

UNITED STATES OF AMERICA

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NATIONAL CAPITAL PLANNING COMMISSION

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MEETING

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Thursday, April 2, 2009

The meeting came to order at 12:30 p.m.
in suite 500 of 401 9th Street, NW,
Washington, DC. John V. Cogbill III,
Chairman, presiding.

PRESENT:

JOHN V. COGBILL, III	CHAIRMAN
HERBERT F. AMES	PRESIDENTIAL APPOINTEE
ARRINGTON DIXON	MAYORAL APPOINTEE
JOHN M. HART	PRESIDENTIAL APPOINTEE
PETER MAY	DEPARTMENT OF THE INTERIOR
MICHAEL S. MCGILL	GENERAL SERVICES ADMINISTRATION
WILLIAM MILES	US HOUSE OF REPRESENTATIVES
ROBERT E. MILLER	COUNCIL OF THE DISTRICT OF COLUMBIA
RALPH NEWTON	DEPARTMENT OF DEFENSE
HARRIET TREGONING	DIRECTOR, OFFICE OF PLANNING, FOR THE MAYOR OF THE DISTRICT OF COLUMBIA
STACIE S. TURNER	MAYORAL APPOINTEE
MARCEL C. ACOSTA	EXECUTIVE DIRECTOR
BARRY S. SOCKS	ACTING EXECUTIVE
	DIRECTOR
LOIS J. SCHIFFER	GENERAL COUNSEL
DEBORAH B. YOUNG	SECRETARY

T-A-B-L-E O-F C-O-N-T-E-N-T-S

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

2 12:40 p.m.

3 CHAIRMAN COGBILL: On the record.

4 Good afternoon. Welcome to the National
5 Capital Planning Commission's April 2, 2009
6 meeting. Would you all please stand and join
7 me in the Pledge of Alliance.

8 (Pledge of Alliance recited.)

9 Thank you. Noting the presence of
10 a quorum I'll call the meeting to order. If
11 there is no objection, the open session agenda
12 will be adopted as the order of business.

13 (No verbal response.)

14 Seeing and hearing none, so
15 adopted.

16 [INSERT - Agenda]

1 1. REPORT OF THE CHAIR

2 The first item of business is a
3 report of the Chair. The Chair has no report
4 at this time. So I'll move this to the
5 Executive Director's report and, Mr. Socks,
6 you'll be doing that for us today.

7 2. EXECUTIVE DIRECTOR'S REPORT

8 MR. SOCKS: Good afternoon,
9 Commissioners and Chairman Cogbill.

10 The Executive Director's written
11 report is in your package. But there are two
12 items in the report that I would like to call
13 to your attention and afterwards I would like
14 to ask Ms. Saum to update the Commission on
15 the status of the National Mall Levy Project.

16 First, I would like to note that
17 NCPC has received the President's Award for
18 extraordinary support of the Combined Federal
19 Campaign which I have in front of me. I'll
20 just hold up for you. Okay. Over 75 percent
21 of NCPC staff participated and raised over
22 \$19,000. We exceeded our contributions from

1 last year. It was 3.3 percent increase last
2 year.

3 The second point I would like to
4 mention and is also in your report is that I
5 would like to report that Michelle Desiderio
6 left NCPC on April 1st, yesterday, to become
7 the Director of the Green Buildings Program at
8 the National Association of Homebuilders
9 Research Center. During her tenure at NCPC,
10 Michelle was the project lead for the Capital
11 Space Initiative and for the Flooding Forum
12 and studies about flooding in the monumental
13 core. She also worked on the Agency's
14 Strategic Planning Initiatives, Federal land
15 and many other research efforts. She will be
16 missed and we wish her the best.

17 At this time, I would like to ask
18 Ms. Saum to come up and give an update on the
19 National Mall Levy Project.

20 [INSERT - Executive Director's Report]

1 [INSERT - National Archives Building]

1 MS. SAUM: Good afternoon. The
2 National Parks Service has submitted a
3 proposal that would allow them to proceed with
4 your authority at the May meeting with
5 construction this summer of the initial phases
6 of the Potomac Park levy. This would involve
7 clearings of part of the site, doing some of
8 the archeological work.

9 However, the funding to do that
10 project is not yet in place. We have been
11 told that the U.S. Army Corps of Engineers is
12 planning to provide the necessary funds to
13 complete construction documents, the
14 engineering work and what not in order to
15 issue the request for construction. But
16 actual money for construction they would not
17 expect to receive until their annual
18 appropriation from Congress in FY 2010. This
19 probably means that they wouldn't actually be
20 able to let a contract until the spring of
21 2010 and unless we want to see a situation
22 where we'll go at it and actually start

1 construction and then have the project come to
2 halt when the money that the District of
3 Columbia has made available runs out. It's
4 looking unlikely that we'll be able to meet
5 the FEMA deadline of having 100 year flood
6 protection in place by November of 2009.

7 Does anybody have any questions?

8 MR. MCGILL: Mr. Chairman, I would
9 like to comment. As I understand it, the
10 schedule we were working on to effectuate this
11 construction called for us to go out to bid in
12 February and now the latest schedule I saw was
13 June and now from what you're saying it looks
14 like we're not ready to go out to bid until
15 fiscal year `20 and obviously the theme of
16 deadline for having interim measures in place
17 is November of this year.

18 I seem to recall several years ago
19 when the Corps of Engineers made a
20 presentation to us about the levy system
21 before any of us were worried about it that
22 they had something like on the order of \$6

1 million already appropriated and I think it
2 was appropriated in the form of money that
3 didn't expire at the end of a fiscal year.
4 But they said they were sitting on it because
5 their estimate of the total cost was \$13
6 million and they weren't going to proceed
7 until they had full funding for whatever
8 system they had in mind to improve the levy
9 system.

10 So I'm curious whether or not the
11 Corps maybe has that money still sitting there
12 available without waiting for a fiscal year
13 `10 appropriation.

14 MS. SAUM: I can look further into
15 that, but my understanding is that there was
16 \$6.5 million authorized by Congress in 1999
17 and that at some point since then several
18 million dollars was appropriated for
19 engineering studies and that that money has
20 been spent. So there is still money remaining
21 in the authorization, but at this point my
22 understanding is that there is no outstanding

1 appropriated money. But I can verify that.

2 MR. MCGILL: Okay.

3 CHAIRMAN COGBILL: Ms. Tregoning,
4 did you have a comment?

5 MS. TREGONING: Thank you, Mr.
6 Chairman. I just wanted to clarify a couple
7 of things that we're working with the Corps
8 right now to move some of our design and
9 preconstruction expenses to them so that we
10 will have some amount of money to be able to
11 begin construction, but the overall conclusion
12 that Ms. Saum has presented is correct that
13 there's not enough money in the funding that
14 we have available nor in other sources that we
15 have yet been able to identify to be able to
16 complete the construction on the schedule that
17 we had communicated to FEMA and I will just
18 say that if failure to find the money will be
19 a huge tragedy and the ability to recertify,
20 you know, to get this back is going to be a
21 much steeper climb than to not lose, than to
22 have the new maps not produced at all.

1 And I will also just point out
2 that it looks like we are building to the 185
3 year flood protection which meets the
4 Executive Order which is the GSA requirement.
5 So maybe this is a conversation that we should
6 continue one-on-one. But we are, I think,
7 about to snatch defeat from the jaws of
8 victory if we cannot find the funds among the
9 many different agencies involved to finalize
10 this construction. I think we're talking
11 about a sum that's around \$4 million.

12 CHAIRMAN COGBILL: I just also
13 want to acknowledge the City's effort on this
14 and the money that's been put out by the City
15 to advance this not only behalf of the private
16 citizens and the private businesses in this
17 area, but also to the benefit of the Federal
18 Government. So I just wanted to say thank you
19 for that.

20 Yes sir. Mr. May.

21 MR. MAY: I want to respond for a
22 second to Mr. McGill's comment about the

1 funding. We've been working with the Corps of
2 Engineers on this project for many years and
3 there are not appropriate funds in the Corps'
4 budget at this time to be able to move the
5 project ahead now. We've asked and asked ans
6 asked and the Parks Service has put up a
7 substantial amount of money for this project
8 and the Park Service across the country does
9 not pay for levy projects. They're typically
10 authorized and appropriated to the Corps of
11 Engineers and not to us.

12 We found money to be able to
13 advance some of this work ourselves which is
14 extraordinary because it typically is never
15 money that is in our budget. So we're in a
16 difficult situation right now. Hopefully, we
17 can find a way through it.

18 CHAIRMAN COGBILL: And just again
19 to add a little comment to that, this has been
20 an extraordinary partnership between the City,
21 between the Federal Government including the
22 National Park Service and the work that the

1 Park Service did in getting this plan done,
2 approved and ready to be executed is also I
3 think something that we've never seen, I've
4 never seen, the likes of in terms of the
5 efficiency and the dedication that came from
6 the Park Service on this particular project.
7 So thank you, Mr. May, on behalf of me and
8 hopefully others who will be benefitting from
9 that good work.

10 MR. MAY: Thank you.

11 MR. MCGILL: Mr. Chairman, I would
12 like to make one other comment and that's an
13 appreciation for the work Michelle Desiderio
14 did. I never ceased to be amazed at her
15 ability to master the details of the work of
16 four task forces and two separate studies, one
17 study of the problem of surface runoff and the
18 other or river flooding and within the context
19 of river flooding she was coordinating and
20 paying attention to both the short-term
21 solution due in November of this year and the
22 long-term solution and trying to make sure

1 that the two were compatible.

2 I could call her on a moment's
3 notice when my bosses were pressuring me to
4 know what was going on and they had a short
5 time deadline and she could rattle off and
6 answered any question that I asked. So her
7 departure is a real loss for NCPC and I'm glad
8 that Christine has taken over the work on the
9 flood work.

10 CHAIRMAN COGBILL: Thank you. Mr.
11 Socks.

12 MR. SOCKS: That concludes my
13 report, Mr. Chairman.

14 CHAIRMAN COGBILL: Are there any
15 other questions or comments from the
16 Commission at this point?

17 (No verbal response.)

18 All right. Then we'll move
19 forward. The consent items or the delegated
20 items you've already seen.

21 3. CONSENT CALENDAR

22 CHAIRMAN COGBILL: We'll move to

1 Agenda Item No. 3 which is the consent
2 calendar. There are, let's see, five items on
3 that: The National Naval Medical Center, the
4 Army National Guard Readiness Center, Andrews
5 Air Force Base, Strategic Planning and
6 Development Facility, Chancellery of the
7 United Arab Emirates International Center and
8 District of Columbia Courts Judiciary Square.

9 Are there -- There's a motion made
10 to approve and seconded. Is there any
11 discussion?

12 [INSERTS - National Naval Medical Center; Army
13 National Guard Readiness Center; Andrews Air
14 Force Base, Strategic Planning and Development
15 Facility; Chancery of the United Arab Emirates
16 International Center; District of Columbia
17 Courts Judiciary Square]

1 MR. MAY: Mr. Chairman.

2 CHAIRMAN COGBILL: Mr. May.

3 MR. MAY: Yes, I wanted to make a
4 comment about the Judiciary Square parameter
5 security and open space improvements. One of
6 the aspects of the ultimate solution for the
7 design of security for the Court's complex at
8 Judiciary Square will require interface or
9 protection that integrates in some way with
10 the National Law Enforcement Officers Memorial
11 and the report notice of that coordination is
12 ongoing and we are engaged in that.

13 I just want to raise a concern
14 about the potential impacts there and alert
15 the Commission particularly to the potential
16 for those impacts and that we are working
17 earnestly with the Courts to bring that to a
18 successful conclusion. But as I said, I'm
19 concerned about potential impacts to the
20 memorial both physically and to the Park
21 Service and to the Fund financially as well.
22 So we want to make sure that that works its

1 way to a successful conclusion.

2 CHAIRMAN COGBILL: Thank you. Are
3 there other questions or comments about the
4 consent calendar?

5 (No verbal response.)

6 If not, all those in favor of the
7 motion please signify by saying aye.

8 (Chorus of ayes.)

9 Opposed?

10 (No verbal response.)

11 Abstentions?

12 (No verbal response.)

13 Motion carries. All right.

14 4(A) INFORMATION PRESENTATION

15 CHAIRMAN COGBILL: We'll move onto
16 Agenda Item 4(a). Agenda Item 4(a) is an
17 information presentation. This will be a
18 presentation by Ms. Witherell will start I
19 believe to lead us through that and then we'll
20 hear from Park Service and then we'll open it
21 up to questions from the Commission.

22 Ms. Witherell.

1 MS. WITHERELL: Good afternoon.
2 The National Mall with its historic landscape
3 and cultural and natural resources is one of
4 the most distinguishing features of
5 Washington, a place of interest and pride for
6 Americans and a landmark recognized around the
7 world. Every year more than 25 million
8 visitors come to the National Mall to
9 celebrate and learn about American history, to
10 enjoy the beauty of the memorials, to throw a
11 frisbee or to be inspired by the symbolic
12 grandeur of the Mall's size and scale.

13 Today you will hear from Susan
14 Spain, Project Executive of the National Mall
15 Plan for the National Park Service, and she
16 will brief you on the ongoing work on the
17 National Mall Plan. When it is completed in
18 about a year, the Plan will provide guidance
19 for future improvements to the National Mall
20 which included the continued protection of its
21 cultural resources and vistas, the enhanced
22 resilience of the Mall to accommodate and

1 recover from national celebrations and
2 expressions of First Amendment rights and the
3 improvement of visitor services. The National
4 Park Service also intends to implement
5 sustainable management practices.

6 The Park Service has stated that
7 the plan will honor the historic significance
8 of the National Mall but recognize that it is
9 an evolving landscape that has adapted and
10 responded to changing needs in the past and
11 must continue to do so.

12 Following Congressional direction
13 in 2005 and a hearing in which our chairman
14 testified, the Park Service initiated the
15 planning process in November of 2006. Within
16 a few months, they had established a website
17 for the project. A series of workshops was
18 held through the winter of 2007 and the spring
19 of 2008 and the public dialogue is now resumed
20 with a release last month of the Park
21 Service's Preliminary Preferred Alternative
22 for the plan.

1 Park Services developed a multi-
2 layered process for public input that includes
3 the publication of newsletters. Four have
4 been published to date and you have the most
5 recent one at your places along with some
6 additional material. In Newsletter No. 4, it
7 describes the Preliminary Preferred
8 Alternative and that's the alternative that
9 Susan Spain will describe in a greater detail
10 in a few moments.

11 The plan's website has a wealth of
12 documents on it including historical and
13 planning material. The public has been
14 invited to comment and to date we understand
15 that over 27,000 comments have been received
16 from around the country. NPS hopes to present
17 a draft plan in public meetings around the
18 country this summer as well.

19 Here at home both last winter and
20 spring and now resuming in this calendar year,
21 Park Service is engaged in a series of
22 meetings for a wide range of public interest.

1 We've held meetings for the general interested
2 public which includes residents and users of
3 the Mall. They have held interagency
4 discussions and workshops with Federal and
5 District of Columbia agencies. They've held
6 meetings with consulting parties which include
7 both organizations and individuals under the
8 requirements of Sections 106 and 110 of the
9 National Historic Park Preservation Act.

10 Susan is also meeting with
11 professional organizations such as the
12 National Association of Homestead Parks and
13 the City Parks Alliance to mention just two
14 that she's met with this week. She made an
15 information presentation to the Commission of
16 Fine Arts in February which is commented on
17 the plan and, of course, she and her
18 colleagues are briefing Congressional and
19 Administrative representatives.

20 NCPC staff has been attending many
21 of these meetings since the beginning of the
22 project particularly the public and

1 interagency meetings at which many ideas were
2 sought and discussed. We have coordinated
3 closely with the Park Service staff on this
4 public planning effort, complimenting the
5 development of the Framework Plan. Parks
6 Service's representatives on our Commission,
7 Mr. Parsons and now Mr. May, have served on
8 the Framework Plan's steering committee and
9 Susan Spain has participated in Framework
10 Plan's working committee and Elizabeth Miller
11 and I often note that our participation in
12 Mall plan meetings last spring were
13 particularly useful as we were developing the
14 Framework Plan draft.

15 In addition to our own agency's
16 historical preservation obligations and
17 interests, we are also a cooperating agency
18 for the National Environmental Policy Act
19 review. We will bring the draft plan and the
20 draft DIS to you for your review and your
21 comment when the documents are submitted to
22 the Commission sometime this summer. So we're

1 anticipating at this point a 60-day public
2 review comment which means that you'll be
3 commenting on the draft plan and draft DIS
4 sometime in the early fall and then you will
5 review the final environmental and
6 preservation documentation as well as the
7 final National Mall Plan early next year.

