the balance.

12 And then putting the garages  
13 closer to Sangamore Road, that also limits  
14 some of the ability to queue your vehicles to  
15 where you place a gate. Some of the other  
16 elements in the design that are compromised in  
17 terms of where these garages are placed.

18 COMMISSIONER GREENWALD: Okay.  
19 Can you tell me about -- again, because of  
20 these photos on page 19, my orientation is a  
21 little bit off. What views -- who views are  
22 we discussing that this would impact?

1 MR. HINKLE: Sure. The  
2 orientation on these graphics, north is at the  
3 top of the page.

4 COMMISSIONER GREENWALD: Okay.

5 MR. HINKLE: Then you're looking  
6 east to the right of the page. There you have  
7 some single family homes, some townhomes  
8 across the street --

9 COMMISSIONER GREENWALD: Okay.

10 MR. HINKLE: -- that would be  
11 affected by placing the garage closer.

12 On the north side, you have a  
13 private school K through 12 as well as a local  
14 park and so, there has been concern expressed  
15 by the county planning board in terms of the  
16 views from that park and how that garage  
17 affects that view and then there's been some  
18 discussion with the community, the people  
19 living off of Sangamore Road, in terms of how  
20 that view is affected once you get the garage  
21 closer to Sangamore Road.

22 COMMISSIONER GREENWALD: Okay.

1 Thanks.

2 ACTING CHAIRMAN MILLER: Further  
3 -- Commissioner Tregoning.

4 COMMISSIONER TREGONING: Sorry. I  
5 raised this earlier and I'll just sort of say  
6 it again. I do think that it's been  
7 impressive how much dialogue has occurred  
8 since the last meeting and I know that people  
9 are very appreciative of how willing everyone  
10 was to come to the table to try to get a good  
11 resolution.

12 But, I will say that I found  
13 particularly unsatisfactory the response about  
14 why the parking needed to be inside the secure  
15 perimeter. That it was part of the  
16 requirement that it be inside the secure  
17 perimeter. Which is, you know, a circular  
18 argument. Right?

19 I never heard why it's in the  
20 interest of the Government that we secure the  
21 cars and not even all the cars, but only the  
22 cars for the 1800 people who will be able to

1 park there. Not for the 1200 people some of  
2 which will be driving and just parking  
3 elsewhere.

4 So, it seems to me that we are  
5 trying to fix the problem at the end of a long  
6 set of decisions that cause us to double the  
7 security perimeter, double or triple the  
8 queuing the area, build a resource that can't  
9 be used by anyone else, but the Federal  
10 Government and mostly during 9:00 to 5:00  
11 office hours.

12 You know, I don't understand why  
13 it makes sense to do that.

14 So, you know, I will say to my  
15 fellow commissioners that this is actually an  
16 issue we might want to try to address not  
17 project by project, but more systemically. It  
18 just doesn't make sense to do this and we  
19 wouldn't have this issue of deforestation and  
20 the surface water impact and the imperiousness  
21 if we hadn't made the earlier decisions that  
22 for some reason it's in the public interest to

1 protect people's automobiles.

2           You know, we are already standing  
3 off the garage because of security threats  
4 presumably from the building where people are  
5 going to be working, but now we also need to  
6 secure the garage itself. I don't understand  
7 it.

8           All right. But, that being said,  
9 we're going to invest a lot of money in this  
10 garage. All right.

11           But, there are 1800 people coming  
12 by car. There are 1200 people coming by some  
13 other means and I'm not really satisfied with  
14 what I'm seeing about their facilities. You  
15 know, whether it's by bicycle, whether it's by  
16 bus. That what I see as a meager little  
17 shelter I think could be a station. Could be  
18 a bus station. Something much more  
19 accommodating for people to encourage them to  
20 take the bus and, in fact, there's all that  
21 nice retail right across the street. I mean  
22 it might be something that would serve both

1 purposes.

2 So, I know we're still waiting to  
3 get a revised transportation management plan.  
4 You know, the failure of which will be  
5 potentially 200 more spaces which I'm not  
6 excited about. But, I really would like to  
7 look at efforts maybe again in conjunction  
8 with the county to try to really accommodate  
9 a multitude of choices for how people might  
10 get there.

11 If you don't have to have a car to  
12 get to work, maybe in your household, you  
13 could end up having two cars instead of three  
14 cars or one car instead of two cars and that  
15 would be a great benefit. I'm not seeing  
16 anything in this project that would help a  
17 family employed here to be able to make those  
18 better choices, but I know that we have time  
19 before we get the first project to actually  
20 approve to be able to see some progress on  
21 that front.

22 So, thank you.



1                   ACTING CHAIRMAN MILLER: Thank  
2 you.

3                   COMMISSIONER PROVANCHA: Could we  
4 call the Corps to address some of these  
5 issues?

6                   ACTING CHAIRMAN MILLER: Sure.  
7 They have not had an opportunity to speak.  
8 So, representative of the Corps -- Army Corps  
9 of Engineers.

10                  COMMISSIONER PROVANCHA: Admiral  
11 Manzelmann.

12                  COMMISSIONER WRIGHT: Can I ask a  
13 specific question?

14                  ACTING CHAIRMAN MILLER: Yes.  
15 Yes, please.

16                  COMMISSIONER WRIGHT: I agree with  
17 everything Harriet just said, but I'm not  
18 going to grind that ax here again either. I  
19 may not -- I agree. Let's take it up because  
20 we're certainly doing it other places and  
21 answering the question. It sounded like why?  
22 Because the guy in charge of the facility says

1 so and that's -- I find that unsatisfactory  
2 also.

3           However, it seems to come down to  
4 -- and I would go through all this  
5 congratulations with a great dialogue, but  
6 frankly, I think it should have taken place in  
7 the first place. So, I'm just not that nice  
8 I guess.

9           So, it all comes down to whether  
10 or not this .2 acre of trees can be -- is this  
11 -- in the Corps opinion, is this feasible and  
12 that's number one or is it not in your  
13 opinion? Can the program for the garage be  
14 reconciled with this requirement or condition  
15 and if it can't, why not?

16           And I don't think I understand  
17 this delta of the last 200 spaces. Who's  
18 going to decide that they're necessary? Is  
19 that simply up to something in the TMP?

20           I don't -- you're losing me here  
21 on whether or not those spaces are necessary.  
22 The community seems to think that they're

1 still in play and I don't think that I got  
2 that.

3 MR. HINKLE: Well, I'll take a  
4 shot at that real quick.

5 The plan is what it is in front of  
6 you. So, it's the 1825 spaces. That's what's  
7 being proposed.

8 The idea is that if that is found  
9 to be insufficient when this site is in  
10 operation, so you're beginning to have issues  
11 with parking in the neighborhood or what have  
12 you, then there will be continued study in  
13 terms of what to do with that up to adding an  
14 additional 200 spaces on the site. Which the  
15 neighborhood and the community has offered to  
16 support at that time following additional  
17 study.

18 So, essentially what's being voted  
19 on today is the 1825 spaces with the 200  
20 spaces off.

21 MR. ACOSTA: Let me just add to  
22 that. If there is a request for additional

1 spaces past this approval, the Applicant will  
2 have to come back with an amended master plan  
3 for this Commission to review and approve.

4 So, I mean this discussion between  
5 -- about the 200 parking spaces is really a  
6 discussion taken place between the community  
7 and the Applicant in the case of any traffic  
8 impacts, unperceived traffic impacts to their  
9 neighborhood.

10 But, I also believe that what  
11 you're approving today is the cap and if the  
12 Applicant feels like they need to come back  
13 with more parking spaces, this Commission will  
14 have to approve the incremental change at a  
15 later date. So --

16 COMMISSIONER WRIGHT: So, it's the  
17 same 200 spaces that in play as a bargaining  
18 chip for the .2 acres?

19 MR. ACOSTA: I can't answer that.

20 COMMISSIONER WRIGHT: No? Could I  
21 get some clarification? Yes, I'm not clean.  
22 I just want somebody to answer it.

1 MR. SALOP: No, the extra 200  
2 spaces would not be in the forest. They would  
3 be on -- they would be surface spaces.

4 COMMISSIONER WRIGHT: No, that's  
5 not what I'm asking. I'm asking if the same  
6 200 that are sort of up in the air --

7 MR. SALOP: The delta. Yes.

8 COMMISSIONER WRIGHT: -- are the  
9 same 200 that you're talking about.

10 MR. SALOP: Oh, yes. Yes. Yes,  
11 look the way we got to the compromise was that  
12 the Corps said we need 200 more spaces and  
13 there won't be a traffic congestion problem if  
14 we include 200 spaces and this was also within  
15 the context of the garage.

16 We in the community were worried  
17 that there would be a major traffic congestion  
18 problem if you added the -- if you had the  
19 extra 200 spaces and we didn't think if you  
20 had a good Traffic Management Plan and good  
21 incentives that you'd need the extra 200  
22 spaces and what we came to is that that was a

1 factual issue. It could not be resolved.

2           There was inherent uncertainty and  
3 so, the way to get to yes, the way to reach an  
4 agreement would be build a garage with 1800  
5 and if there comes a time in the future that  
6 you find that you need 200 spaces and that a  
7 well-designed Traffic Management Plan was  
8 insufficient for getting those people to work  
9 and if there was a showing that there would  
10 not be undue traffic congestion, then we'll go  
11 ahead and let you -- and, you know, not  
12 complain about you putting in the spaces.

13           So, their traffic will be  
14 monitored and the Traffic Plan will be  
15 monitored by this Joint Traffic Committee over  
16 the next five years and so, we'll actually get  
17 the facts on which to make a rational  
18 decision.

19           COMMISSIONER WRIGHT: Okay. Thank  
20 you.

21           ACTING CHAIRMAN MILLER: Thank  
22 you.

1                   Can the Corps representative  
2                   respond to the Commissioner's question about  
3                   the feasibility of the --

4                   COMMISSIONER WRIGHT: Thank you.

5                   ACTING CHAIRMAN MILLER: -- .2?

6                   COMMISSIONER WRIGHT: Thank you.

7                   ADMIRAL MANZELMANN: Well, I'd  
8                   like to touch on about two or three.

9                   ACTING CHAIRMAN MILLER: Sure.

10                  Please --

11                  ADMIRAL MANZELMANN: First of all,  
12                  my name is Jim Manzelmann. You've heard DIA  
13                  reference. I'm actually the Executive Agent  
14                  for the Director of National Intelligence on  
15                  this project.

16                  COMMISSIONER WRIGHT: So, does  
17                  that mean you can also speak for him as to why  
18                  no because I said so?

19                  ADMIRAL MANZELMANN: I can speak  
20                  to that. Yes, ma'am.

21                  COMMISSIONER WRIGHT: Great.

22                  ADMIRAL MANZELMANN: Yes, ma'am.

1                   COMMISSIONER WRIGHT:  So, we get a  
2                   twofer.

3                   ADMIRAL MANZELMANN:  First of all,  
4                   let me cover the easy one first the Metro stop  
5                   or Metro shelter.  Be more than happy to  
6                   include that in this project.