8 The Park Service has taken a step
9 of preparing a preliminary preferred
10 alternative for discussion and public input
11 this spring, several months in advance of the
12 preparation and release of the draft DIS.
13 This is a welcome opportunity for the public
14 to comment and discuss and debate proposed
15 elements of the plan directly with the Park
16 Service while they are continuing to analyze
17 and refine their proposal. This time period
18 also allows a valuable opportunity for more fine
19 grain discussion of issues important to the
20 historic preservation consultant in the same way
21 your comments today will be valuable to the
22 Park Service and to us on the staff and we

1 invite your continued questions and comments
2 for the duration of the planning process.

3 Elizabeth Miller will now describe
4 the complimentary focus of the two plans
5 before you hear first from Susan Spain who
6 will brief you on the Park Services
7 Preliminary Preferred Alternative for the
8 National Mall Plan and then Elizabeth will
9 present her staff report for the Framework
10 Plan.

11 Thank you.

12 [INSERT - The National Mall Plan - National
13 Park Service]

1 MS. MILLER: Thank you and good
2 afternoon to the Commission.

3 This aerial photo shows a portion
4 of the National Mall and the surrounding
5 precincts that we've been focusing on for a
6 number of years, starting with the Light
7 District (phonetic) Plan which was adopted in
8 1997. We are not embarking with a National
9 Mall Plan as Nancy just described as well as
10 the Framework Plan which is intended to help
11 bring the legacy vision closer to
12 implementation.

13 Recognizing that renewal is
14 necessary particularly 100 years after the Mc
15 Million Plan was prepared and that the
16 increasing demands are making it harder and
17 harder to protect the National Mall, the
18 legacy plan sets forth new ways to think about
19 how Federal uses co-exist with the City in the
20 21st century. It proposes mixing public and
21 private as well extending public buildings
22 into all quadrants of the City.

1 The Framework Plan builds on this
2 legacy vision by identifying site specific
3 opportunities to revitalize areas around the
4 National Mall and by integrating museums,
5 memorials and other public buildings as well
6 as other types of development into the urban
7 fabric so that we can achieve a vital enhanced
8 monumental core worthy of our nation and our
9 capital city. The plan establishes a physical
10 framework to help protect the National Mall
11 from overuse. And today we want to show you
12 how the National Mall Plan and the Framework
13 Plan work together.

14 Neither L'Enfant nor McMillan
15 could have anticipated the extent to which the
16 Mall would become the nation's civic stage and
17 the intensity and diversity of uses that would
18 ultimately need to sustain. These photos
19 illustrate some of the challenges that the
20 National Park Service is working to address
21 every day and why it is now undertaking
22 planning for the National Mall.

1 The National Mall must be designed
2 and managed in a way that protects the very
3 qualities that make it such a special place.
4 There's a critical need to improve the
5 visitor's experience including convenient and
6 accessible transportation as well as
7 pedestrian circulation and places to rest and
8 eat as well as more sustainable management
9 practices that will accommodate all types of
10 events and activities.

11 But the National Park Service is
12 not in this alone. Over the past 15 years,
13 the City downtown has undergone a renaissance.
14 Both through local and federal initiatives,
15 the City's growth patterns are changing. They
16 are spreading from the northwest to the east
17 and to the south along the waterfront,
18 transforming the shape of downtown and
19 repositioning the National Mall as truly the
20 heart of the city. About a year ago, Mayor
21 Fenty released the Center City Action Agenda
22 to target growth in emerging downtown

1 neighborhoods and the Architect, which
2 actually are within these areas here in tan,
3 the Architect of the Capital is working to
4 prepare a 20 year plan to address the
5 stewardship of the capital grounds as well as
6 to address workplace and visitor needs.

7 The National Capital Planning
8 Commission and Commission of Fine Arts solely
9 need to focus on these federal precincts that
10 frame the Mall where the federal uses are now
11 concentrated. As the City grows, the Federal
12 Government must be a full partner in the
13 District's development in a way that meets
14 federal needs but also contributes to the
15 vibrancy of the 21st century capital city.

16 Since each of these initiatives
17 started about the same time in 2005, we've
18 been given an unprecedented opportunity to
19 coordinate and ensure that these plans work
20 together. During that coordination, we
21 identified a series of common goals that are
22 summarized here which are to preserve the Mall

1 and to expand the City down to the waterfront
2 and to create welcoming, distinctive and well-
3 connected public places both for Federal,
4 local and private uses as well to achieve a
5 liveable and sustainable city with a 21st
6 century transportation system.

7 The screen swathe and iconic
8 landscape encompasses the National Mall along
9 with the Department of Agriculture, the
10 Smithsonian Institution, the National Gallery
11 of Art and the Capital Complex and the White
12 House. However, it's perceived as one place
13 and we hold it there in our hearts. This is
14 why close collaboration and coordination is
15 necessary and why we've worked together as
16 cooperating agencies.

17 While the scope of the National
18 Mall Plan and the Framework Plan differ, they
19 are complimentary initiatives and have
20 provided an opportunity to collaborate and
21 focus on a range of very complex issues.
22 Together these plans address a number of key

1 objectives which are to preserve the historic
2 landscape and vistas of the National Mall, to
3 supplement and implement model sustainable
4 practices, to create welcoming and flexible
5 civic spaces as well as convenient amenities
6 and information for our visitors, to expand
7 the commemorative landscape and connect
8 downtown to the National Mall and the Mall to
9 the waterfront as well as to enhance the
10 waterfront experience.

11 Collectively, these plans achieve
12 these objectives on several different levels.
13 For example, to preserve the historic
14 landscape, the National Mall Plan proposes
15 locating visitor amenities and service
16 facilities outside the important cross axis on
17 the National Mall and the Framework Plan works
18 to improve and preserve this historic vista by
19 looking at how we can improve the settings
20 around the National Mall that would be
21 appropriate for future museums and memorials
22 and public gathering places.

1 Another example would be how we
2 can improve sustainability. The National Mall
3 Plan proposes new ways to manage all types of
4 events so that the soil is not compacted and
5 areas can recover quickly. Whereas, the
6 Framework Plan proposes minimizing very
7 complex infrastructure barriers to reconnect
8 the city grid, reestablish city building
9 blocks and reclaim open spaces to accommodate
10 the next generation of museums, memorials and
11 public space.

12 These examples help to illustrate
13 the various scales at which we're planning
14 which is particularly important since the
15 establishment of the reserve in 2003. The
16 reserve shown here within this red boundary
17 restricts development of new memorials within
18 the cross axis of the Mall as first called for
19 in the Memorials and Museums Master Plan and
20 which Congress later designated when it
21 amended the Commemorative Works Act.

22 Respecting the reserve

1 designation, the National Park Service is not
2 planning for new memorials or museums on the
3 National Mall. Instead the National Mall Plan
4 focuses on protecting the Mall's historic
5 landscape and creating these welcoming and
6 flexible spaces that I've previously
7 mentioned. These yellow highlighted areas
8 represent the proposed primary locations for
9 new civic spaces and visitor services
10 contained within the Preliminary Preferred
11 Alternative that Susan is going to be
12 reviewing with you in a minute.

13 We can expect that once improved
14 there will be a continuing and increasing
15 demand for more development and activities on
16 the National Mall. To protect and sustain its
17 beauty, we must also address the space needs
18 for these future cultural facilities beyond
19 the Mall.

20 Since building on the Mall is
21 restricted, the Framework Plan works in tandem
22 with the National Mall Plan by identifying new

1 destinations that will extend the
2 commemorative landscape into the adjacent
3 federal precincts as we've highlighted here in
4 the darker yellow circles. These are the
5 areas that I will detail with you this
6 afternoon when I review the draft Framework
7 Plan.

8 We have also identified primary
9 physical, visual and symbolic relationships
10 between prominent sites and how we can enhance
11 their settings and corridors that connect
12 them. We believe that there are a number of
13 designations along these important corridors
14 that should be designated for nationally
15 significant museums and memorials or other
16 cultural facilities.

17 But we also must think how to look
18 at a finer grain. To seamlessly connect the
19 City and the monumental core, we must look for
20 opportunities to improve the secondary
21 corridors to link destinations and improve the
22 connections between downtown and the National

1 Mall. And we must also look south of the Mall
2 on how we can connect the Mall to the
3 waterfront. Our goal is to attract people
4 into these precincts and have them stay there
5 awhile before making their way onto the
6 National Mall. And finally, an even finer
7 layer of connections is necessary to link a
8 series of important destinations on the
9 National Mall and within the surrounding area
10 and those are sometimes a little harder to
11 see.

12 These destinations and connections
13 will also enhance the waterfront experience.
14 Planning sensibly in the 21st century is about
15 weaving a finer grain of public and private
16 uses and infusing the civic qualities of the
17 National Mall with the vibrancy of the City,
18 all while you pay close attention to how these
19 places link. Together the sum of these plans
20 is greater than their individual parts and
21 collectively we can elevate Washington's
22 stature as an even greater world class capital

1 city and transform the way residents, workers
2 and our visitors experience our capital.

3 I'm now pleased to introduce Susan
4 Spain, the National Park Service's Project
5 Executive for the National Mall Plan who will
6 brief you on the Preliminary Preferred
7 Alternative.

8 MS. SPAIN: Thank you, Elizabeth.
9 I'm going to grab water.

10 We've been working so closely.
11 I've been allowed to stand on the staff's side
12 of the meeting room today. It's a real
13 pleasure to be talking to you about how we've
14 been working together and how the plans
15 compliment each other. MTS is making an
16 informational presentation to you about our
17 Preliminary Preferred Alternative for the
18 National Mall. It's the first of what we
19 expect to be a number of presentations as we
20 move through the planning process.

21 As you've heard, we've been
22 working very closely with the National Capital

1 Planning Commission not only on this planning
2 together effort was you've seen just presented
3 by Elizabeth, but throughout the planning
4 process.

5 The National Mall or the National
6 Park Service has a very special role in our
7 nation. It preserves America's treasures. It
8 manages around 400 sites nationally as
9 National Park units.

10 In Washington, D.C., instead of a
11 Grand Canyon or Yosemite or a Yellowstone, we
12 manage a historic designed landscape which
13 includes several prominent plantings, informal
14 groupings of flowering cherry trees and formal
15 rows of American elm trees. Throughout the
16 nation, we manage cultural resources such as
17 Mesa Verde, the Statute of Liberty and
18 Gettysburg.

19 But here on the National Mall, we
20 manage cultural resources that inspire the
21 world. Within our area of potential effect,
22 there are 12 historic districts. On the

1 National Mall, there are six cultural
2 landscapes and around 55 listings on the
3 National Register of Historic Places.

4 Fairly unique to the National Park
5 Service is the role that we hold in managing
6 America's primary civic space. This is an
7 essential role for a democracy and it's one
8 that the National Park Service is honored to
9 have. Balancing this role between protecting
10 natural resources and cultural resources is
11 very challenging.

12 Thousands of permitted events
13 annually fall into three types of categories.
14 First, national celebrations, these are
15 activities like the Festival of American Folk
16 Life, Fourth of July, the National Cherry
17 Blossom Festival and, of course, Presidential
18 Inaugurals.

19 The second type of permitted
20 activity we have are demonstrations and you
21 can see in the center, in the lower center,
22 the March on Washington in 1963. We have

1 approximately 1,500 First Amendment
2 demonstrations annually on the National Mall.
3 Many of them are small and demonstrations that
4 are under 25 people don't need to get a
5 permit.

6 The third type of permitted
7 activity we have are special events such
8 Screen on the Green, the Library of Congress
9 Book Festival, the Solar Decathlon, the Black
10 Family Reunion and hundred of other events.

11 The National Park Service
12 proactively plans to protect the parks it
13 manages around the country. We need to
14 provide for public use and to pass these areas
15 along into future generations in an unimpaired
16 condition. This typically is planning what's
17 known as a General Management Plan. This
18 plan, the National Mall Plan, is similar to a
19 general management plan, but since it's not
20 for the entire park, it's called the National
21 Mall Plan.

22 There have been very high levels

1 of public interest in planning and we have
2 used this to define both the range of
3 alternatives and the preliminary preferred
4 alternative. Both public comment, the
5 cooperating agencies, the consulting parties
6 and best practices have shaped the
7 alternatives and the preliminary preferred
8 alternative. The high level of public
9 interest is really what led the Park Service
10 to do something fairly unusual, produce a
11 newsletter that's a preliminary preferred
12 alternative newsletter in addition to the
13 range of alternatives newsletter. We really
14 wanted to transparently present ideas to the
15 public and say, "What do you think," giving
16 the public another opportunity to provide
17 input before we produce a draft plan. The
18 public comment period for Newsletter No. 4
19 expires or ends on April 20th of this year.

20 Our responsibility on the National
21 Mall is to really leave this place in a better
22 condition to the next generation and planning

1 is part of that responsibility. We did not
2 have a current plan for the area. As Nancy
3 told you in 2005 Congress directed the
4 National Park Service to begin planning and
5 our public planning effort began in 2006.

6 You'll see throughout the
7 presentation today that our plan is responsive
8 to public comments. We also know that as we
9 move forward we have to do a number of things
10 to meet the following goals as well as meeting
11 public comments. We need to make sure that we
12 are improving resource conditions, raising the
13 standard of care, really establishing a
14 quality that fosters respect, ensuring we can
15 recover quickly from the kinds of uses that
16 occur here and providing facilities for the
17 enjoyment of everyone and improving
18 operational efficiencies.

19 Periodically, we make history on
20 the National Mall and we will continue to do
21 so. Think of it. 1.8 million people
22 peacefully gathered on the National Mall to be

1 part of history. It was absolutely
2 astounding. Probably from the Park Service's
3 standpoint, a wonderful thing was the ground
4 was frozen. So compaction is a huge issue for
5 us and while the lawns were totally
6 obliterated and there was a great deal of dust
7 we did have an intact root system and that was
8 wonderful.

9 Historic events help us really
10 understand how we need to facilitate use and
11 where improvements are needed in the future.
12 Just for a little comparison on the
13 Inauguration Day we had 5,000 portable
14 toilets. On a typical Fourth of July, we have
15 500. We actually had lines of toilets or
16 fences of toilets along the National Mall.

17 On a typical Fourth of July, we
18 remove 30 tons of trash by the next morning.
19 On the Inauguration Day or the day after we
20 removed 100 tons of trash. The City also
21 removed 100 tons of trash. That's a lot of
22 logistical work that needs to happen very

1 quickly. As you can understand, this was a
2 huge effort on the part of many organizations
3 to do this. But being the civic space for our
4 nation, where else would people go to be part
5 of history?

6 The National Mall connects with
7 each and every American and for most of them
8 they find it awe-inspiring. These were the
9 words that people have told us about on a
10 regular basis. The National Mall brings
11 people together to demonstrate and celebrate
12 our freedoms, our history, our culture, our
13 unity and our adversity.

14 Primary concepts in the National
15 Mall Plan are listed on this sheet. Public
16 space improvements are needed to be able to
17 serve the civic role and also to be much more
18 welcoming. Flexibility is going to be
19 absolutely essentially especially in areas
20 with iconic backdrops that are desirable for
21 demonstrations, national celebrations and
22 events because these areas also need to be the

1 space for local recreation.

2 While education is tailored to
3 specific areas, there are four major themes
4 that will be continued on the National Mall.
5 We were asked by Fine Arts to take a look at
6 layers and so we'll be talking about several
7 layers here.

8 The Civic stage and making sure
9 that it can achieve goals. We must be able to
10 withstand high levels of use and there are
11 multiple strategies to get there. The three
12 strategies include providing flexibility civic
13 infrastructure in venues with desirable
14 backdrops. This could mean utility
15 connections, pavement, transformable
16 facilities or improved access and information.
17 We're also looking at protecting areas of
18 historic landscape, providing more durable
19 lawns and healthy trees.

20 The other approach is management
21 to reduce the impact of events, requiring
22 recovery periods, having more equitable

1 scheduling, improving permitting and
2 monitoring and providing incentives to reduce
3 impacts.

4 Back to that Inauguration again,
5 we can see here that visibility and placement
6 of large video screens effects the crowding
7 and suggests where visitor support facilities
8 could be placed. A very big message from this
9 year's inaugural was that 1.8 million people
10 managed to get here without driving. This
11 really supports some of the transit approaches
12 that this Commission has been taking over the
13 years.

14 Restoring the beauty of the
15 National Mall includes preserving and
16 protecting memorials, providing durable lawns
17 and healthy trees, having clean and attractive
18 water features, reducing impacts of events and
19 improved facilities.

20 I've moved forward too quickly.
21 I've lost a slide some place. So we'll move
22 forward to circulation and maybe come back to

1 visitor enjoyment.