7                   I'm the one that actually runs the  
8                   shuttle system for the Defense Intelligence  
9                   Agency.  Again, I'm Executive Agent here for  
10                  the intelligence community, but our plan is to  
11                  have the shuttle run that's already been  
12                  discussed.

13                  We just completed a brand new  
14                  shelter down at Bolling on our base there.  
15                  So, I know what it takes to do that.  So, that  
16                  is an easy fix.

17                  The other thing I would say about  
18                  the garage itself and this is counter  
19                  intuitive perhaps, the -- and I can't speak to  
20                  all DoD, you know, facilities and solve all  
21                  the standoff issues there, but what helps me  
22                  bring the garage inside the secure perimeter



1 helps me to save forest and the things that  
2 the neighbors are concerned about because I  
3 can bring the structure closer to those  
4 existing buildings.

5           If I separate the garage outside  
6 the secure perimeter, then I have to extend  
7 the distance between the nearest building and  
8 the garage to about 142 feet. Which then  
9 pushes it out where we don't want it and I  
10 know the community doesn't want it out there  
11 and that's into the forest edge. So, that's  
12 why we're literally able to bring that  
13 building off of that west side forest. So,  
14 saved in that instance.

15           And then the -- ma'am, if I could  
16 have you restate just to make sure because I  
17 want to make sure I'm answering your question  
18 about the traffic or the parking or the --

19           COMMISSIONER WRIGHT: Okay. Well,  
20 I want to go back to the 142 feet though --

21           ADMIRAL MANZELMANN: Sure.

22           COMMISSIONER WRIGHT: -- because I

1 don't buy that completely.

2 If you were -- are you saying that  
3 there -- can we have a slide please?

4 I get that there are other  
5 ramifications to the -- what did you call  
6 them, the mid-site and the northeast  
7 alternatives. But, certainly, there's 142  
8 feet just, as an academic point, setback, you  
9 know, if you were to move -- to go to the  
10 northeast solution.

11 ADMIRAL MANZELMANN: That would be  
12 correct.

13 COMMISSIONER WRIGHT: Certainly,  
14 you would have plenty of --

15 ADMIRAL MANZELMANN: On that  
16 condition, that's not our concern there. Our  
17 concern there is --

18 COMMISSIONER WRIGHT: I got it.  
19 That's --

20 ADMIRAL MANZELMANN: -- the garage  
21 becomes --

22 COMMISSIONER WRIGHT: Right. I

1 understand that.

2 ADMIRAL MANZELMANN: -- 30-feet  
3 high.

4 COMMISSIONER WRIGHT: But, I'm not  
5 -- I remain unconvinced that this was a  
6 serious alternative that was looked at.

7 Now, I don't know why -- we see  
8 this in other places, too, and if you think  
9 about it logically, all of the apparatus that  
10 is required to screen employees inside their  
11 cars rather than parking their cars and then  
12 being just screened as, you know, bodies going  
13 into the facility. It just makes a whole lot  
14 of no sense to me and I'm not sure that we  
15 have made a convincing case that it ought to  
16 be seriously looked at, but I hope that we can  
17 do that because there are other ways to do it.

18 Anyway, so, the 142 feet then  
19 you're saying is not necessarily un-achievable  
20 with a location, but a different location on  
21 the campus. But, that begets different  
22 problems.

1 ADMIRAL MANZELMANN: I'll lose the  
2 mike, but can I go to point?

3 COMMISSIONER WRIGHT: Sure.

4 ADMIRAL MANZELMANN: What I'm  
5 saying here is we're able to bring this --

6 COMMISSIONER WRIGHT: I know what  
7 you're saying. I got that.

8 ADMIRAL MANZELMANN: Okay. I'm  
9 sorry.

10 COMMISSIONER WRIGHT: I mean I'm  
11 just saying that the whole idea of putting the  
12 garage outside of the secured perimeter is  
13 certainly possible not on the northeast site.

14 ADMIRAL MANZELMANN: Absolutely.  
15 Yes, ma'am, absolutely.

16 COMMISSIONER WRIGHT: And were it  
17 to have been a seriously considered option, we  
18 might have seen that explored more readily I  
19 think. But, I'm not going to argue with you  
20 about that.

21 I just want to mark it for the  
22 record because I'm stubborn.

1 ADMIRAL MANZELMANN: Yes, ma'am.

2 COMMISSIONER WRIGHT: The other  
3 thing -- what I'm asking about or in your  
4 opinion, is this feasible? Can the .2 acre  
5 loss be reconciled with your programmatic need  
6 as defined for the garage?

7 ADMIRAL MANZELMANN: And I am the  
8 one that -- and in fact, I'm the one that said  
9 the less than one acre and in our engagement  
10 with the community, what I wanted to --  
11 because I told them I could be run over by a  
12 bus tomorrow, I wanted to get this documented  
13 down the things that we agreed to so that  
14 that's the commitment letter in your package.

15 COMMISSIONER WRIGHT: Yes.

16 ADMIRAL MANZELMANN: The reduced-  
17 size garage, the decision on that we made  
18 probably two weeks ago roughly and I need to  
19 give the Corps of Engineers, again they're the  
20 construction agent and design managers for the  
21 project, the time to do the engineering design  
22 based on that shortened garage.

1                   So, what I did was I put in my  
2                   commitment letter that we -- because I knew  
3                   confidently and I don't -- I mean giving them  
4                   a commitment, I want to stick to my word that  
5                   we would be less than an acre on the entire  
6                   site.

7                   COMMISSIONER WRIGHT: And so,  
8                   they're saying -- I think what they're saying  
9                   here today is that's not good enough.

10                  ADMIRAL MANZELMANN: Yes.

11                  COMMISSIONER WRIGHT: And so, I  
12                  guess you're looking to us to sort of  
13                  adjudicate this difference and we can't really  
14                  do that if you're not saying -- we can't  
15                  really put a condition on the approval or  
16                  requirement if you can't say that you can do  
17                  it. So, I'm not sure how we can proceed if  
18                  it's an unknowable fact of reconciliation at  
19                  this point.

20                  ADMIRAL MANZELMANN: My belief is  
21                  that we can proceed or my request would be for  
22                  the Commission to approve the master plan.

1                   We'll do the detailed engineering  
2 design which then comes back to this  
3 Commission in a month or two. I'm not exactly  
4 sure when.

5                   Then we'll have the detailed  
6 engineering that shows and I promised to the  
7 neighborhood that I would literally and I have  
8 walked the woods out there with them. We can  
9 identify exactly what we need, what we can do,  
10 what we can absolutely say and can we keep the  
11 .2.

12                   But, what I didn't want to do in  
13 my commitment letter is commit to a .2 and not  
14 be able to achieve that. So, I wanted to get  
15 it down to that precise engineering of what we  
16 can do design-wise.

17                   And with the master plan approval,  
18 I can give the Corps direction let's complete  
19 the engineering design on this solution and  
20 that's why I did what I did, ma'am.

21                   COMMISSIONER WRIGHT: Okay.  
22 Thanks.

1                   ACTING CHAIRMAN MILLER: Thank  
2                   you, Commissioner.

3                   So, I think to move this along I  
4                   would move the approval of the Executive  
5                   Director's recommendation with the addition of  
6                   the language suggested by our Executive  
7                   Director that the .20 acre loss be a target as  
8                   you look at the more detailed engineering and  
9                   design that's going to come back to us in a  
10                  couple of months.

11                  So, that would make that motion to  
12                  approve the EDR with the addition of the  
13                  conceptual language offered by our Executive  
14                  Director as an option that the .2 acre -- that  
15                  that be a target in the -- as they do the more  
16                  detailed engineering and design so we can see  
17                  if it is feasible.

18                  COMMISSIONER PROVANCHA: Seconded.

19                  ACTING CHAIRMAN MILLER: Thank  
20                  you.

21                  COMMISSIONER MAY: I'd like to  
22                  offer a friendly amendment that we also



1 include a target for stormwater reduction.

2 ACTING CHAIRMAN MILLER: Twenty-  
3 five versus the --

4 COMMISSIONER MAY: Well, I'm not  
5 sure that's the correct. I mean certainly I'd  
6 be open to that. I'm not sure that doing it  
7 in that fashion is exactly the right one, but  
8 I'm happy enough with that again as a target  
9 and I would include it in I guess the very  
10 last paragraph where we're encouraging them to  
11 take certain steps in terms of coordination in  
12 stormwater reduction just so that we have  
13 something specific.

14 That way if the Corps manages to  
15 meet these objectives in their further  
16 analysis, it will be a fairly simple matter to  
17 go through the approvals.

18 ACTING CHAIRMAN MILLER: I'm fine  
19 with including that as part of my motion. I  
20 can't remember. Were you the second?

21 COMMISSIONER MAY: I was not the  
22 second.

1                   ACTING CHAIRMAN MILLER:  Were you  
2                   -- are you comfortable with that?

3                   COMMISSIONER PROVANCHA:  I  
4                   seconded it.  I don't know what exactly the --

5                   COMMISSIONER MAY:  I was offering  
6                   that as a friendly amendment to the motion.  
7                   Can I do that?

8                   ACTING CHAIRMAN MILLER:  I was  
9                   accepting it if the seconder was comfortable  
10                  with accepting it.

11                  COMMISSIONER PROVANCHA:  We get  
12                  back to the typical challenge of how do you  
13                  get a Federal project to come in above  
14                  standard.  Where do you get the supplemental  
15                  funding?  Do you --

16                  ACTING CHAIRMAN MILLER:  Well,  
17                  one's a floor and one's a reach.

18                  ADMIRAL MANZELMANN:  Sir, I'm  
19                  comfortable with that being a target and we're  
20                  going to give you the best design we can  
21                  possibly give you.

22                  COMMISSIONER PROVANCHA:  Subject

1 to the results of the detailed engineering  
2 analysis.

3 ADMIRAL MANZELMANN: Yes, sir.

4 COMMISSIONER PROVANCHA: What's  
5 feasible.

6 COMMISSIONER MAY: Certainly, I  
7 wouldn't think that the Corps of Engineers  
8 would want to build something that, you know,  
9 allows damage to adjacent property when it  
10 could be avoided within, you know, the reach  
11 or within the limits of the project.

12 ACTING CHAIRMAN MILLER:  
13 Commissioner Tregoning, do you want to add the  
14 bus station condition?

15 COMMISSIONER TREGONING: I won't  
16 torture them any further with it, but I will  
17 -- you know, when I'm looking at the map which  
18 no one can see, but if that was to be expanded  
19 a little more, there's not -- there are like  
20 400 surface parking spaces across the street  
21 at the Safeway shopping center and it was a  
22 structure garage there --

1 COMMISSIONER PROVANCHA: No.

2 COMMISSIONER TREGONING: No what?

3 COMMISSIONER PROVANCHA: I believe  
4 that was discussed at our meeting in December  
5 and the owners of that shopping center are --

6 COMMISSIONER TREGONING:  
7 Uninterested?

8 COMMISSIONER PROVANCHA: More than  
9 uninterested. I think we proposed that  
10 perhaps at least some surface parking and the  
11 response was --

12 COMMISSIONER TREGONING: Not  
13 surface parking, but a structured garage. I  
14 mean I think most merchants would not hate it  
15 if you brought 3,000 -- 1800 people a day, you  
16 know, to their establishment where they might  
17 be inclined to buy something.