2 Going backwards a little,
3 coordination circulation is really important
4 and it has to be multi-modal and that's the
5 goal of the National Mall Plan as well as the
6 Framework Plan. Visitor transit needs to be
7 coordinated with public transit and we're also
8 proposing supplementary services. We're
9 talking about major improvements to the
10 pedestrian and bicycling experiences. We're
11 having parking more available because it's
12 metered and we'd be working with local parking
13 garages to provide additional parking and
14 access from the parking garages and then
15 additional parking for visitors with
16 disabilities in that star by the Washington
17 Monument. We'd be revising circulation in
18 pedestrian pinch points, areas where we have
19 a lot of congestion.

20 Visitor enjoyment means clean and
21 attractive facilities, well-placed facilities,
22 more dispersed equally around the National

1 Mall, rest areas where you can enjoy views,
2 educational programs that take multiple
3 approaches for them, use technology as well as
4 rangers and additional recreation
5 opportunities and making sure that the
6 National Mall takes a look at universal
7 accessibility for programs and places.

8 Recreation needs to meet the needs
9 of the local users as well as visitors.

10 Organized sports would continue on areas with
11 improved turf. There would be more space
12 available for general relaxation and
13 recreation because of more equity with
14 programming. There would be more places for
15 relaxation and there would be additional water
16 features and water focused activities. More
17 choice in boating at the Tidal Basin and more
18 river edge activities, model boating at
19 Constitution Gardens and cooling interactive
20 water features in the pedestrian environment.

21 From a sustainability standpoint,
22 we're really looking at a number of areas,

1 sustainable water management, paving, historic
2 landscape preservation, protection and
3 restoration, transportation, facilities and
4 energy use and recycling.

5 The map in Newsletter No. 4 is a
6 diagram. It shows what actions are proposed
7 in different locations. While the newsletter
8 and the plan will cover many more areas, our
9 presentation today will focus on six key
10 areas. Most large cities have a paved
11 gathering space. The National Mall, however,
12 is largely a landscape space serving that same
13 function. Union Square offers an enormous
14 opportunity to respectfully reexamine a
15 location that in a highly desirable space for
16 civic purposes that could become our national
17 civic square and improved connections on the
18 east end of the National Mall as well as
19 remove obstacles to pedestrian activities and
20 take pressure off the historically intact Mall
21 area.

22 The goal for Union Square is to

1 create a flexible destination with visitor and
2 event support facilities. Imagine Union
3 Square more regularly filled with people
4 enjoying the area and enjoying the views. The
5 task of this plan is to provide a vision that
6 future design teams will be implementing. We
7 really want to stay focused in the what and
8 where types of things for the planning effort.

9 The Mall frames some of the most
10 famous vistas in our country and the area
11 takes a beating from repeated uses. The Mall
12 needs to be able to recover more quickly.
13 Resource conditions would be improved. Gravel
14 would be removed. The simple formal landscape
15 would be retained, but would be better able to
16 meet the needs of today and tomorrow by
17 providing a much more welcoming environment.

18 The Washington Monument, the
19 monument would be opened longer hours. The
20 proposed facilities would be compatible with
21 the recent circulation and security
22 improvements. The location for a proposed

1 multi-purpose facility is convenient and has
2 attractive use of the monument seen through a
3 foreground of pine and flowering cherries.

4 The goal for Constitution Gardens
5 is really to achieve what the Skidmore, Owens
6 and Merrill plans of the 1970s proposed, a
7 beautiful respite on the National Mall in a
8 garden-like setting. The restaurant they
9 propose would be integrated with a levy and
10 with a canal lockhouse that would be
11 relocated, move once again to improve
12 circulation.

13 D.C. War Memorial is in ash woods,
14 tucked into the woods. The condition of the
15 memorial would be improved. Restrooms and
16 facilities would be better distributed in the
17 area. The service road would be converted to
18 pedestrian use. The U.S. Park Police Stables
19 would become part of the educational
20 experience and the visitor experience for the
21 people visiting the National Mall and with the
22 addition of the Martin Luther King Memorial it

1 means that circulation through this area will
2 increase and that more people will have
3 opportunities to enjoy the D.C. War Memorial
4 and the ash woods area.

5 The Tidal Basin was not designed
6 for the level of use it sees and this week is
7 a primary example of that. The walkways may
8 be only ten feet wide and we see millions of
9 people. We need to also provide better
10 pedestrian and bicycle connections to the rest
11 of the National Mall. The Tidal Basin has
12 tremendous potential to be a wonderful
13 strolling, bicycling and boating environment.
14 As we mentioned before, we will be back to you
15 several more times when we have a draft plan
16 this summer and when there's a final plan.

17 The Park Service has been making
18 progress in several areas that are common to
19 every alternative on the National Mall. Last
20 month, your Commission saw a presentation
21 about proposed way-finding and sign system.
22 You probably remember when we looked at public

1 comments that way-finding was one of the top
2 comments that we got early on, the need to
3 make some major improvements as well as our
4 No. 1 comment "This place doesn't look worthy
5 enough of what it means to our nation."

6 The National Mall means a great
7 deal to every American and we all have a lot
8 to do in terms of passing it along to future
9 generations in better conditions. In this
10 time of financial upheaval, it may be helpful
11 to remember that the Capital Dome was
12 continued during the Civil War and that the
13 Jefferson Memorial was dedicated during World
14 War II. The National Mall Plan is looking at
15 how we can preserve this place for the future
16 and we have been very pleased to be working
17 with the National Capital Planning Commission
18 on this essential part of central Washington.

19 MS. WITHERELL: Thank you, Susan.
20 We look forward to hearing your questions and
21 comments.

22 CHAIRMAN COGBILL: Thank you very

1 much. We very much appreciate you being here
2 and your comments and the good work you've
3 done on this plan.

4 I'm going to bring this back to
5 the Commission now. Are there any questions?
6 Mr. Ames.

7 MR. AMES: First of all, thank you
8 for a wonderful presentation for a wonderful
9 part of our country. There are some old
10 wounds as far as the Mall is concerned. With
11 the ability or the lack of ability to fully
12 protect the integrity of the Mall because at
13 the whim of Congress new things can be added
14 and I'm not naive enough to believe that we
15 can ever change that nor would I really want
16 to change their authority to govern and do
17 whatever they want to do.

18 Why I bring that up is I think
19 your plan is a great plan. I think you have
20 wonderful ideas. But I heard very briefly in
21 the presentation that the Park Service has no
22 new monuments planned at this time. I think

1 we need to take a strong look in this plan
2 you're putting together now and I know there's
3 not an exact way to restrict any additional
4 monuments being placed on the Mall, but it
5 needs to be addressed in this plan so
6 everybody hears the same thing that we have
7 enough monuments in that particular area that
8 when we expand in the future we have to go out
9 to do that.

10 If we keep going, we're almost to
11 the point now where any more monuments on the
12 Mall is almost going to prohibit what you're
13 trying to do here making it more available and
14 I really believe that you would be best served
15 if you would strongly put in your presentation
16 somewhere the fact that the Mall has got
17 enough monuments, not that we don't need more
18 monuments in Washington because years to come
19 there will be and they will be very worthwhile
20 monuments. But we have to be very careful of
21 where we place these and I thank you for your
22 presentation.

1 MS. SPAIN: I would say that the
2 public agrees with totally from the comments
3 that we've gotten in. While a few people may
4 say "I need a new memorial," the vast majority
5 of people say, "Enough is enough" and we
6 really support limiting the memorials here
7 because we know there are other places around
8 the city.

9 CHAIRMAN COGBILL: Thank you.
10 Other questions or comments on the draft that
11 we just heard about? If not, then thank you
12 very much for being with us.

13 I'm sorry. Ms. Tregoning.

14 MS. TREGONING: Commissioner Dixon
15 had a comment and I was deferring. I very
16 much appreciate the presentation and certainly
17 I was also really excited as you were around
18 what an enormous crowd of people were
19 accommodated for the Inauguration without
20 vehicles and I thought that not only was it
21 exciting and a very different experience on
22 the streets of Washington that day, but that

1 it was largely kind of uneventful getting
2 people on and off.

3 You mentioned tour buses very
4 briefly. Maybe you didn't. Maybe I just
5 wished you did. Do you have any idea how many
6 tour buses come to Washington with the Mall as
7 their primary destination?

8 MS. SPAIN: The tour bus industry
9 would tell us that they move one-third of the
10 visitation. We're not sure. I think we have
11 been following the Tour Bus Management Plan
12 efforts and this is one area that needs
13 significant future continuing collaboration
14 between the City, the National Capital
15 Planning Commission and the Port Service.

16 We have I think it's ten tour bus
17 drop-off areas. We need to have adequate
18 parking areas sprinkled around the City so
19 that it can meet the needs of that population
20 that comes in also.

21 MS. TREGONING: Just a couple of
22 things strike me about the tour buses and I

1 certainly know that at many of the remarkable
2 National Park Service facilities across the
3 country one of the things the Park Service
4 does exceptionally is manage the vehicular
5 traffic through the Park Service, I mean,
6 control it very tightly, really adding to the
7 overall experience once you're inside the
8 bounds of the National Park and that means in
9 some cases actually managing parking
10 facilities for tour buses.

11 I would suggest that there's a
12 real opportunity to apply that same level of
13 management for tour buses here in the City and
14 I think some of the people in this room have
15 made some comments about Banneker Overlook and
16 the potential for Banneker Overlook to be
17 exactly such a facility and also a way to
18 bridge the wonderful facilities along the
19 Anacostia and the terrific trail that is going
20 to be running there with the Mall. So I would
21 just suggest that with a system of maybe
22 electric powered shuttles we might be able to

1 move people to other places although this is
2 a very walkable distance from Banneker
3 Overlook to the Smithsonian Castle. Very,
4 very walkable.

5 And that's a comment that I would
6 make that that's to me a glaring thing that's
7 missing from this plan. We know that these
8 are walkable distances. We're going to have
9 bicycles. Were' going to have all kinds of
10 ways to get around and the thing that really
11 most impacts people's enjoyment of this
12 beautiful Park Service facility is the tour
13 buses.

14 MS. SPAIN: We would agree. We
15 think it's something that need to be resolved.
16 In many of our national parks, we have a one
17 way in and a controlled access. We have a
18 very different situation in the urban
19 environment here where we're really part of
20 the urban road system and it's certainly
21 something that will require collaboration
22 between all parties.

1 MS. TREGONING: We would pledge to
2 work with you if there could be such a
3 facility constructed to park the tour buses.
4 We would absolutely work with you to control
5 and manage that access so as to give everybody
6 all the incentive they need to use that
7 facility.

8 MS. SPAIN: Peter is taking notes.
9 Thank you.

10 CHAIRMAN COGBILL: Other
11 questions? Comments? Yes sir.

12 MR. NEWTON: I just want to make a
13 comment. This strikes me as a good response
14 plan and I appreciate the balance you've taken
15 between supporting the needs of the visitors
16 to the Mall and (Inaudible) Thank you.

17 MS. SPAIN: Thank you.

18 CHAIRMAN COGBILL: Mr. McGill.

19 MR. MCGILL: I'm impressed with
20 the plan, too. I've got one question. I had
21 a chance to go to, I think, your kickoff work
22 program meeting in the Old Post Office about

1 two years ago and at that point you had
2 included Pennsylvania Avenue in the planning
3 effort and now you've not. So what happened
4 to Pennsylvania Avenue?

5 MS. SPAIN: What happened to
6 Pennsylvania Avenue is we've pulled it out at
7 the recommendation of some of your staff as
8 well as others because we weren't able to
9 focus on it adequately. The volume of comment
10 related to Pennsylvania Avenue was less than
11 one percent of the comment that we got related
12 to the National Mall and we didn't think that
13 Pennsylvania Avenue was getting its due. It
14 was kind of like hidden within the National
15 Mall Plan. So that's the effort. One of the
16 reasons why we sent out the newsletter was to
17 announce that to people also.

18 Good point, Mike.

19 MR. MCGILL: Thank you very much.

20 MS. SPAIN: You're welcome.

21 CHAIRMAN COGBILL: That concludes
22 our information presentation.

1 CHAIRMAN COGBILL: We'll now move
2 to Agenda Item 5(a) which is the Monumental
3 Core Framework Plan connecting new
4 designations with the National Mall and while
5 Ms. Miller and Mr. Luebke are moving up
6 closer, I do want to take this opportunity to
7 introduce to you the Genesee Community Charter
8 School representatives who are here from
9 Rochester, New York. They've come with their
10 faculty, their chaperones and the students
11 themselves just for the purpose of learning
12 about our Framework Plan. So if you'll all
13 stand up so we can see you, I understand you
14 had to come in a little late.

15 (Applause.)

16 And Steve Lee-Davis is their
17 teacher who has been in contact with us and we
18 very much appreciate you being here. We think
19 this is a remarkable time for Washington for
20 the National Capital Region. So we agree with
21 you that it's important enough for a lot of
22 people to know about. Thank you.

1 Ms. Miller.

2 5A. MONUMENTAL CORE FRAMEWORK PLAN

3 MS. MILLER: Good afternoon again.

4 Before I start, I would just like to introduce
5 Thomas Luebke who most of you know. But in
6 case you don't, especially the students in the
7 back, Tom is the Secretary to the Commission
8 of Fine Arts and. as you all know, the
9 Framework Plan was a very close,
10 collaborative, joint initiative and
11 partnership between the National Capital
12 Planning Commission and the Commission of Fine
13 Arts and we've worked very closely together to
14 prepare the plan that's being reviewed before
15 you today as well as the presentation that I
16 get the honor to present.

17 We also worked in conjunction with
18 our Federal and local stakeholders and with
19 the continued input of the public the plan
20 includes many ideas from previous planning
21 efforts as well as new ideas that we believe
22 provide a strong foundation on which to build

1 a bold vision that will help shape the
2 Monumental Core in the 21st century.

3 The Commission of Fine Arts
4 adopted the plan on March 19th and a summary
5 of their comments is included in the Executive
6 Director's report and while I'm mentioning
7 that a new EDR was provided at your places
8 this morning and it reflects two changes that
9 I would briefly like to summarize. One is
10 based upon CFA comments as well as input from
11 the public over the past 30 or 45 days. We've
12 simplified the name of the plan to the
13 Monumental Core Framework Plan conducting
14 destinations with the National Mall. There
15 are several references to that in your EDR.

16 We've also added a sentence to a
17 paragraph in the action agenda section,
18 actually page 13, that reiterates language in
19 the plan regarding various funding mechanisms
20 for proposed projects that result in benefits
21 beyond those contributed to a single agency.
22 And that was something that we had omitted and

1 should have been there.

2 Before I review the plan's
3 recommendations, I would like to take a moment
4 just to brief you on our activities since the
5 release of the plan this past July and there
6 is a more detailed account of this effort in
7 your staff report. To start at the beginning
8 of the 90 day public comment period which
9 actually you kicked off in July of 2008, we
10 presented the draft plan to the Commission of
11 Fine Arts as well as we held two public
12 meetings to review the plan and to entertain
13 public comments. We also presented the plan
14 to more than 20 organizations including at the
15 Annual American Society of Landscape
16 Architecture Conference in Philadelphia this
17 past October.

18 We held two sustainability
19 roundtables and we also tapped the expertise
20 of national and international experts in this
21 area and we were very fortunate to have the
22 sustainability conference, the Capital City

1 Sustainability Conference, here in September
2 which we were able to tap that expertise.

3 We also reviewed the draft plan
4 with the representatives from the Framing the
5 Capital City Symposium that we held back in
6 April of 2007. So that was a very helpful
7 follow-up effort with those experts that were
8 able to provide us some input as we continue
9 to develop the plan. We also received about
10 150 pages of thoughtful comments from the
11 public and interested stakeholders and I can't
12 thank the public enough for their interest and
13 their continued participation over the last
14 several years that have helped us shape this.

15 This past November we began to
16 incorporate these comments and prepare the
17 draft plan that's before you today. What I
18 would like to do today is to highlight the
19 primary planning considerations and the
20 guiding themes and the key recommendations in
21 the plan and then briefly review the key items
22 in the action agenda.

1 And here with me is the Core and
2 Extended Framework Plan Team which many of the
3 people are sitting behind me including our
4 consultant team from EDAW. We will be happy
5 to answer any questions you may have after I
6 conclude my presentation and public comment.

7 The initial purpose of the
8 Framework Plan was to help preserve the
9 historic landscape of the National Mall which
10 we've been talking about this morning.
11 Although our intention was to improve the
12 settings for future commemorative works of the
13 Mall our scope did expand during the
14 preparation of our document and as our
15 planning concepts evolved.

16 We realized that we needed to
17 address how to maintain and expand the federal
18 office space as necessary within the
19 Monumental Core as well as how to enrich the
20 City's economy and the public realm within
21 this area as well. This diagram illustrates
22 the key destination areas and the connections

1 that will help us to meet our goals.