18 You know, not surface parking, but  
19 if you're going to build a structured  
20 facility, you could build it across the street  
21 and then it would be able to be used, you  
22 know, all times of the day and night. Not --

1 you know, the picture I have shows your  
2 facility entirely empty of cars while their  
3 facility has cars in it and I'm sure that  
4 there's a synergistic set of uses. We could  
5 call that shared parking in the city and we  
6 would try to cluster different uses that use  
7 that same parking space several times during  
8 the day for different uses as opposed to each  
9 and every car, you know, getting its own berth  
10 whenever it might be used which results in  
11 nine parking spaces per car on average in the  
12 U.S., you know.

13 So, anyway just a thought. I  
14 don't -- I won't put it into a motion, but I  
15 will just say this is a crazy parking  
16 solution.

17 ACTING CHAIRMAN MILLER: I think  
18 it's good for the Commissioners -- for you and  
19 the Commission to be on record encouraging  
20 shared and creative parking solutions.

21 COMMISSIONER PROVANCHA: A few  
22 additional comments if I might.

1                   Mr. Salop mentioned something  
2                   about incentivizing behavior. The DoD has a  
3                   pretty good track record in the National  
4                   Capital Region. We have the largest mass  
5                   transit benefit program. Eight times larger  
6                   than the next nearest.

7                   When we had ARRA money  
8                   supplementing up to \$230 a month, the  
9                   participation was -- over \$70 million in  
10                  benefits were distributed to more than 30,000  
11                  DoD personnel. More than half of the DoD  
12                  personnel in the National Capital Region.

13                  It's gone down now since that one-  
14                  time benefit expired.

15                  Multiple complementary things I  
16                  think have occurred. I appreciate Mr.  
17                  Hinkle's thorough presentation and the staff  
18                  analysis and correcting the comment earlier  
19                  about a little bit of work has been done on  
20                  the garages. Supplemented later by a  
21                  tremendous amount of effort has occurred. So,  
22                  appreciate that with the public meetings and

1 your personal intervention and walking the  
2 site and so forth.

3 So many accommodations. No  
4 increase in the site. No increase in  
5 population. Historic preservation elements  
6 are preserved. Decrease in surface parking.  
7 Less deforestation. Reduced by over 70  
8 percent over what was initially proposed at  
9 our December meeting. Preservation of, you  
10 said, stormwater management. Transportation  
11 and parking. Community interaction. The  
12 letter of commitment dated the 30th in  
13 response to the 22nd of January MOU from the  
14 homeowner's association seeking LEED Silver  
15 for some the projects and LEED Gold and it  
16 just goes on and on.

17 The adjacency of the design to  
18 maintain some functional buildings. The  
19 multiple variations on the garage. The  
20 improved security. The visitor control  
21 center. Twenty-five percent reduction in  
22 parking. Offsite remediation.

1 I think what I'm seeing is just an  
2 unprecedented level of collaboration and  
3 cooperation, interactions and mitigation.

4 The project between what we saw in  
5 December and what we see now is almost  
6 unrecognizable. There's been so much dramatic  
7 improvement.

8 I'm reminded of the gentleman that  
9 had a midlife crises. So, he went and  
10 whatever it was. He went -- he joined a gym.  
11 He lost 25 pounds. He got some cosmetic work.  
12 He went into Brooks Brothers. He bought a  
13 nice suit. He walked out and got hit by a bus  
14 and when he got to the pearly gates, St. Peter  
15 said excuse me. Tell me again who you are and  
16 he identified himself and St. Peter said oh,  
17 my gosh, I'm so sorry. You weren't due yet.  
18 We didn't recognize you.

19 So, I think that's the case here  
20 in this project. Almost unrecognizable from  
21 the tremendous accommodation.

22 One area of concern. The four-way



1 stop at Sangamore and Sentinel. Not only  
2 unsafe, inefficient. Can you imagine trying  
3 to queue up a thousand or more employees  
4 getting onto the site saying you go first.  
5 No, I go first. Clearly need to be  
6 signalized. I have a traffic -- a senior  
7 traffic engineer on my site, on my staff and  
8 they said this is just a no brainer. This  
9 needs to be a signalized intersection.

10 MR. HINKLE: Right. Jared and the  
11 Corps are working closely with county traffic  
12 engineering and we're following their  
13 guidance.

14 COMMISSIONER PROVANCHA: Good.  
15 Keep it up.

16 ACTING CHAIRMAN MILLER: Further  
17 discussion from the Commission. Commissioner  
18 Denis, this is your neighborhood.

19 COMMISSIONER DENIS: Thank you.

20 I just want to -- I thought the  
21 punch line of that story was going to be that  
22 St. Peter said I'm sorry you're here, but you

1       sure look great. Been working out. I can  
2       repeat that if you want for the record.

3               I just want to commend the  
4       stakeholders and staff for their willingness  
5       to seriously consider various proposals that  
6       have been put forward. Many of which have  
7       substantially improved the project.

8               I was not as surprised as some may  
9       have been at the significant turnout by the  
10      community for the October meeting or what was  
11      virtually a Christmas Eve meeting not only in  
12      numbers, but in expertise as you've seen so  
13      well represented today and I look forward to  
14      perhaps further improvements to be made.

15              I think certainly it's been  
16      established that there's a willingness to  
17      consider ideas going forward and it's a very  
18      -- it's been a very healthy exercise.

19              ACTING CHAIRMAN MILLER: Thank  
20      you.

21              Anything further from the  
22      Commission?

1                   We have a motion on the table.

2                   All in favor say aye.

3                   (Ayes.)

4                   ACTING CHAIRMAN MILLER: All  
5                   opposed? The ayes have it.

6                   Thank you, Commission staff, Mr.  
7                   Hinkle, for all your work on this and thank  
8                   you to the community for all your work on this  
9                   and to the Corps.

10                  COMMISSIONER MAY: Yes, I would  
11                  echo that especially since so many came  
12                  forward today and testified in support of the  
13                  Park Service's position. So, thank you.

14                  LAFAYETTE BUILDING

15                  STREETSCAPE AND SITE

16                  IMPROVEMENTS

17                  ACTING CHAIRMAN MILLER: We move  
18                  next to Agenda Item 5B, the streetscape and  
19                  site improvements of the Lafayette Building.  
20                  Mr. Weil.

21                  MR. WEIL: Thank you, Mr. Vice  
22                  Chairman, Members of the Commission. Good

1       afternoon.

2                       This is a site improvement project  
3       at the Lafayette Building which is located at  
4       811 on Vermont Avenue in Northwest Washington,  
5       D.C.

6                       The project is actually -- the  
7       site improvement project is in conjunction  
8       with an ongoing interior building renovation  
9       which is scheduled for completion in 2016.  
10       The project is being submitted by the U.S.  
11       General Services Administration for  
12       preliminary and final site development plan  
13       review.

14                      So, the site is located along  
15       Vermont Avenue between Lafayette Square and  
16       McPherson Square in the vicinity of the White  
17       House. As we zoom in closer, you will notice  
18       the Lafayette Building takes up a majority of  
19       the block also shared by the Shoreham Hotel  
20       building. The block is bounded on the west by  
21       Vermont Avenue, I Street and McPherson Square  
22       on the north, 15th Street on the east and H

1 Street to the south.

2 The building is located directly  
3 across the street from the Veterans  
4 Administration Headquarters and the Lafayette  
5 Building is a Federal building with office  
6 space for the Export-Import Bank and also the  
7 Veterans Administration as well.

8 Two other notes. The Lafayette  
9 Building is a national historic landmark and  
10 is located within the 15th Street Financial  
11 Historic District.

12 So, here are some existing  
13 conditions, views. This view is looking  
14 southwest across the 15th Street/I Street  
15 intersection. You will note in several of  
16 these photos there are construction fences  
17 currently set up. A part of the ongoing  
18 internal modernization project.

19 This is on the south side of the  
20 building looking back across H Street towards  
21 the VA Headquarters building and this shows  
22 the building's current front entrance and you

1 will note that there are currently some  
2 temporary planters set up across the entrance  
3 area.

4           These are views across -- along  
5 each side of the building, along the  
6 sidewalks. This is on the north side of the  
7 building along I Street looking towards  
8 Vermont Avenue. We have H Street which is  
9 located along the south side of the building  
10 looking towards 15th Street. This is 15th  
11 Street looking north towards McPherson Square  
12 located along the east side of the building  
13 and here's Vermont Avenue which is where the  
14 front entrance is located looking towards  
15 McPherson Square.

16           So, a little project background.  
17 The GSA submitted a plan for a preliminary and  
18 final review which was approved by the  
19 Commission in March 2002 shortly after 9/11  
20 which installed these temporary planters  
21 across the front entryway.

22           The ongoing Phase 1 Building

1 Modernization Project which is currently going  
2 on at this point was submitted for preliminary  
3 review by the Commission in May 2006. As part  
4 of that submission, GSA had also submitted the  
5 site improvement -- a site improvement design  
6 and these bullets show the germane comments  
7 made by the Commission related to the site  
8 plan.

9           Down here, you will note there is  
10 a rendering from that design submission and  
11 one of the major elements from that design  
12 submission was a perimeter security bollard  
13 line completely around the building.

14           So, the Commission's comments were  
15 to develop a design, a site improvement  
16 design, consistent with the National Capital  
17 Urban Design Security Plan, to coordinate the  
18 design with the building retail tenants and  
19 downtown business improvement district and to  
20 make sure that the Applicant provides adequate  
21 information that would allow the Commission to  
22 fulfill our NEPA obligation.

1                   The final plan for the interior  
2 building modernization was approved in April  
3 2007 and again, the Commission just reiterated  
4 its request to make sure that adequate NEPA-  
5 related information was provided for the site  
6 improvements.

7                   So, here's the current design  
8 proposal. It includes a number of design  
9 features and I'll go through each of those  
10 features briefly.

11                  Number one, the current design  
12 proposal will add new and replacement trees to  
13 create a more substantive streetscape buffer  
14 between the property and the street. Major  
15 modification to the 15th Street side of the  
16 building is a secondary row of trees, Honey  
17 Locusts, to provide a barrier, a visual  
18 separation between a gathering and seating  
19 area located adjacent to the building and the  
20 main through walkway part of the sidewalk.

21                  The current design submission does  
22 not include a physical perimeter security.



1 Rather it includes three low bollards across  
2 the widened wheelchair ramp leading to the  
3 entry portion of the building and these  
4 bollards, these low bollards, are really  
5 designed more to prevent errant vehicles and  
6 vehicles from mistakenly driving up this  
7 widened wheelchair ramp.