2 There are many recommendations in
3 the plan. I believe there are over 70 and
4 today I'm going to only focus on the primary
5 ones and then just briefly review four of
6 those which we believe are the cornerstone
7 strategies.

8 One of the first is creating a
9 ceremonial boulevard between the Kennedy
10 Center and the Lincoln Memorial and also
11 improving the waterfront, developing a mixed
12 use destination on Pennsylvania Avenue between
13 9th Street and 12th Street, establishing a new
14 festival grounds near the Jefferson Memorial
15 near East Potomac Park and redeveloping the
16 10th Street Corridor between the Smithsonian
17 Castle and the Banneker Overlook.

18 The L'Enfant Plan used topography
19 and the placement of streets and prominent
20 buildings to establish symbolic connections,
21 reciprocal views and an interconnected open
22 space system. The McMillan Commission also

1 envisioned an interconnected expanded park
2 system to serve the City with the National
3 Mall at its core. Their intent was to create
4 monumental and grand settings to set civic and
5 everyday life apart.

6 The Framework Plan recommendations
7 respect and include many of these planning
8 principles from both of these plans. However,
9 it also calls for correcting some
10 unanticipated consequences of past
11 interventions. Many of the plan's
12 recommendations include actually recovering
13 aspects of the L'Enfant Plan that were never
14 realized and while it respects the
15 monumentality and character of the McMillan
16 Plan it strives to introduce a greater mix of
17 uses and to improve the pedestrian scale at
18 the street level.

19 The plan also builds on more
20 recent planning initiatives as I've talked
21 about this morning. As I mentioned, the 1997
22 Legacy Plan illustrates new ways to think

1 about how federal uses co-exist with the City
2 in the 21st century and as one of the first
3 tools to implement the Legacy Plan, the
4 Memorials and Museums Master Plan identified
5 100 alternative sites for commemorative works
6 within the fabric of the L'Enfant city.

7 The Framework Plan focuses on
8 improving the settings of these sites to make
9 them more attractive to future museum and
10 memorial sponsors. There are also a number of
11 current day issues that influenced our work
12 and one of them, the most critical as Susan
13 just presented, is the demands on the National
14 Mall. Its iconic status and the perception of
15 this wide expansive useable open space makes
16 it seem like this is the best place and the
17 only desirable place to locate new museums or
18 memorials. Hence, why we need to find
19 locations for these uses elsewhere because we
20 understand how precious this landscape is.

21 However, as we move beyond the
22 Mall, we begin to bump into increasing and

1 competing demands for a finite amount of
2 federal land. While we must find new
3 locations for these cultural facilities and
4 commemorative works it's also important that
5 we consider how we maintain and expand the
6 inventory of federal office space as
7 necessary.

8 We've also identified
9 interventions on sites that support modern
10 buildings, some of which are nearly the time
11 for them to be considered worthy of
12 preservation. Their scale and style sometimes
13 make it very difficult to retrofit these
14 buildings into the established fine grained,
15 heterogenous urban context. While some of
16 these buildings have been incorporated into
17 the Framework Plan such as the recently
18 designated HUD Building, we are recommending
19 that others be modified, reused or even
20 redeveloped.

21 As I mentioned earlier, the City's
22 growth patterns and that the City's growth

1 patterns are changing and there's an
2 increasing desire to embrace its 40 miles of
3 river front as an important natural resource
4 as well as an urban amenity and this is also
5 influenced the work of the Framework Plan.

6 This diagram is similar to the one
7 I shared with you earlier so as to illustrate
8 the overarching themes to achieve our goals.
9 We can integrate the civic qualities of the
10 Mall and the vibrancy of downtown into the
11 federal precincts by extending the civic
12 qualities of the National Mall outward and
13 into the landscape of the federal precincts as
14 well as infusing the economic and social life
15 of the city into the federal precincts. So
16 it's very much a two-way street here.

17 A number of guiding themes and key
18 strategies were used to inform our work and
19 help us identify site specific interventions
20 that I'm going to review with you.
21 Collectively, these interventions form systems
22 that work together for a more livable and

1 sustainable city.

2 Building on the time tested
3 principles, we've identified where we can
4 establish symbolic relationships between
5 prominent sites and how we enhance their
6 settings in the corridors that connect them.

7 These dark arrows start to show you those
8 areas in which we're focusing on with the
9 Framework Plan. The lighter areas basically
10 show you that the existing structure of the
11 city as set forth by L'Enfant.

12 To elevate the prominence of these
13 civic sites and make them accessible, you've
14 got a lot of work to do to fill in the
15 significant gaps caused by the intrusion of
16 highways, rail lines, bridges as well as
17 single-use buildings that either limit public
18 access, block important views or cause streets
19 to be devoid of street life and pedestrian
20 activity.

21 In order to fill these gaps, we
22 also have to address how to reinvent these

1 corridors and encourage walkable, compact,
2 mixed use development while also retaining the
3 inventory of federally owned property. We've
4 actually identified opportunities to actually
5 create up to six million or develop I should
6 say up to six million square feet of new
7 space. More than two million square feet
8 would be appropriately located for a potential
9 museum site or even a memorial. More than a
10 million square feet would be appropriately
11 used for new federal office space and we've
12 identified over two million square feet that
13 would be appropriately developed for private
14 development and this is an important way that
15 we can start to infuse this mix of use within
16 these federal precincts.

17 We've also identified 120 acres of
18 new or reclaimed park land that can help
19 supply the recreation and event space
20 necessary to accommodate the competing
21 national and local needs and contribute to the
22 management of our natural resources. So

1 within some of these areas that were --
2 Actually, this area kind of overlaps with the
3 National Mall Plan, but this area here is one
4 very significant place I will be reviewing
5 with you that we think that we can help take
6 some of the pressure off the National Mall
7 particularly for festivals and celebrations.

8 A modern, innovative and green
9 transportation system is paramount to a truly
10 attainable city. The Framework Plan supports
11 the city's planned transit system and it also
12 encourages more sustainable transportation
13 that uses alternative fuels and promotes a
14 redundant accessible system that will serve
15 both regional and local commuters. Some of
16 the recommendations in the plan which are
17 conceptually represented here show extending
18 the circulator to emerging destination areas,
19 promoting more bike sharing stations and
20 cyclist service centers particularly within
21 our federal precincts and promoting a
22 convenient and inexpensive transit system that

1 would serve the National Mall and memorial
2 parks and also to reiterate what Susan
3 mentioned we're also proposing or recommending
4 that a secondary system be provided to move
5 people with special needs in and around the
6 Mall itself.

7 The plan also recommends a number
8 of sustainable strategies both for the built
9 and natural environment that we believe will
10 contribute to the overall health of the
11 environmental system. Some of these
12 strategies include investing in high
13 performance building and renewable energy
14 technologies and also using more green
15 technologies and green infrastructure as well
16 as improving the storm water management
17 system.

18 There are a number of
19 recommendations contained within all of the
20 different precincts that I'll be reviewing
21 with you, but I'm going to focus on one
22 particular one that I think is important.

1 Currently, you may or may not know that the
2 water bodies on the National Mall, many of
3 them are actually filled with potable water
4 and we feel that rather than using this
5 precious resource that we can actually collect
6 storm water as well as a lot of the
7 groundwater that's being pumped out underneath
8 federal buildings, put that water into holding
9 area, treat it and then use it to supply the
10 various facilities on the National Mall
11 including a irrigation system.

12 We're also looking to integrate
13 natural elements into all scales of design,
14 reestablish our tree canopy, provide better
15 habitat and connect and enhance open spaces to
16 restore some of a more natural management
17 system. This is particularly for water and
18 water control and water quality. We also need
19 to repair the shoreline and ensure that we
20 program its use appropriately within the flood
21 plane.

22 This is the diagram that I

1 reviewed with you earlier. This is the
2 proposed Framework Plan which many of you are
3 familiar with. And it was prepared with all
4 of these different planning considerations and
5 themes in mind. This composite plan
6 recommends the site specific interventions
7 that I'm going to review with you in some
8 detail. While each precinct is equally
9 important, some of the most advantageous
10 strategies are actually south of the Mall
11 particularly in the southwest rectangle which
12 is where I'm going to start.

13 The southwest rectangle can become
14 a part of a living downtown by redefining 10th
15 Street as a vibrant mixed use corridor,
16 restoring Maryland Avenue as a grand boulevard
17 and overall repairing and reconnecting the
18 street grid and reclaiming city blocks in this
19 area between the Mall and the waterfront.

20 As I mentioned, this is one of our
21 cornerstone strategies and our concept here is
22 that we want to create a lively mixed use

1 corridor along the 10th Street S.W. from the
2 Smithsonian Castle down to Banneker Park which
3 overlooks the southwest waterfront. To do
4 that, we're proposing that this 20 acre
5 complex between Independence and Maryland
6 would be developed to remove the building span
7 across the 10th Street that currently exists
8 and also be redeveloped to maximize the
9 developable area of this 20 acre parcel. It's
10 not one parcel. It's actually a compilation
11 of many parcels. As well as to provide a
12 greater mix of use and we also want to reclaim
13 a portion of Virginia Avenue that will then
14 afford us views back to the Washington
15 Monument.

16 Further to the south we're
17 proposing to deck the southeast-southwest
18 freeway so that we can do in-fill development
19 that would be a great place for new private
20 uses, perhaps hospitality, offices or even
21 residential. And most importantly some of our
22 keys objectives is to create a nationally

1 significant place for a future cultural
2 facility here at the overlook. The public rim
3 along the entire street should be designed as
4 a series of individual experiences. We
5 envision fountains and gardens and engaging
6 public spaces both festive and contemplative.

7 This slide illustrates the
8 potential corridor and the important symbolic
9 connection that can be created if we can
10 remove the building span between the
11 Smithsonian Castle which is where we're
12 standing towards Banneker Overlook and a new
13 architecturally significant cultural facility.
14 Establishing a stately tree lined street with
15 a significant architectural, cultural facility
16 as its terminus we can start to restore the
17 human scale back to this area of the city and
18 reduce the perceived distance to the
19 waterfront making it a more pleasant place for
20 workers, residents and visitors.

21 This is actually looking back to
22 the north on Maryland Avenue looking towards

1 the Smithsonian Castle. Although the street
2 sits atop a structure, state-of-the-art
3 practices could be employed to install green
4 infrastructure systems in high performance
5 buildings to showcase the best practices in
6 sustainable design perhaps even elevating the
7 prominence of the Department of Energy that
8 currently resides here. Because of this
9 prominence this corridor could also have
10 commemorative opportunities dotted all along
11 it and provide engaging public spaces to visit
12 and relax.

13 As we proceed south down the
14 street towards the Overlook and the southwest
15 waterfront, the Washington Channel, this is
16 the view that you would see before you ascend
17 down a beautiful grand cascading staircase
18 that would connect the National Mall
19 ultimately with the waterfront. This will
20 create a memorial connection to the proposed
21 waterfront neighborhood which I'll talk to you
22 about in a moment and actually this the

1 terminus here would be grand new public civic
2 space that would look out over Potomac Park.

3 Although not referred to as one of
4 the four cornerstone strategies Maryland
5 Avenue is also a critically important
6 component to weaving the Southwest Rectangle
7 back into the fabric of the city. Maryland
8 Avenue can be restored as a grand urban
9 boulevard between the U.S. Capital which sits
10 up in here to the Jefferson Memorial. We can
11 achieve this by decking a rail line which will
12 help to reconnect the street grid and provide
13 frontage and new building blocks. We can in-
14 fill under used partials to increase the
15 development density and the mix of use and we
16 also have an opportunity to create a series of
17 a cohesive park system that could contain
18 several commemorative works starting with the
19 Eisenhower Memorial and a new proposed or
20 actually a reclaimed park here at Reservation
21 113 that would extend down to the Overlook
22 which then overlooks, has beautiful sweeping

1 views to the Jefferson Memorial.

2 Liberty Loan which currently sits
3 here, we're also proposing that this site be
4 redeveloped for a nationally significant
5 museum. It sits right across the street from
6 the Tidal Basin on the National Mall and it
7 also could serve as a very important entry
8 feature as you're coming from Virginia, an
9 entry feature to the City from Virginia.

10 This section shows how we can deck
11 to realign the rail and how it will provide
12 the opportunity to provide prominent Civic
13 Plaza which is on the 8th Street access which
14 is an important cross access in the L'Enfant
15 Plan. This area could accommodate
16 commemorative elements, public amenities and
17 very importantly serve as a primary intermodal
18 center because we have four Metro lines as
19 well as the Virginia Rail Expressway all
20 coming together here and we have about 70,000
21 employees working within this area.

22 So by decking this intrusive rail

1 and redeveloping along the avenue, we can
2 reestablish this important L'Enfant Street,
3 strengthen the street wall to frame the
4 commanding views to the Capital and connect
5 the Capital to the Tidal Basin and Jefferson
6 Memorial. And this will become a notable
7 address and more closely with its sister
8 street, Pennsylvania Avenue, north of the
9 Mall.

10 Okay. I would like to move a
11 little bit further to the south into Potomac
12 Park to cover some of our key recommendations
13 here. Our concepts or our goals is to create
14 a unique Washington destination that offers
15 places for recreation and events for both
16 locals and for city visitors. Our primary
17 strategies are to connect the park to the
18 city, develop Potomac Harbor, reprogram the
19 park for more sustainable recreation and as I
20 mentioned earlier establish festival grounds
21 at the Jefferson Memorial.

22 This park should be an easily

1 accessible destination connected to the
2 region, the city, as well as the unpreserved
3 neighborhoods to the south and southeast. One
4 of the first potentially near term needs is to
5 widen the land bridge between the mainland and
6 the park so that we can improve access both to
7 the park and to the Tidal Basin.

8 We're also proposing a new
9 vehicular bridge that would link this portion
10 of the Monumental Core to South Capital Street
11 via M Street. We're also proposing two
12 pedestrian bridges that would serve the
13 neighborhoods as well as provide a continuous
14 connection that would provide -- This is the
15 missing link here at the southern tip near
16 Haines Point and it would provide a continuous
17 boardwalk or continuous trail from Georgetown
18 to the National Arboretum.

19 In order to make these connections
20 work we also need to look at putting in a
21 canal to basically provide access from the
22 river to the channel. Such a feature would

1 establish a signature landscape and also
2 provide a ceremonial maritime gateway to the
3 southwest waterfront as well as considerably
4 shorten the travel distance for boaters around
5 the entire length of the park.

6 We're also proposing varying
7 treatments for the seawalls along the
8 parameter of the park. Some areas could be
9 raised, more formal, and could become a
10 welcoming esplanade. And because of the
11 benefits of the bridges and changing the
12 motorized boat traffic, we potentially could
13 do a bioengineered shoreline along the
14 southern part of the channel where we can
15 offer more passive and interpretative
16 experiences. This will also allow more
17 individual personal water craft, canoeing,
18 kayaking and those kinds of activities in the
19 southern part of the channel in a much more
20 functional and safe manner.

21 I mentioned the southwest
22 waterfront several times. This is the area

1 that the city is currently planning a dense
2 new waterfront neighborhood along the
3 northeastern shore of the channel. The
4 Framework Plan proposes a small complimentary
5 development along the parkside and this is an
6 illustration of what this new destination
7 would look like. New low scaled development
8 offers places for cafes, water-oriented
9 recreation as well as year around recreational
10 facilities and with improved connections we
11 can create a variety of experiences around the
12 channel creating a unique and truly speculator
13 destination in the city and this illustrates
14 the kinds of uses that we could see there.

15 Currently, this is the proposed
16 festival green at the Jefferson Memorial which
17 is currently cut off from the park by a tangle
18 of highways and rail lines. The Framework
19 Plan proposed reclaiming up to 35 acres of
20 nearly highly accessible multi-purpose space
21 by consolidating all of this infrastructure
22 and moving it a bit to the south.

1 We're also proposing a new Metro
2 station be considered here once there is a
3 greater demand which actually could take place
4 when we actually build the Potomac Harbor and
5 if we could improve this space to create a
6 great new festival location, this Metro
7 station would provide great access and it
8 would also help to provide access around the
9 various memorials and activities along the
10 Tidal Basin.

11 This is what it would look like as
12 you come up out of the Metro into this new
13 festival green. By realigning this
14 infrastructure, we can create this very easily
15 accessible space that actually has the
16 Jefferson Memorial and Washington Monument as
17 a backdrop. We believe the transit access
18 here would be a basis for transforming the
19 park into a great destination that would not
20 only serve the needs of local residents but
21 our national visitors and international
22 visitors for that matter as well.

1 This is the Northwest Rectangle.
2 So we've just moved from southwest to the
3 Potomac Park. And now we're looking at how we
4 could extend the commemorative landscape in
5 this northwest area.

6 We believe that the Northwest
7 Rectangle can become an accessible and
8 walkable cultural destination and workplace
9 linking the Kennedy Center with the Lincoln
10 Memorial as well as with the White House and
11 we can do this along a beautiful series of
12 active parks with monumental institutions that
13 perhaps could be dedicated to diplomacy and
14 the arts. Those are kind of the two primary
15 uses in this precinct now.

16 To extend the commemorative
17 landscape from the Mall into the fabric of the
18 Northwest Rectangle, so we're trying to pull
19 the commemorative landscape up in this
20 direction, it will require decking the TR
21 Bridget which lies under here as well as the
22 Potomac Freeway. By doing this we can create

1 multiple objectives. We actually have the
2 ability to create a grand ceremonial, elegant
3 boulevard connecting two Presidential
4 memorials, the Kennedy Center here with the
5 Lincoln Memorial.

6 This will also provide a
7 commemorative zone in this northern area and
8 actually retain and reclaim some recreational
9 space, multi-purpose space, just to the south.
10 It will also allow us to extend Constitution
11 Avenue to its historic terminus at its
12 Belvedere and we can also improve as I
13 mentioned before the overall pedestrian
14 experience from Georgetown along this
15 northwest area to the Mall.

16 In order to extend this landscape
17 from the Kennedy Center to the White House,
18 it's going to be necessary to deck the Potomac
19 Freeway as I mentioned as well as the E Street
20 Expressway and tunnel portals. Decking the
21 Potomac Freeway will allow us expansion space
22 for the Kennedy Center as well as new in-fill

1 development or air rights development for
2 private uses within this vicinity which can
3 desperately help us increase the mix of uses
4 which is needed here. We can also restore the
5 street grid and improve connections and
6 mobility.

7 I think it's important to note
8 that located along this important and
9 secondary access in the L'Enfant Plan and this
10 is actually one of the legs of the McMillan
11 Plan and this one was not of course realized,
12 we have an opportunity to create an organizing
13 spine of cohesive series of commemorative
14 parks and places for cultural enrichment and
15 this will provide not only places for leisure
16 activity for the surrounding neighborhoods,
17 but it's an interim destination between the
18 White House, the Kennedy Center and an
19 important pivotal point that could also help
20 pull people down towards the Mall.

21 This photo shows the existing
22 conditions and actually shows a pretty good

1 foundation of space. But it also illustrates
2 why we need to improve it. But we feel that
3 we can deck this area here which is where the
4 E Street Expressway is, create a new cultural
5 facility here at the intersection of Virginia
6 between 20th and 21st and it will start to help
7 to organize these series of parks. And by
8 decking the E Street Expressway, we also have
9 the opportunity for expansion space for the
10 Department of State.

11 I'm going to now move further to
12 the east and cover our last area which is the
13 Federal Triangle and Pennsylvania Avenue. In
14 this area we can link downtown. We can
15 improve the linkages between downtown and the
16 National Mall by improving the public realm as
17 well as creating a new mixed use destination
18 midpoint along the avenue between 9th and 12th
19 Streets.

20 As a symbolic link between the
21 legislative and executive branches of our
22 government, Pennsylvania Avenue has the

1 potential to extend the civic stage in which
2 to express our democratic ideals and this can
3 be achieved by reviewing Pennsylvania Avenue
4 with a sustainable street scape and enhancing
5 and beautify its public spaces.

6 Likewise, the Federal Triangle,
7 this is Pennsylvania Avenue here, provides an
8 opportunity to change the image of our
9 nation's government by establishing a cultural
10 heritage trail to highlight the missions of
11 federal agencies and showcase the beautiful
12 art and architecture and history and the
13 public spaces within it.

14 And the most significant strategy
15 here, intervention, we believe is actually
16 creating a new destination here on
17 Pennsylvania Avenue. In order to blend the
18 boundary between downtown and the Mall, we are
19 proposing that the J. Edgar Hoover Building be
20 redeveloped with a mix of office, cultural and
21 retail uses with the cultural facility here
22 facing Pennsylvania Avenue.

1 We're also supporting the
2 legislation that is currently looking at how
3 we can improve the uses of the Old Post Office
4 Building. This plan suggests that the Old
5 Post Office Building is annexed and even
6 perhaps the northern wing of the IRS Building
7 would be a good location for a mix of
8 hospitality and cultural uses and redesigning
9 10th Street would transform its current
10 appearance from a bus terminal to a beautiful
11 forecourt to the National Museum of Natural
12 History which will help to link emerging
13 downtown development at the Old Conventional
14 Center site located to the north with the
15 National Mall.

16 This illustration starts to convey
17 the energy that we can create by concentrating
18 this new mix of use at this important node.
19 Our destination creates an area of activity
20 that integrates the local city to the north or
21 the Federal city to the south and it can also
22 weave together a number of existing

1 destinations along the avenue with a series of
2 beautifully designed public spaces.

3 Collectively we believe that these
4 strategies will infuse the civic qualities of
5 the Mall with the vibrancy of downtown and
6 enhance Washington's standing as a world class
7 capital city. The plan will help guide and
8 coordinate complex land use, transportation
9 and public space needs among federal and local
10 interests to achieve this unified vision.

11 The plan includes an agenda that
12 will help establish implementation structure
13 to help move the plan closer to
14 implementation. It identifies a range of
15 executive and legislative policies and
16 organizational and funding approaches that can
17 also help bring this plan to realization.
18 We've identified a series of next steps as
19 well as recommended project priorities that
20 I'll review with you in a moment.

21 Various degrees of planning,
22 programming and design will be required to

1 comply with NEPA and the National Historic
2 Preservation Act as well as other federal laws
3 as these projects undergo further study. As
4 well, I mentioned that there are several
5 organizational approaches that can help to
6 implement the plan. These include cooperative
7 partnerships, perhaps even creating a new
8 federal development corporation much like the
9 Pennsylvania Avenue Development Corporation
10 that helped revitalized Pennsylvania Avenue.

11 And there's also the ability to
12 have special organizational arrangements
13 created by special legislation. Depending on
14 the initiative, it may be appropriate for the
15 federal or District government, the private
16 sector, even a nonprofit agency to take the
17 lead in executing various pieces of this plan.
18 In a few places, it may be appropriate to use
19 an agency's existing funding sources, but only
20 in the instances where it actually just
21 benefits those agencies.

22 We realize that funding is a very

1 important piece of this puzzle and that many
2 of these objectives are going to have
3 widespread and varied benefits. They're going
4 to benefit the nation and that there should be
5 a range of funding mechanisms to help
6 implement it. These include federal and local
7 partnerships, direct Congressional
8 appropriation, private financing in some cases
9 and nonprofit support.

10 This sequencing diagram
11 illustrates how the various components and I
12 apologize it's a little difficult to read, but
13 it's also included in your plan, but this
14 diagram begins to illustrate how various
15 components of the plan can contribute to the
16 whole and how relatively easy or more complex
17 projects can be built over time.

18 Simpler projects can move forward
19 in a way that will support, not impede, the
20 more complex infrastructure projects to come
21 over the longer term. Some initiatives are
22 relatively inexpensive and we can achieve them

1 in a few years. Others are much more complex
2 and are going to require a lot of detailed
3 planning and significant funding. While some
4 of the complex initiatives would only be
5 considered when the useful life of a facility
6 ends they are complex enough that they really
7 warrant detailed study in the near term.

8 So to get started our plan
9 includes a series of recommendations for a
10 number of priority projects. I'm not going to
11 go through all of these projects, but these
12 projects range from near term initiatives that
13 I've mentioned such as programming public
14 space in the Federal Triangle to much more
15 complex initiatives such as redeveloping the
16 10th Street Corridor that may be implemented
17 over the mid or long term but actually start
18 to warrant study now. We need to get started
19 on those things sooner than later.

20 That concludes my review of the
21 major recommendations or the primary
22 recommendations contained in the plan and

1 consistent with the Commission's policies I'd
2 like to briefly review those items above the
3 asterisks in your Executive Director's report
4 and we've actually provided a much more
5 extensive evaluation in your report.

6 But just to sum these up, the
7 Executive Director's recommendation is that
8 the Commission adopt the Monumental Core
9 Framework Plan connecting new destinations
10 with the National Mall and direct staff to use
11 the Framework Plan as a basis when evaluating
12 and making recommendations for development
13 proposals. And we need to think about this
14 for projects that we would actually ask this
15 to be applied for projects that go beyond the
16 routine maintenance of public buildings or
17 when we're looking at improving parks, public
18 spaces and public transportation systems.

19 The Executive Director's
20 recommendation also directs staff to -- We're
21 asking the Commission to direct staff to
22 advise all applicants to use the plan as a

1 guide when programming, planning and designing
2 their future development proposals and for us
3 to use the Framework Plan as a guide when
4 we're providing input into federal, local and
5 private planning studies and reports. We
6 would also like to use this to update our
7 agency's strategic plan and to commence work
8 on those priority items that I've briefly
9 reviewed with you in a moment and that are
10 contained within the draft plan.

11 Also we'd like to incorporate the
12 Framework Plan recommendations into future
13 National Capital Planning Commission studies
14 as these studies go forward and as appropriate
15 to include appropriate elements into the
16 comprehensive plan as well as to incorporate
17 some of these particular projects into the
18 Federal Capital Improvement Program.

19 We also would look to report back
20 to the Commission annually on the status of
21 the Framework Plan on these key action
22 priorities. And finally, we ask the

1 Commission to direct staff to incorporate
2 minor changes to the plan in response to the
3 comments that we received at the Commission of
4 Fine Arts, the U.S. Commission of Fine Arts,
5 a few weeks ago and any direction that you may
6 provide to us today as well as to take care of
7 any technical corrections or necessary
8 clarifications that we need to make to the
9 text or the graphics prior to publication of
10 the final plan.

11 Mr. Chairman, that concludes my
12 remarks and I'm happy to answer questions when
13 you're ready.

14 [INSERT - Monumental Core Framework Plan:
15 Connecting New Destinations with the National
16 Mall]

1 CHAIRMAN COGBILL: Are there any
2 questions at this time for Ms. Miller?

3 (No verbal response.)

4 Mr. Luebke, did you have anything
5 that you wanted to add to this.

6 MS. MILLER: Yes. Why don't we go
7 ahead and, Tom, you're right.

8 CHAIRMAN COGBILL: Okay.

9 MR. LUEBKE: Thank you very much,
10 Mr. Chairman. I would appreciate that
11 opportunity. Yes. I'm Tom Luebke, the
12 Secretary of the Commission of Fine Arts and
13 it's really been an honor for us at that
14 agency to be right here as a co-sponsor of
15 this what's really turned out to be a
16 monumental effort, no pun intended, with the
17 intention really to transform how we see the
18 monumental core.

19 This is a process that actually
20 began almost exactly -- If you go all the way
21 back, it really started in earnest four years
22 ago when our agencies testified before the

1 Senate and actually it was as a result of a
2 meeting with Chairman Cogbill and our chairman
3 at the time, David Childs, that summer that
4 really started thinking about how we could do
5 this together and our agencies working
6 together and ultimately I think linking hands
7 with the Park Service on addressing some of
8 these issues.

9 So it's very appropriate that we
10 have a chance to bring this to fruition under
11 your leadership. I'd just like a quick
12 opportunity to say thank you to all the people
13 that have worked on this, in particular, to
14 the NCPC staff under Marcel's leadership, Bill
15 Dowd, and most particularly to Elizabeth
16 Miller who has been very stalwart in going
17 well over the extra mile to get this, to herd
18 the cats that are required to get this
19 document completed. So thank you very much.

20 Also to our consultants EDAW who
21 have helped produce what I think has really
22 turned out to be a beautiful document and we

1 appreciate how hard you worked and how it is
2 to work with us. So it's been a labor of love
3 and we appreciate your work.

4 Again, this was a very complicated
5 projects which required a lot of buy-in from
6 many, many, many groups from all over, people
7 who were interested in the life of the city
8 and actually nationally. We've had a steering
9 committee with a lot of key stakeholders as
10 well as a working group who worked with those
11 and many other groups. In particular, we want
12 to recognize the groups that have their own
13 planning efforts such as the National Park
14 Service, the GSA, the District of Columbia.
15 We have been so happy to be -- I think we're
16 in an era of unprecedented cooperation with
17 these different groups and I think we have all
18 been very pleased with the result.

19 Finally, it would not have been
20 possible without the amazing ideas,
21 contributions of the public and the various
22 groups and citizen advocacy groups who have

1 participated. A lot of them generated the
2 very ideas that are in this plan. A lot of
3 these ideas are not new. We're just putting
4 them together in I think a new way that's more
5 comprehensive.

6 The CFA action, Commission of Fine
7 Arts action, two weeks ago as Elizabeth
8 described, they adopted the plan with some
9 recommended minor editorial changes. They've
10 adopted it. So really it's a delegated issue.
11 We will not be presenting it again to them
12 formally and I also think we will be working
13 on the development of a very thin executive
14 summary which will deal with a lot of those
15 issues. Again, it was great to participate
16 between the two agencies and a wonderful
17 opportunity to work with the National Mall
18 Plan as you saw earlier.

19 So in closing, I'd just like to
20 say I think this is a very appropriate time
21 for this. I wish that we'd been almost a
22 little earlier and some of this stuff was

1 actually shovel ready. But we really think
2 this is a fabulous time to have a framework of
3 strategies to achieve these basic goals which
4 is protecting the Mall as a national
5 democratic stage, creating new locations for
6 these places for memorials, museums, handling
7 federal needs for offices, but also
8 integrating the honorific landscape of the
9 Mall and integrating that with the vibrancy of
10 the city around it. That's really what this
11 is about.

12 I would like to communicate to
13 everybody that I think this is actually more
14 urgent than it seems. We've got a lot of
15 projects that need to be thought about now and
16 whether that be such an idea as GSA is looking
17 at the redevelopment of the Post Office
18 Pavilion this summer. We have Federal
19 Highways looking at the future of 14th Street
20 Bridge right now. We have got Presidential
21 Memorials and National Museums looking for a
22 location in the next several years. We have

1 private development of unprecedented scale on
2 the waterfront which we would love to connect
3 to and another idea that's been talked about
4 just today is improvements within the park
5 that the National Parks and trails and that
6 kind of improvements that we could make.
7 We're really anxious to get things underway
8 and make these changes.

9 Again we are honored and pleased
10 and happy to have helped sponsor this. Thank
11 you very much for your leadership and NCPC's
12 adoption of this plan. So thank you very
13 much.

14 CHAIRMAN COGBILL: Thank you very
15 much. Any questions for Mr. Luebke?

16 (No verbal response.)

17 Any questions for staff at this
18 point? We do have a large public hearing on
19 this which is appropriate for this particular
20 project.

21 PUBLIC HEARING

22 CHAIRMAN COGBILL: And it looks

1 like at this point let's go ahead and move to
2 that public hearing. We do have 13 people who
3 have signed up to speak. Seven will be
4 representing organizations and will be given
5 five minutes to speak and six will be
6 representing themselves and will be given
7 three minutes to speak.

8 If you've been here before, you
9 know that we put a clock up there on the wall
10 that counts from the time you start to the
11 time that we expect you to wind up your
12 comments. There is a light system that helps
13 you with that and at the end of it there's an
14 ugly noise and we know that that's startling,
15 but unfortunately that came with the system.
16 But we do ask that you try to keep your
17 comments with the appropriate period.

18 And before we call our first
19 speaker, I want to point out to the Commission
20 that you have at your place a number of pieces
21 of correspondence, some from individuals who
22 will be speaking, but others from folks who

1 have been observing and commenting on this and
2 I want to make sure that you're aware of that.

3 Stanmore Associates has a letter
4 here, the Committee of 100, on Federal City.
5 Our former member, John Parsons, a landscape
6 architect who has commented personally and I
7 note here he's acknowledged his tenure here in
8 Washington by indicating that he was involved
9 in the siting and designing of the Jefferson
10 Memorial. So he really has been around.

11 Lindsley Williams has a letter for
12 you and let's see. There's one other. No, I
13 think that's it. So please note that and at
14 this point I'll go ahead and call our first
15 speaker, Mr. John Hill, representing the
16 Federal City Council.

17 MR. HILL: Is there a preference
18 on which mike I should use?

19 CHAIRMAN COGBILL: Right here
20 please.

21 MR. HILL: Thank you, Chairman
22 Cogbill and Members of the Commission, for the

1 opportunity to present testimony in support of
2 the project entitled "Monumental Core
3 Framework Plan Connecting New Destinations
4 with the National Mall."