8 The new design includes larger  
9 tree boxes and also continual 5-foot wide tree  
10 trenches that are designed to meet LID  
11 standards or low impact development standards.

12 The new design incorporates new  
13 paving. A majority of the site will be paved  
14 using London Pavers with light granite borders  
15 around the tree trenches, the enlarged tree  
16 boxes as well as the reconstructed wheelchair  
17 ramps as well and there will be black granite  
18 installed in front of the two building  
19 entrances. One the main entrance along  
20 Vermont Avenue and a secondary building  
21 entrance located at the 15th Street/I Street  
22 intersection.

1           The design proposal will install  
2           new street lamps that are consistent with the  
3           DDOT and the downtown BID streetscape  
4           standards. New twin-20 lamps along Vermont  
5           Avenue. Single Washington Globes along the  
6           other three sides of the building. New street  
7           benches and the new design proposal has  
8           designated three areas that would be set aside  
9           for vending areas.

10           So, here's the illustrative plan  
11           that shows the existing trees along there and  
12           there are several existing trees that are --  
13           that were deemed fairly healthy that will be  
14           preserved and then this illustrative plan  
15           shows the new trees and replacement trees that  
16           will be added to create a more robust  
17           streetscape.

18           So, here is some existing and  
19           future renderings of the project once it's  
20           completed. This shows the 15th Street side of  
21           the building and you can note the new  
22           pavement, the new Washington Globe street

1 lamps and the secondary row of Honey Locust  
2 trees. Here's a direct on view of the 15th  
3 Street side of the building.

4 Here would be the new future  
5 condition of the front entryway. You will  
6 note that the new twin-20 street lamps, four  
7 new Oak trees to frame the building's main  
8 entrance as well as a wide wheelchair ramp  
9 with the three low bollards and here's an  
10 angled view of the front entry area.

11 So, staff reviewed the project  
12 using the Comprehensive Plan for the National  
13 Capital as well as the National Capital Urban  
14 Design Security Plan objectives and policies  
15 and found the project to be consistent with  
16 both of those plans.

17 Staff also insured an adequate  
18 review of the project in compliance with NEPA  
19 and the National Historic Preservation Act as  
20 well.

21 So, it is the Executive Director's  
22 recommendation to the Commission to approve

1 the preliminary and final site development  
2 plans for streetscape and site improvements at  
3 the Lafayette Building and to commend the U.S.  
4 General Services Administration for its  
5 decision to forego permanent physical  
6 perimeter security at the Lafayette Building  
7 in favor of the more environmentally  
8 sustainable streetscape design that improves  
9 the aesthetic quality and overall  
10 accessibility of surrounding public space and  
11 improves the settings of the historical  
12 Lafayette Building and 15th Street Financial  
13 Historic District.

14 And that concludes my  
15 presentation. I'm now available to answer any  
16 questions from the Commission.

17 Thank you.

18 [INSERT - LAFAYETTE BUILDING STREETScape]

1                   ACTING CHAIRMAN MILLER: Thank  
2 you, Mr. Weil, for that great presentation and  
3 I would emphasize your commendation of GSA for  
4 getting rid of the bollard security line. The  
5 entire line of bollards. That's great.

6                   Any questions of Mr. Weil or  
7 discussion?

8                   COMMISSIONER DENIS: Yes, I have a  
9 question.

10                  ACTING CHAIRMAN MILLER: Yes.

11                  COMMISSIONER DENIS: Yes. You  
12 mentioned McPherson Square.

13                  MR. WEIL: Yes.

14                  COMMISSIONER DENIS: Does the  
15 continuing state of disrepair of McPherson  
16 Square adversely impact this project?

17                  MR. WEIL: That I can't speak to.  
18 Yes.

19                  COMMISSIONER WRIGHT: I think it's  
20 a matter of opinion which might have to do  
21 with your opinion of Occupy D.C.

22                  COMMISSIONER DENIS: Well, let's

1 take -- yes. Well, no, I mean I'm just  
2 asking.

3 COMMISSIONER WRIGHT: But, from  
4 our point of view, it's not --

5 COMMISSIONER DENIS: We go to  
6 great lengths to have environmental  
7 accessibility and all the fine words that were  
8 used and the renderings that were shown and  
9 I'm just asking.

10 Does that improve the business  
11 district and the environment in that area? Is  
12 there any impact?

13 If there's no impact, you can say  
14 that. If there is an impact, is it positive  
15 or negative or is it neutral?

16 I didn't state an opinion.

17 COMMISSIONER WRIGHT: I don't  
18 think --

19 COMMISSIONER DENIS: I just asked  
20 a question.

21 COMMISSIONER WRIGHT: I don't  
22 think it's a question that's germane to the

1 review of --

2 COMMISSIONER DENIS: That was my  
3 question. Is it -- is there any impact  
4 whatsoever of the current state of McPherson  
5 Square?

6 MR. WEIL: And, you know, from my  
7 perspective, that's out of the scope of this  
8 project.

9 COMMISSIONER DENIS: Okay.

10 MR. WEIL: So, I don't think --

11 COMMISSIONER WRIGHT: Again, I  
12 think that's irrelevant.

13 COMMISSIONER DENIS: Okay. But,  
14 you mentioned McPherson Square. That's the  
15 only reason I raised the question.

16 COMMISSIONER PROVANCHA: Or  
17 perhaps another way to look at it is their  
18 improvements along was it the I Street side of  
19 that building?