5 My name is John Hill, the Chief
6 Executive Officer of the Federal City Council.
7 The Federal City Council is a business led,
8 nonprofit civic organization committed to the
9 progress and advancement of our nation's
10 capital. Our members include over 200
11 business leaders in the D.C. metropolitan area
12 who work together through our organization to
13 support projects that we believe will serve as
14 a catalyst for the future development and
15 improvement of our city.

16 In that vein, I have come here
17 today to underscore the promise that we see
18 and the vision set forth in the Framework Plan
19 and to offer our support in helping bring some
20 of the ideas set forth in the plan to reality.
21 Let me first take a moment to thank you,
22 Chairman Cogbill, for joining us at our annual

1 board meeting last fall to talk about the
2 purpose and goals of the Framework Plan. We
3 also appreciated meetings with Mr. Luebke, the
4 Secretary of the Commission on Fine Arts and
5 also Mr. Dowd, the Director of the NCPC
6 Planning and Project Implementation Division
7 at the end of 2008 to go over the plan in
8 further detail.

9 We applaud the work that has been
10 done to envision a stronger, more vibrant and
11 connected Monumental Core and we believe that
12 it is the right time to think comprehensively
13 about this very important cultural space in
14 our city and how we can integrate this space
15 of the federal presence and the growth of our
16 downtown and neighborhoods. The Framework
17 Plan is an important step in this process.

18 Over the past decades the District
19 of Columbia has made tremendous progress in
20 revealing its capacity to truly become an
21 international city. Our city has emerged as
22 a dynamic center of business, hospitality,

1 entertainment and culture and we believe it
2 will continue to build on this success with
3 the attention that's being brought to
4 Washington by the nation's financial crisis
5 and also renewed focus on public service.

6 Despite this progress, the
7 National Mall and the area surrounding it
8 continue to be set apart from the vibrancy of
9 the city. Today we believe there needs to be
10 more openness, connectedness and access with
11 regard to this area. The Framework Plan
12 before you today identifies opportunities to
13 advance these goals.

14 The underlying principles of the
15 Framework Plan are simple but important. We
16 need to pursue a policy of mixed use
17 development in and around Federal buildings
18 which can provide more amenities for workers
19 who are there during the day, but also to help
20 enlighten these areas in the evenings and on
21 weekends with retail opportunities,
22 entertainment or cultural attractions.

1 We need to address issues of
2 access and transportation by removing
3 structural barriers that discourage visitors
4 and residents from visiting the Kennedy
5 Center, experiencing the waterfront and
6 becoming familiar with our federal agencies.
7 Our national capital should look and feel
8 welcoming to residents, for those who live
9 there, and for taxpayers who come to see our
10 government at work. The Framework Plan can
11 help us to think through these issues
12 proactively and comprehensively.

13 I should mention that the Federal
14 City Council is particularly interested in the
15 Frameworks Plan, a discussion of how we can
16 connect the National Mall to the southwest
17 waterfront. As you travel Independence
18 Avenue, you have no idea that there's a
19 developing and emerging waterfront district
20 that exists to the south. There are massive
21 buildings that line the avenue and in the case
22 of the Department of Energy also straddle and

1 obscure the lively, vibrant corridor that's
2 leading directly to the waterfront from the
3 Smithsonian Castle.

4 I'm going to shorten this because
5 I'm now at a one minute mark. Let me close by
6 reiterating that the Federal City Council's
7 support for the Framework Plan and also the
8 principles that are set forth in terms of
9 encouraging more connections between the
10 Federal enclave and the District. We hope
11 that NCPC will give its final approval and we
12 also look forward to working very closely with
13 both organizations that were involved in
14 constructing this as well as the Federal
15 Government and the District of Columbia
16 government to make this happen as a reality
17 for our city.

18 Thank you.

19 CHAIRMAN COGBILL: Thank you very
20 much.

21 MR. DIXON: Mr. Chairman, I just
22 wanted to make it clear. We all realize this

1 is a very important action doing this work.
2 It has to be important when Federal City
3 Council sends somebody to speak to it and,
4 John Hill, you've been very supportive of east
5 of the river. So stay tuned for some major
6 development in the next -- Well, soon I hope
7 about things going on outside of town east of
8 the river. We hope the Federal City Council
9 will be equally as interested in that and give
10 us some support.

11 MR. HILL: Well, our economic
12 development committee meeting just yesterday
13 we had a briefing on things that are happening
14 east of the river from Neal Albert and so we
15 stand ready to work with you on that as well.

16 MR. DIXON: Thank you.

17 CHAIRMAN COGBILL: Thank you very
18 much.

19 MR. HILL: Thank you.

20 CHAIRMAN COGBILL: I'll now ask
21 Mr. Richard T. Reinhard from the Downtown D.C.
22 Business Improvement District to come forward.

1 MR. REINHARD: Thank you, Mr.
2 Chairman. The Downtown D.C. Business
3 Improvement District thanks NCPC and the
4 Commission on Fine Arts, Marcel and Tom and
5 their staffs, for excellent work in producing
6 the Monumental Core Framework Plan and while
7 we're at it we want to thank Susan and Peter
8 in the National Park Service for great work on
9 the National Mall Plan.

10 The Business Executive Director,
11 Rich Bradley, regrets he's not able to come.
12 He's asked me to represent the organization.
13 We're not nonprofit property owners funded
14 organization that works to improve a one
15 square mile area roughly from Union Station to
16 the White House and from the Mall up to
17 Massachusetts Avenue.

18 For too long the National Mall and
19 the rest of the city have been disconnected.
20 Three plans are seeking to improve that, the
21 first the Center City, second the Mall and
22 third the connections. The Center City action

1 agenda released last year by Mayor Fenty,
2 Director Tregoning and the Office of Planning
3 identifies that downtown has achieved just
4 about full build out and that if the economy
5 of the District of Columbia is going to grow
6 through new development areas like Mt. Vernon
7 Triangle, NOMA, Capital Riverfront and
8 Southwest D.C. must have public infrastructure
9 and private investment. Then the National
10 Mall Plan which we heard all about and now the
11 Monumental Core Framework Plan identifies that
12 the D.C. center city needs new destinations
13 and needs to connect with the National Mall.

14 There are three aspects of the
15 plan going forward that I would like to
16 address. All of them have to do with the
17 connection between downtown and the Mall.
18 First, Pennsylvania Avenue. We hardily
19 endorse the plan's recommendations to enliven
20 Pennsylvania Avenue. Although the progress
21 over the last couple of decades has been very
22 heartening to make Pennsylvania Avenue one of

1 America's great streets, it will take
2 continuing effort given current uses
3 especially first floor uses, rules,
4 regulations and management structures and the
5 Downtown BID would like to work with all of
6 you on that project.

7 Second, Parks. The Downtown BID
8 area has 34 National Park Service parks and
9 reservations within our one square mile. Over
10 the past 12 years within the BID area property
11 owners, private and public, have spent more
12 than \$5 billion on buildings, some \$50 million
13 on streetscapes, but there's been very little
14 investment in the parks. It's been modest.
15 Current rules and regulations do not promote
16 great urban parks in our city and we look
17 forward to continuing working with you and the
18 Park Service and the city to improve those
19 parks.

20 Third, transportation. In
21 addition to improving physical space, access
22 and circulation within the National Mall area

1 and around the edges of the National Mall must
2 be improved particularly now that with the
3 redevelopment of Capital Riverfront in
4 southwest Washington, the Mall is no longer at
5 the edge of our city. It's truly in the
6 middle.

7 Just as one illustration, twice
8 I've been riding the 30s bus into Georgetown
9 when Disabled Vietnam Veterans have had to get
10 off the bus at Washington Circle and walk six
11 to eight blocks to attend their monument. We
12 think we can do better than that and we look
13 forward to working with you as the plan
14 indicates on that.

15 Please let us know how we or
16 through the D.C. BID Council, the other seven
17 business improvement districts in D.C. can
18 work with NCPC and the Commission on Fine Arts
19 in the difficult implementation work that will
20 have to happen to implement what we saw today.

21 Thank you.

22 CHAIRMAN COGBILL: Thank you very

1 much.

2 Mr. Joe Bender.

3 MR. BENDER: Thank you, Mr.

4 Chairman and members of the Commission. My

5 name is Joe Bender. I'm with Stanmore

6 Associates, part of a group that's been

7 looking at Maryland Avenue where I'd like to

8 focus my comments for the last, well, maybe 20

9 years, most actively for the last five. And

10 I'm here to focus on that section you find on

11 pages 42 to 44 of your planning document and

12 particularly the numeric recommendations that

13 are opposite the graphic on 42 if you want to

14 follow along.

15 At the outset, we think that the

16 recommendations that are incorporated in this

17 plan for Maryland Avenue are just critical and

18 are very supported for really making this

19 sector work, preserving it as a multimodal

20 corridor is crucial, and we do think that the

21 recommendations for decking over it to create

22 the missing avenue are feasible. We think

1 that the Reservation 113 has a lot of promise.
2 This is the critical aspect of it. So it's
3 very strongly supported.

4 We do have five points, a handful,
5 that we think might be for consideration of
6 refinements to it and they're fairly minor,
7 but they're important because we think that
8 this is something that's set up for the near
9 term and so we think that this can be
10 accomplished fairly quickly. And the one is
11 there's an overlook proposed for the end of
12 the avenue where the cul-de-sac is at the
13 portal site. There's a recommendation there
14 for an overlook which we support, but we think
15 that it probably needs to be shifted from the
16 south side to the north side just because of
17 some conflicts there with urban systems. So
18 these are minor refinements that you might be
19 able to take a look at. There are other
20 connections, by the way, that are planned
21 there to integrate that down into the Tidal
22 Basin area and we think that those also could

1 work. So that's supported.

2 The second item is dealing with
3 the yard at the FAA building between 6th and
4 7th Streets. We think that again is very
5 strong. It's a site that's under utilized by
6 GSA's notion and by ours. It's a great in-
7 fill site. The plan calls it for federal use.
8 I think that the use should be determined as
9 part of the GSA surplusung process and let it
10 work through that process for determination of
11 use. We think that it lends itself strongly
12 to other uses as well. So that might be a
13 possibility.

14 The other point I wanted to raise
15 is on F Street. We think that's a very
16 interesting thing. This is down at the
17 Eisenhower now tunneling over that. For sure,
18 the decking to create a connection with the
19 waterfront along the L'Enfant Promenade
20 currently on either side of 10th Street seems
21 to us to be a very workable thing.
22 Implementing the larger program which is very

1 ambitious is something that we think should be
2 looked at. But, of course, that is dependent
3 on a whole bunch of very major urban systems
4 that will have to worked through that involve
5 -- that's that nasty sound.

6 CHAIRMAN COGBILL: Yes.

7 MR. BENDER: You have my letter in
8 front of you for study. We think that the
9 plan is very strong and we made a number of
10 minor modifications which we hope that you can
11 accommodate. Thank you.

12 CHAIRMAN COGBILL: Thank you and I
13 do reiterate if you look at the letter from
14 Stanmore Associates signed by Mr. Bender it
15 does have those five points in some
16 significant detail. Thank you.

17 MR. BENDER. Thank you, Mr.
18 Chairman.

19 CHAIRMAN COGBILL: Mr. Arthur
20 Cotton Moore. Welcome back.

21 MR. MOORE: Thank you. First, I'm
22 here to strongly endorse the plan and we think

1 it's wonderful. In fact, it follows an idea
2 I published in 1986, how to deck over the
3 railroad and create Maryland Avenue and then
4 we build a section in 1991, a block and half,
5 and in 2005 we've made arrangements with the
6 railroad to proceed and in 2008 GSA put out an
7 RFI on the sites along the avenue.

8 I think that I want to just
9 mention a couple of the reasons why we have a
10 few problems that need to be tweaked. The
11 overlook needs to be on the north side because
12 the trains are rising at that point. There is
13 a conflict there.

14 We do strongly endorse the idea of
15 113, but this does involve dealing with the
16 GSA Regional Headquarters and we shown
17 opportunity, a plan, for several ways to get
18 replacement building so that that could be
19 modified and we can realize 113 exactly as
20 it's shown.

21 Joe has mentioned the FAA
22 building. I don't have to go into that, but

1 I think that ideally should be a private use.

2 There is an issue about a site on
3 9th Street and we think moving the street,
4 what we have a 9th Street, moving the street
5 over eliminates that building site and that
6 the District might have a great deal to say
7 about that. So we really think that should be
8 coordinated with the District.

9 The issue about decking over the
10 Southwest Freeway we think is very good around
11 10th Street around the L'Enfant Promenade.
12 However, when it gets down to 12th Street we
13 have a problem where the street is diving down
14 into a tunnel and actually this is proposing
15 rising up in the air and what we would wind up
16 is a building I did. The FCC would end up in
17 a well. So it needs to be studied. It's a
18 detail that needs to be studied.

19 So what I really want to do is I
20 really want to thank the staff that we've
21 worked with on the Framework Plan and I want
22 to strongly endorse it with a few tweaks.

1 CHAIRMAN COGBILL: Thank you very
2 much and we do appreciate the fact that you
3 and your colleagues have been spending a lot
4 of time in this area. So your detailed
5 knowledge of this is very helpful. Thank you.

6 I'll now ask Mr. John Fondersmith,
7 representing the Committee of 100 on the
8 Federal City to come forward.

9 MR. FONDERSMITH: Thank you, Mr.
10 Chairman, Members of the Commission. I'm John
11 Fondersmith representing the Committee of 100
12 and the Committee wants to commend the
13 Commission and the Commission of Fine Arts for
14 working together to do this plan which we
15 think is essentially ready to move forward
16 with obviously some of the editorial kind of
17 tweaking perhaps that you've heard about.

18 And we also want to note and
19 commend the work on the four different plans
20 that have been going on for Central Washington
21 that kind of coordinated agencies working
22 together. Two of those, this one is of course

1 reaching conclusion. One is the National Mall
2 Plan which you heard about is maybe a year
3 away. And then the Capital Complex Plan not
4 yet public. We think that when all of these
5 are finished there does need to be some
6 overall summary report that pulls it
7 altogether and in fact in some of the
8 presentations today I think you have a feeling
9 of that because a lot of that was shown
10 together that is not in some of the other
11 reports. We note and really want to commend
12 you for dealing with some of the mistakes and
13 lost opportunities from 40-50 years or more
14 ago and so both the commissions deserve credit
15 for tackling those problems.

16 We've tried to evaluate the
17 different sections of the Framework Plan and
18 let me go just directly to that. We think the
19 Southwest Rectangle which you've heard about
20 is very critical and is the general approach
21 to restructuring 10th Street, Maryland Avenue,
22 and so on as appropriate. Clearly, it's been

1 mentioned that connections down to Banneker
2 Plaza to the waterfront are the most
3 important. We do mention here we think that
4 maybe a more dynamic name than Southwest
5 Rectangle might be found.

6 The Potomac Park proposals of
7 course are very imaginative. They also will
8 take it's pretty clear a number of years to
9 achieve because of the infrastructure that's
10 involved. But obviously we think that some
11 short-term things that are mentioned there can
12 be done and keep on working on the long term.

13 We do want to mention the global
14 warming issue which needs more attention, the
15 potential rise of the Potomac tidewater and
16 also stress the importance of the Washington
17 Waterfront Walk from Georgetown to the
18 Arboretum. That really should be -- I mean
19 NCPD brought that idea live and it really
20 should perhaps be lifted up a little bit more
21 in these plans. A very important concept.

22 The Northwest Rectangle Proposals

1 we think are essentially sound. They build on
2 the proposals that had been discussed before
3 but never really brought altogether. We have
4 some questions about the connections in the
5 Kennedy Center area. The plan essentially
6 talks about the Banolli Plan and in fact the
7 NCPC Legacy Plan kind of showed a more
8 welcoming, we think at least, approach to the
9 Kennedy Center. So that needs some attention.

10 We were very glad to see the
11 discussion of public use of the Old
12 Neighborhood Observatory in the Framework
13 Plan. In fact, the major mission in the plan
14 for the Northwest Rectangle is the future of
15 the entire Old Neighborhood Observatory Hill.
16 So we think as planning moves forward, there
17 needs to be a further look at the future of
18 that hill, the historic buildings and how that
19 whole area not just the one building can be
20 tied into the Kennedy Center and to the
21 National Mall.

22 The Federal Triangle area you've

1 heard about. We think that's appropriate.
2 Clearly the critical next step is the Old Post
3 Office. Okay. There it is. Thank you.

4 CHAIRMAN COGBILL: Thank you, and
5 we do have your testimony or your letter here
6 at our place with more detail. Thank you very
7 much.

8 I'll now call Dr. Judy Scott
9 Feldman for the Coalition to Save Our Mall.

10 DR. SCOTT FELDMAN: Good
11 afternoon, Chairman Cogbill and Commissioners.
12 We commend the NCPC and the Commission of Fine
13 Arts and staff on the final draft of the
14 Framework Plan which in our view is
15 significantly improved from the earlier draft.

16 As you are aware, we made extensive comments
17 on that earlier draft. In proposing
18 improvements to federal areas surrounding the
19 Mall, the plan demonstrates the possibilities
20 for bridging the divide between the National
21 Mall and areas surrounding it and the city.

22 While we're encouraged by some of

1 the intent and design ideas of the plan and
2 the work done so far by the Park Service on
3 its Mall plan which you've now seen, the
4 Coalition strongly believes that these
5 separate plans together do not make a cohesive
6 hole. What is lacking in all these plans is
7 an conceptual or narrative glue to hold them
8 together.

9 We agree with the Fine Arts
10 Commission recommendation to restore the
11 original title which you've done and to
12 rewrite the introduction. In the process,
13 language that equates this plan with the
14 historic L'Enfant/McMillan plans should in our
15 view be removed. For example, pages eight and
16 nine state that NCPC's Legacy Plan "is the
17 third long-term vision to guide physical
18 development in the capital city" and that the
19 Framework Plan "represents the next phase of
20 advancing the legacy of planning in
21 Washington."

22 We are more convinced than ever

1 that these current planning efforts as good as
2 they simply do not add up to a significant
3 vision for planning the 21st century National
4 Mall. Further without a compelling and
5 integrated Mall vision, strategy and narrative
6 plus a plan for coordinated implementation,
7 our National Mall will be a muddled collection
8 of mildly related parts and ideas that
9 together will not help tell America's
10 distinctive and continuing story of democracy
11 and invention.

12 Plus the Coalition believes that
13 the only way to create a new vision with the
14 breadth of the L'Enfant/McMillan plan is to
15 stop planning, step back and think through how
16 to transform the Mall to a beautiful and
17 cohesive mosaic that tells the American story.
18 We still think the best way to create this new
19 vision is an independent, temporary commission
20 of bright Americans who would not create yet
21 another plan but would think through these
22 important questions and make recommendations.

1 (1) How can we best organize the
2 numerous Mall stakeholders to govern
3 operations and planning of the Mall with a
4 unified voice?

5 (2) How can we develop a system
6 for funding and implementing the operations
7 and long-term maintenance of the entire Mall
8 and all stakeholders?

9 (3) How can the general public
10 best participate and be represented in the
11 telling of America's story on the National
12 Mall?

13 (4) What is the best way to define
14 and expand the Mall to meet growing needs for
15 museums, memorials and civic activities?

16 (5) What symbolic role should the
17 Mall play in American civic life during the
18 21st century?

19 As you aware, this last question
20 is one the Coalition has been thinking about
21 for a long time. We propose that the
22 Commission include in addition to the required

1 design professionals a representation of
2 historians and cultural and political leaders
3 who can provide the kind of perspective that
4 only they can.

5 So while we believe Framework
6 includes many useful and exciting ideas that
7 deserve to guide thinking about the future
8 Mall and the Monumental Core, we suggest you
9 withhold for now final approval of the
10 Framework Plan until such a temporary
11 commission can evaluate this plan's proposals
12 within the larger context of a vision for all
13 stakeholders including the American public in
14 the 21st century.

15 Thank you.

16 CHAIRMAN COGBILL: Thank you very
17 much.

18 All right. I'll now ask Ms.
19 Caroline Cunningham representing the Trust for
20 the National Mall to come forward.

21 MS. CUNNINGHAM: Hello. My name
22 is Caroline Cunningham and I'm the President

1 for the Trust for the National Mall and we are
2 the authorized partner of the National Park
3 Service for the Mall's restoration and I just
4 want to say that we are delighted to be
5 offered this opportunity to speak in front of
6 you today and also to applaud the work of the
7 Commission on Fine Arts and the National
8 Capital Planning Commission on both the
9 Framework Plan and the National Mall Plan by
10 the National Park Service. We think and have
11 observed that there's been an unprecedented
12 level of cooperation between the National Park
13 Service, the Commission on Fine Arts, the
14 National Capital Planning Commission, the
15 public agencies, the cooperating agencies in
16 developing these plans and we encourage you to
17 adopt them and to move forward quickly.

18 I think it was very apt that
19 Elizabeth put into the plan or whoever picked
20 this quote was "to achieve great things two
21 things are needed, a plan and not quite enough
22 time." And I would just point out in the case

1 of the National Mall when I started two years
2 ago there was about \$350 million worth of
3 deferred maintenance on the National Mall and
4 it's my understanding that those estimates
5 within the last year alone, a year and a half,
6 have changed to about \$395 million in deferred
7 maintenance alone. So to the extent that we
8 can move this along, that we can take what has
9 been put out, has been addressed and commented
10 by more than 27,000 Americans, we are
11 supportive of that. We're supportive of
12 moving forward and are delighted by this
13 Commission's work in helping integrate a plan
14 with the Park Service for the Monumental Core
15 of the city.

16 Thank you.

17 CHAIRMAN COGBILL: Thank you very
18 much.

19 I'll now call Shawn Seaman.

20 MR. SEAMAN: Good after, Chairman
21 Cogbill and Members of the Commission. My
22 name is Shawn Seaman. I'm a District

1 resident, architect and planner by training,
2 project director for the Southwest Waterfront
3 Project for Hoffman-Struever LLC.

4 HSW is the selected master
5 developer of the Southwest Waterfront
6 Redevelopment Project and I'm please to appear
7 before you to offer testimony in support of
8 NCPC File No. 6629, the Framework Plan.

9 Hoffman-Struever Waterfront was
10 selected as the master developer of Southwest
11 Waterfront in 2006 and has recently finalized
12 the land deposition agreement with the
13 District of Columbia for redevelopment of the
14 40 acres of land and water at Southwest
15 Waterfront between the Municipal Fish Market
16 and the U.S. Coast Guard pier.

17 Southwest Waterfront is an aging
18 reminder of urban renewal and the promises
19 left unfulfilled for this area of the
20 District. The landscape at the water's edge
21 suffers from low density, single use buildings
22 surrounded by vast expanses of concrete. Less

1 than 100 years ago, the same waterfront was
2 the hub of activity in the southwest, home to
3 not only the fish market but also an active
4 and bustling commercial waterfront.

5 The physical form of the southwest
6 and its redevelopment is HSW's primary
7 concern. However, the most critical
8 underlying indicator for the project's success
9 is our ability to draw visitors from the Mall,
10 office workers from the Federal Rectangle and
11 residents from the neighborhood and the rest
12 of the District. Asked if there's a
13 waterfront in the Washington to a visitor of
14 the Smithsonian Castle or Jefferson Monument,
15 most would say no, but in both cases it's less
16 than a half mile walk.

17 Southwest is choked off by a noose
18 of highways, commuter routes, bridges, ramps
19 and some of the most inhospitable streetscapes
20 imaginable. Without addressing these critical
21 impediments to mobility and access, Southwest
22 Waterfront and East Potomac Park will fail to

1 reach their ultimate potential to become a
2 truly world class waterfront that's a
3 destination for residents and visitors alike.

4 The Framework Plan is a critical
5 first step in repairing the connective tissue
6 between the District's new waterfront
7 neighborhood, adjacent federal office core and
8 the National Mall. The plan correctly
9 identifies the importance of 10th Street. The
10 success of Southwest relies heavily on the
11 design of the promenade, the quality of that
12 streetscape, the ability to inject retail and
13 a mix of uses along its length and treatment
14 of Banneker Park and the connection to
15 Southwest. All of these are addressed in the
16 Framework Plan which identifies opportunities
17 to repair the connection, remove dead zones
18 and improve the quality of public spaces in
19 the Southwest Rectangle.

20 This connection is illustrative of
21 the opportunities as well as the constraints
22 that exist in reconnecting the southwest of

1 Washington with the National Mall. The
2 success of such an endeavor is impossible
3 without a concerted effort of a wide variety
4 of stakeholders including the Federal
5 Government, the District of Columbia, the
6 design development community and other private
7 landowners. But it is the strength of this
8 plan that provides a framework, a set of
9 recommendations by which all of these
10 desperate stakeholders can implement different
11 pieces of the plan at different times to
12 achieve the same common goal in improving the
13 connection between the Mall, the District and
14 its forgotten resource at the waterfront.

15 In closing, I would like to
16 recommend that the Commission adopt the final
17 draft of Framework Plan to allow projects like
18 Southwest to be developed with a coordinated
19 approach towards transportation and
20 improvements as well as improved connectivity
21 between the southwest quadrant of the District
22 and the Federal City. We look forward to

1 continuing to work with both NCPC and the CFA
2 in implementing this shared vision for the
3 District.

4 That concludes my testimony.

5 CHAIRMAN COGBILL: Thank you very
6 much.

7 Mark Papa.

8 MR. PAPA: Thank you, Mr. Chairman
9 and Members of the Commission. Good
10 afternoon. My name is Mark Papa. I'm an
11 architect and urban designers and principal in
12 Lee Papa and Associates, an urban design and
13 landscape architecture firm practicing in the
14 city for over 20 years. I'm also a D.C.
15 resident.

16 I commend the Commission for this
17 inspiring document to guide the city's future.
18 I would like to comment on the document's
19 guiding themes and strategies particularly
20 compact mixed use development, transit use and
21 sustainability.

22 Mixed use districts and transit

1 use are connected. Our firms actively engage
2 in TOD planning mainly for ramada (phonetic)
3 and have completed over 20 TOD plans for Metro
4 stations in D.C., Maryland and Virginia
5 including the silver line to Dulles Airport
6 and into Laughton County.

7 There is often a disconnect
8 between public policy and neighborhood
9 concerns about density and height. I think
10 the development in Columbia Heights, my
11 neighborhood, is a good example of TOD density
12 fitting into an established neighborhood. The
13 traffic and parking nightmares never happen.
14 Transit use is up. The parking garage is only
15 halfway used. The Commission must continue to
16 support and educate concerning responsible
17 densities at Metro locations particularly in
18 the framework core area.

19 Strong public leadership is
20 critical to this strategy. Please also
21 continue your support for street cars and
22 light rail alternatives throughout the

1 downtown core area.

2 Finally, an issue that we deal
3 with more and more lately sustainability. As
4 landscape architects, my firm is actively
5 engaged in impact development and sustainable
6 design. The design of public spaces should
7 set a standard for this green technology.
8 Unfortunately this technology is often deleted
9 from our public sector work due to lack of
10 funding or other reasons beyond our control.
11 It is a trend that really should be reversed.
12 Dealing with storm water management,
13 protecting of native habitats, and preserving
14 the urban tree canopy are priorities for a
15 green city and should be for this, our capital
16 city.

17 Thank you.

18 CHAIRMAN COGBILL: Thank you, sir.

19 MR. DIXON: Mr. Chairman, I'd just
20 like to ask a question of Mr. Papa. Mr.
21 Papa, you mentioned the light rail. I would
22 like to get your brief, brief take on why you

1 mention light rail and why you feel it's an
2 important ingredient.

3 MR. PAPA: Light rail is probably
4 the street cars other than light rail.

5 MR. DIXON: Well, I'm not talking
6 about the definition but more why, what
7 concept makes you think it's valuable whether
8 it be a street car or whatever.

9 MR. PAPA: Well, it worked at one
10 time. It was here. It worked great. I can't
11 remember riding on it even though I've been
12 here since 1965. But we were actively engaged
13 in a overall city wide master plan for transit
14 use and identifying streets that were
15 compatible with a street car, a fixed rail
16 street car, lines and it seemed a good idea at
17 one time and it moved people around this city
18 pretty efficiently and when you talk to people
19 who lived here back in the `40s and `50s you
20 always hear good things about the D.C. street
21 cars.

22 They're working in Portland.

1 They're working in many places all over the
2 country and I think it is an idea that needs
3 to be studied and kept active a little bit
4 further.

5 MR. DIXON: Thank you, Mr.
6 Chairman. I'm one of the people who did ride
7 those street cars and I know them very well
8 and used to hit the back door once and a
9 while. But I also did it in several states
10 and places on the globe that have them. I
11 just wondered why you thought -- I'm not going
12 to ask you to go on any more, but you feel
13 I'm supported. I'm not against it. I just
14 wanted on the record some reason why not just
15 because they worked once or they're good or
16 they're cute or they're nice or there's San
17 Francisco hills. But what really from an
18 economic standpoint and I have some answers of
19 my own, but I wondered what yours might be.

20 MR. PAPA: You're really putting
21 me on the spot. The studies that we had done
22 including economic analysis and this was a

1 study that we had done four or five years ago
2 with DOT and OP identified the major corridors
3 in this city that could support in-traffic
4 running street cars.

5 Now what we found out and the
6 evidence is really kind of inconclusive is
7 that when you provide a fixed rail station as
8 opposed to a bus stop it does create a certain
9 public value in terms of development and we've
10 all seen what's happened around Metro stops.

11 If you go back and look at where
12 the old street cars used to stop, it's really
13 where the commercial centers are presently and
14 including Columbia Heights and all the way out
15 to Tacoma Park and beyond. So that was one of
16 the reason that we had been looking at the
17 fixed rail street car design.

18 CHAIRMAN COGBILL: Thank you, sir.

19 Lindsley Williams.

20 MS. WILLIAMS: Good afternoon, Mr.

21 Cogbill, Members of the Commission. I'm back.

22 Thank you to everybody here, the

1 staff, the Commission, for taking up this
2 important issue and I join with the others in
3 all the commendations and I could take three
4 minutes and just be doing the commendations
5 and then I'd miss some other points. So I'll
6 skip it at that.

7 I've given you a four page letter,
8 Members of the Commission. The first page
9 again says thank you and it also suggests you
10 change the title. You've done that.

11 On the second page, I want to talk
12 about hydrology and I noted in the materials
13 that Elizabeth presented that the action item
14 on hydrology is back on the list. I don't
15 know where it is in the book. That's why I
16 made the comment, but I'm glad that it's going
17 and want strongly to recommend that you
18 include in the hydrology sort of the companion
19 of what's happened to the seawater. Because
20 if the seawater comes up as some people are
21 saying it is, Peter May and the police
22 department that are over there for the Park

1 Service are just going to have to find higher
2 ground. And it raises some significant
3 questions about the overall viability --

4 MR. MAY: My office is on the
5 second floor.

6 MR. WILLIAMS: Pardon?

7 MR. MAY: My office is on the
8 second floor.

9 (Laughter.)

10 MR. WILLIAMS: Well, you're a
11 planner, Peter.

12 In any event, that's the point on
13 hydrology which I wanted to emphasize here.
14 There's a technical point about some contour
15 lines. On view sheds if staff could bring up
16 the plan that two visions one plan or some
17 other diagram with L'Enfant I'd talk to that
18 for just a second. Some of the points I have
19 here on view sheds are designed to strengthen
20 the lines along Virginia Avenue which I think
21 is a not yet fully appreciated vista that can
22 be better leveraged with a little bit of

1 tweaking.

2 And then what I wanted the diagram
3 for is to have you remember all of the
4 presentations that showed South Capital
5 Street. South Capital Street, dark blue,
6 light blue, a green corridor in one of the
7 plans.

8 And then I hope you now have in
9 front of you some pictures that I sent in to
10 you of the spaghetti that is there right now
11 in the form of I-395. Here we go. That's
12 great. Because the plan here is recognizing
13 the important connection flowing south out of
14 the Capital. Can you see it? But yet what's
15 in the way right around there is a series of
16 impediments to the very views and connections
17 that you want to have and so my simple minded
18 suggestion is that you try to take the sort of
19 not very well defined eastern edge of the
20 southwest quadrant and pull it east just
21 enough to get across the street. I don't want
22 to do it to get into a tangle with the

1 Architect of the Capital. But I want the
2 Commission to look at those photos that you
3 now have and see how you just can't make a
4 nice connection from the Capital all the way
5 down to the ball park. That really needs to
6 be added to this plan as part of its to-do
7 list.

8 Will it be corrected tomorrow?

9 No. That won't be the case. And thank you.

10 CHAIRMAN COGBILL: Keep going.

11 MR. WILLIAMS: Thank you, sir. I
12 made two other comments. On the last page is
13 a discussion on applicability where I'm simply
14 suggesting that you take many of the points
15 that are in the EDR above the asterisk and
16 publish them so that people who see the plan
17 know what the heck it's supposed to mean and
18 I gave you a page of additional material on
19 page three having to do with movement
20 essentially saying, "Let's make sure this plan
21 doesn't bind us to having the freight rail
22 system go where it is shown in this plan on a

1 somewhat exclusive basis."