20 MR. WEIL: Um-hum. Yes.

21 COMMISSIONER PROVANCHA: But, not  
22 of the square itself?

1 MR. WEIL: Yes.

2 COMMISSIONER PROVANCHA: Which  
3 would be --

4 MR. WEIL: Correct. Onsite alone.  
5 The I Street side of the building.

6 COMMISSIONER PROVANCHA: And I  
7 guess it would be inappropriate to say well,  
8 we expect all projects to do some offsite  
9 improvements like the previous project  
10 voluntarily committed to do it.

11 ACTING CHAIRMAN MILLER: Any  
12 further questions or discussion? Ms.  
13 Tregoning.

14 COMMISSIONER TREGONING: Is there  
15 a little sidewalk caf, action on one side of  
16 the building? Did I see that correctly?

17 MR. WEIL: There was.

18 COMMISSIONER TREGONING: What's up  
19 with that?

20 MR. WEIL: In the future rendering  
21 right there.

22 COMMISSIONER TREGONING: There we



1 go. All right. Well, there's already  
2 something there. Yes.

3 MR. WEIL: Right now, I mean  
4 there's unfortunately a construction wall  
5 right now. There used to be a deli there and  
6 there was an entrance into the deli.

7 COMMISSIONER TREGONING: Right.

8 MR. WEIL: And the interior  
9 renovation will provide a new entrance into  
10 the building itself.

11 COMMISSIONER TREGONING: This is  
12 the old Loeb's Deli? Okay.

13 MR. WEIL: The old Loeb's Deli.

14 COMMISSIONER TREGONING: And so  
15 are you -- you're maintaining what was there  
16 more or less in terms of that's going to be a  
17 commercial use. Are you doing anything to  
18 restrict that?

19 MR. WEIL: The existing -- I  
20 believe the interior renovation project will  
21 maintain 7200 square feet of the ground floor  
22 retail on that side of the building.

1                   COMMISSIONER WRIGHT: This is a  
2 long-term phased modernization. Alison  
3 Dresser is the Project Manager from GSA. You  
4 want to speak to the retail, Alison?

5                   MS. DRESSER: Just that that area  
6 is planned to remain as retail use. The  
7 actual retail that would be there in the  
8 future is not yet determined.

9                   ACTING CHAIRMAN MILLER: But, the  
10 same amount would be?

11                   MS. DRESSER: Approximately.  
12 Slightly less. There's a new second entrance  
13 that's taking up part of the former retail  
14 space.

15                   COMMISSIONER TREGONING: That's  
16 what I was asking. The thing that's right at  
17 the corner, that's a new second entrance to  
18 the Federal part of the building?

19                   MS. DRESSER: That's right.  
20 That'll be an employee entrance.

21                   COMMISSIONER TREGONING: Holding  
22 the corner is kind of important for retail,

1 but okay.

2 ACTING CHAIRMAN MILLER: If the  
3 intent is to have this much active retail, you  
4 might -- I don't know if these drawings are  
5 going to be used in the future, but you might  
6 want to alter the future one to at least have  
7 as much activity as the lower one which is the  
8 existing retail activity. Just goes from four  
9 -- three umbrellas to two.

10 Any further discussion or a  
11 motion, Commissioners?

12 COMMISSIONER PROVANCHA: Motion to  
13 approve the EDR.

14 ACTING CHAIRMAN MILLER: Thank  
15 you.

16 Second?

17 COMMISSIONER WRIGHT: Second.

18 ACTING CHAIRMAN MILLER: We have a  
19 motion before us. Any further discussion?

20 All in favor say aye.

21 (Ayes.)

22 ACTING CHAIRMAN MILLER: All

1           opposed?   The motion is approved.

2                         Thank you, Mr. Weil.

3                         MR. WEIL:   Thank you.

4                         ACTING CHAIRMAN MILLER:   This  
5           concludes the open session agenda.  No  
6           other --

7                         COMMISSIONER PROVANCHA:   If I may,  
8           two quick points.

9                         ACTING CHAIRMAN MILLER:   Granted,  
10          sir.

11                        COMMISSIONER PROVANCHA:   One, I  
12          think we would be remiss if we did not commend  
13          the Executive Director and staff for their new  
14          and improved, revised, streamlined format for  
15          the EDRs.  It retains all of the features that  
16          we have known to rely on and to love over the  
17          years, but it's in a compressed, streamlined.  
18          Table of contents is helpful.  That type of  
19          thing.  So.

20                        ACTING CHAIRMAN MILLER:   I would  
21          join you in that commendation.

22                        COMMISSIONER PROVANCHA:   Last

1 point is at the Pentagon yesterday Dr. Arthur  
2 Rosenfeld spoke. He's a champion of cool  
3 roofs and he's a sponsor from Lawrence  
4 Livermore Labs of -- excuse me, Lawrence  
5 Berkeley Labs of this GCCA, the Global Cool  
6 City's Alliance that D.C. is not currently a  
7 member of, but we understand their Executive  
8 Director Mr. Shickman has reached out to the  
9 D.C. Office of Planning.

10 I'd like to, if I could, pass  
11 along some information to both the Executive  
12 Director and the Chair that perhaps since the  
13 Urban Design Task Force is underway to  
14 consider some cool roof types of requirements  
15 in the future. To do some -- assist simple  
16 changes.

17 ACTING CHAIRMAN MILLER: From the  
18 local standpoint, we certainly considered  
19 ourselves a Global Cool City.

20 Thank you for bringing that to our  
21 attention.

22 Any further business to come

1 before the Commission?

2 ADJOURNMENT

3 ACTING CHAIRMAN MILLER: If not,

4 we're adjourned. Thank you.

5 (Whereupon, at 2:56 p.m., the

6 hearing was adjourned.)

7

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In the matter of: National Capital Planning Commission

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Date: 02-02-12

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