2 There are some other thoughts.

3 2007 we had some experience in this room which
4 kind of derailed. But the fact is there's a
5 problem that needs to be addressed and as
6 solutions emerge this plan should not be
7 standing in the way to other ideas and there's
8 some technical stuff about language.

9 Mr. Chairman, thank you for the
10 extra time.

11 CHAIRMAN COGBILL: Thank you, sir.

12 All right. Don Hawkins.

13 MR. HAWKINS: Good afternoon,
14 Chairman Cogbill and Commissioners, and thank
15 you for the opportunity to be here and say a
16 few things about a great piece of planning.

17 We habitually refer to Washington
18 as one of the greatest planned cities in the
19 world. L'Enfant designed, dreamt, drew the
20 plan of the city in three weeks. He didn't
21 plan it. He wasn't the planner. There wasn't
22 any such thing as a planner by our present

1 definition in his time. I think it's
2 important that we understand that we inherited
3 his ideas, his dreams, his concept of what
4 this city should be. But he didn't plan the
5 city.

6 It took him a while to get the
7 material to even do the drawings as the
8 surveys and such. When L'Enfant, he had an
9 advantage I think in designing here. When he
10 went to Paris in 1783 he arrived just after
11 the Mongolfiere's had started transporting
12 people into the heavens above the Tuilleries
13 Garden and over Paris. He was the first
14 person to design a city knowing that we would
15 be looking down on cities later.

16 And here we are two centuries
17 later. We have Google Earth and we can look
18 at the plan which has been redesigned by
19 history. It's not L'Enfant's plan. It's
20 L'Enfant's idea and it's on the ground. But
21 we have been redesigning it more or less and
22 radically more in the last 50 years. We are

1 the planners of the city.

2 What the Framework Plan does is
3 humanize many of the details that could not
4 have been thought of 200 years ago and
5 couldn't have been thought of by most people
6 50 years ago. We realized what our
7 responsibility is and when we look at say the
8 Google Earth version of the plan today and we
9 see such dynamic ideas as the change of the
10 Jefferson Memorial coming that says we're
11 really talking I think at the right level.

12 Now I urge the Commission to adopt
13 the plan and I look forward to further
14 participation especially when we get to the
15 other part of East Potomac Island. I think
16 that my notion of what that island might be is
17 far different from what I see in the plan and
18 I look forward to it.

19 Thank you.

20 CHAIRMAN COGBILL: Thank you very
21 much.

22 Leslie Graves representing

1 Destination D.C.

2 (No verbal response.)

3 Okay. I move onto Nancy C.

4 Somerville representing the American Society
5 of Landscape Architects and as you come up I
6 do note for the Commission members that we now
7 have been provided with copies of your
8 testimony. Thank you.

9 MS. SOMERVILLE: Mr. Chairman and
10 Members of the Commission, thank you for the
11 opportunity to comment. I am Nancy
12 Somerville. I am the Executive Vice President
13 and Chief Executive Officer of the American
14 Society of Landscape Architects and I speak on
15 ASLA's behalf.

16 ASLA applauds the work of the
17 Commission and strongly supports the Framework
18 Plan. The concepts embodied in the plan are
19 appropriately visionary and ambitious in
20 keeping in the importance and the iconic
21 nature of this city. In its scope and
22 aspirations, the plan both recognizes and

1 advances the special significance of
2 Washington's civic and cultural spaces.

3 In particular, ASLA commends the
4 following four aspects of the report.

5 (1) Development of new locations
6 for placement of future monuments, memorials
7 and museums, ASLA strongly agrees that the
8 integrity of the National Mall should be
9 protected and that the Mall should not be used
10 as the location for future monuments,
11 memorials and museums. As envisioned in the
12 Framework Plan, those features should be
13 integrated into vibrant and livable mixed use
14 urban areas. It is to everyone's benefit that
15 our vision embrace the larger context of the
16 city.

17 (2) Reestablishing the historic
18 connections with the waterfront. The NCP
19 plan provides an excellent conceptual
20 blueprint for recapturing and restoring what
21 is now an inaccessible and in many areas
22 degraded resource, balancing recreational uses

1 with preservation of natural areas and opening
2 new areas for public engagement.

3 (3) Integrating and connecting the
4 Federal precincts and monumental core with the
5 urban fabric of the city. Planning for the
6 National Mall and the Federal precincts cannot
7 be done in isolation. The Framework Plan most
8 appropriately recognizes that residents and
9 visitors' experience of the city is not
10 defined by jurisdictional boundaries. Along
11 these same lines ASLA also commends the
12 efforts to coordinate the Framework Plan with
13 the National Park Service's planning for the
14 National Mall and we urge even closer
15 coordination of the planning efforts and their
16 implementation as they move forward.

17 ASLA recently convened a blue
18 ribbon panel of design professionals to review
19 and make recommendations regarding the Park
20 Service's preferred alternative for the
21 National Mall. Among its recommendations, the
22 panel notes that not all the needs of the Mall

1 can be met within in the narrow precincts of
2 the area consigned to the Park Service. The
3 full recommendations of the blue ribbon panel
4 will be released on April 14th and will be
5 shared with NCPC and the Commission of Fine
6 Arts as well as the Park Service for their
7 consideration.

8 (4) The integration of principles
9 of sustainability and environmental
10 stewardship as a critical component of the
11 Framework Plan. This needs to be underscored
12 and this is not just the right thing to do but
13 is a critical piece of any future development.

14 As noted in the planning document,
15 Washington faces serious environmental issues.
16 Urban storm water runoff contributes to the
17 pollution of the surrounding watersheds and to
18 flooding. The trees and other vegetation that
19 clean the area and mitigate the urban heat
20 island effect are themselves suffering from
21 the degraded air.

22 Although the city contains a

1 wealth of parks and green spaces, many like
2 the National Mall itself have unhealthy
3 compacted soils root growth and cannot absorb
4 storm water. ASLA strongly endorses the
5 NCPD's planned recognition of and commitment
6 to addressing these issues. Developing a
7 healthy, functioning urban ecology is
8 essential to Washington's future as a livable
9 city and a place of national pride.
10 Accomplishing this will require a
11 comprehensive approach that crosses
12 jurisdictional boundaries.

13 ASLA is one of the founding
14 partners of the Sustainable Sites Initiative
15 along with the Lady Bird Johnson Wildflower
16 Center at the University of Texas at Austin
17 and the U.S. Botanic Garden. The Sustainable
18 Sites Initiative is developing guidelines and
19 performance benchmarks for design,
20 construction and maintenance of design
21 landscapes. Just like the U.S. green
22 building's lead rating systems have helped to

1 define and promote more environmentally
2 conscious buildings, the Sustainable Sites
3 Initiative will help guide sound environment
4 practices for landscapes of all types
5 including parks and civic spaces, campuses,
6 parking lots, streetscapes and transit
7 corridors.

8 USGBC supports the Sustainable
9 Sites Initiative and anticipates incorporating
10 the benchmarks into future iterations of lead.
11 Currently in draft form, the final Sustainable
12 Sites Guidelines and Performance Benchmarks
13 will be published this fall. We offer the
14 guidelines as a tool in future planning and
15 development and also offer the expertise of
16 our members as a resource.

17 Thank you again for the
18 opportunity to comment and to contribute to
19 the discussion of this city's future. We
20 strongly support adoption of the plan. Thank
21 you.

22 CHAIRMAN COGBILL: Thank you very

1 much.

2 I want to ask again Leslie Graves,
3 Destination D.C. Obviously couldn't be here
4 with us today. That completes the public
5 comment portion of this hearing. I'll bring
6 it back to the Commission.

7 MR. DIXON: So moved.

8 CHAIRMAN COGBILL: So we have a
9 motion moved by Mr. Dixon. Is there a second?

10 MR. AMES: I'll second, but I have
11 a question also.

12 CHAIRMAN COGBILL: All right. Mr.
13 Ames, do you want to raise your question
14 first?

15 MR. AMES: Yes. Ms. Miller, thank
16 you for a wonderful presentation and the work
17 that you and the staff and the consultants put
18 into this because it's a wonderful piece of
19 work and I along with the other Commissioners
20 really appreciate that.

21 The question I have lots of things
22 in this report stood out to me, but one thing

1 that caught me today was the talk of 10th
2 Street and how you would like to attract more
3 activity on 10th Street using the water which
4 we all know water is something that naturally
5 draws people. A while back and I don't
6 remember exactly when whether it was General
7 Services or somebody came before us with a
8 proposal for security purposes to underline
9 the Forrestal Building and I don't remember
10 the exact what we did or didn't do. I
11 remember the conversation.

12 MR. MCGILL: Disapproved it.

13 MR. AMES: Good. One of the things
14 we talked a lot about then was that security
15 and everybody has their own needs for it and
16 I remember being one opposed to doing that and
17 the reason I was opposed to it first of all I
18 think what you would have spent on what needs
19 to be spent on the Forrestal Building you
20 could almost build a building for.

21 And now I hear you saying that the
22 Forrestal Building is one of the things that

1 is a deterrent to that part of this process.
2 I would like for staff to revisit immediately
3 because I don't know that that would be -- I
4 know if you just look at it as there's a
5 building across the street and we need it
6 replaced to do what we need to do that's a big
7 deal. But if you think about what they wanted
8 to do, the amount of money they wanted to
9 spend to go looking at replacing it and taking
10 down that building across the street, that is
11 not quite such a big deal.

12 So I don't know where you had that
13 fit in the immediate, medium or long range.
14 But that's something I believe that could be
15 moved up in your schedule because of our
16 objections to doing that building and now for
17 the need to really make that part of the city
18 a lot better, I think it's something we need
19 to take a look at.

20 And again I thank everybody
21 involved and I appreciate the time. Thank
22 you.

1 CHAIRMAN COGBILL: Before -- That
2 was a question with the second following that.
3 Did you second?

4 MR. AMES: Yes, I seconded.

5 CHAIRMAN COGBILL: You seconded
6 the motion. Okay. The motion is made and
7 seconded. The matter is on the floor. The
8 question is proper or the commentary.

9 MR. AMES: I just want you to take
10 off and run with that because that idea just
11 hit me in the head when you brought it up.

12 MS. MILLER: Actually, that
13 reiterates the priorities that we have in the
14 action agenda and the 10th Street S.W.
15 corridor we feel is one of the -- It's a very
16 complex issue that needs a lot of -- We need
17 to actually do a feasibility study to
18 determine how best could that 20 acre parcel
19 as well as the other spaces along the avenue
20 down to the waterfront, what are the various
21 costs and benefits of various alternatives,
22 and one is cutting the span down and maybe in-

1 filling development and one may be
2 redeveloping and so we concur and are on the
3 same page with you there.

4 MR. AMES: Thank you.

5 CHAIRMAN COGBILL: Mr. McGill.

6 MR. MCGILL: Thank you, Mr.

7 Chairman. I would like to make a few minutes
8 worth of remarks.

9 GSA is going to support this plan.
10 We think that it is a superb visionary
11 statement and that Elizabeth and Bill and
12 Shawn in particular deserve a great deal of
13 credit for all the work they've done. They've
14 also been very responsive to the issues we've
15 raised.

16 But for the record I want to make
17 clear our concerns with the proposals in the
18 plan regarding federal buildings. We will
19 support the plan, but if it is implemented, if
20 it is not implemented carefully, it could have
21 serious financial consequences for both GSA
22 and our tenant agencies. This plan

1 essentially calls for the demolition or reuse
2 of more than two million square feet of
3 federal office space. That includes the
4 Liberty Loan Building which houses components
5 of the Treasury Department, the Forrestal
6 Building which is the headquarters for the
7 Energy Department, the Agricultural Department
8 headquarters, the FEI headquarters, a portion
9 of the IRS headquarters and the GSA regional
10 office building.

11 Now the plan says it identifies
12 space for the development of more than one
13 million square feet of new federal office
14 space. But it proposes the reuse of more than
15 two million square feet of federal office
16 space.

17 Now replacing a facility we own is
18 not cheap. It would cost several hundred
19 million dollars to build one million square
20 feet of new federal office space. It would
21 cost us several hundred million dollars. In
22 addition, it would cost our tenant agency

1 about \$80 million to move into and fit out
2 that space to meet their needs.

3 The plan says it recognizes these
4 benefits go far beyond the mission or the
5 priorities of GSA or any of the tenant
6 agencies and therefore they should not be paid
7 for by GSA or the tenant agencies. But that
8 is a nuance, a small detail, in a very
9 majestic plan that could be lost in the
10 shuffle. And so we are concerned that it not
11 be lost in the shuffle, that for instances ten
12 years from now if we come in and say, "The
13 facade on Forrestal is falling. We need to
14 replace." And the staff then reads the
15 Framework Plan and says, "NCPC doesn't like
16 the Forrestal Building. So we're going to say
17 you can't replace the falling facade" and in
18 effect exercise demolition by neglect.

19 We're willing at the time the
20 Forrestal Building or any of those buildings
21 reach the end of their useful life and they
22 require either major reinvestment and upgrade

1 or demolition to consider the wisdom of
2 demolishing them or replacing them. We don't
3 question that.

4 Another consequence, another
5 potential consequence, is that these two
6 million plus square feet of federal office
7 space are buildings we own. GSA is a self-
8 financing agency. We do not get an
9 appropriation each year from Congress. We
10 charge our tenants rent based on appraised
11 value for the buildings they occupy that we
12 own. We maintain those buildings and we try
13 to maintain those buildings at a high quality
14 within the standards set, the cost standards
15 set, by BOMA. The difference between the
16 operating cost of the building and the rent we
17 collect goes into the Federal Buildings Fund
18 and the Federal Buildings Fund finances all
19 operations of GSA's public building service.
20 Our staff salaries, our supplies, our office
21 space, our renovation, our modernization, our
22 new construction, our historic restoration are

1 all funded from the Federal Buildings Fund.

2 We have an estimated \$6.5 billion
3 in need for that fund and that need grows each
4 year as our buildings age. We can address
5 about 10 percent of that need each year.

6 Now the general tenancy in these
7 past few decades has been when a new federal
8 space is needed unless it's a courthouse or a
9 border station to lease rather than own that
10 space. We do not make contributions to the
11 Federal Buildings Fund from leased buildings.
12 If that trend were to follow in this instance,
13 not only would we face the possible expense of
14 replacing more than two million square feet of
15 office space and our tenants face the need for
16 moving and fitting out that new space, but we
17 would also face the potential of losing
18 substantial contributions to the Federal
19 Buildings Fund each year from that two million
20 plus square feet of office space.

21 Now the staff say in the document
22 Federally owned buildings should be replaced

1 with Federally owned buildings. The proposals
2 in this plan benefit far more than GSA and the
3 tenant agencies and they should be paid for by
4 Congress through independent appropriations,
5 possibly through another Pennsylvania Avenue
6 Development Corporation.

7 We appreciate those qualifiers.
8 We endorse them, but we're fearful that over
9 time they will get lost and the general
10 attitude will be "Well, just tell GSA to do
11 it." That is our concern. So I wanted to
12 enter onto the record our concern so that
13 future staffs when they propose this can be
14 reminded by a future representative from GSA
15 to read the minutes from the April 2009
16 meeting and see what you're doing wrong.

17 Thank you.

18 CHAIRMAN COGBILL: Thank you, sir.
19 Other questions or comments? Mr. May.

20 MR. MAY: Yes. My concern is
21 perhaps not as strong as Mr. McGill's. But I
22 do want to register the same or similar sorts

1 of concerns about the ultimate implementation
2 of the plan. My concern is less driven by the
3 financial side of the plan or the financial
4 implications because it's not the sort of
5 thing where they're going to be -- Well, I
6 guess they are cutting part of our land in
7 half at one point, but it's very clear that
8 things like that are not going to happen
9 without appropriated funds for that purpose.
10 It's not like they can turn to the Park
11 Service. We don't have a Federal parks fund
12 that's supplied by user charges or something
13 like that that we can tap.

14 I am a little bit concerned,
15 concerned is not the right word, but there are
16 a number of things that are called for in the
17 plan that are going to require very careful
18 and very public planning processes and we
19 could wind up in a fairly significantly
20 different circumstance or wind up with a
21 fairly significantly different design as a
22 result of those processes.

1 And I just want to register that
2 while we support these in concept we could
3 wind up in a circumstance where, for example,
4 the canal through the island isn't going to
5 work and we don't want to be evaluated against
6 that as an absolute standard because of the
7 nature of taking a conceptual plan like this,
8 a framework plan like this, and translating it
9 into actual implementation plans. I think
10 pretty much sums it up for us.

11 CHAIRMAN COGBILL: Thank you.

12 MR. MAY: Thank you.

13 MR. NEWTON: Mr. Chairman, I would
14 just like to make a comment. I don't have any
15 specific questions. I'm very impressed by the
16 work of the NCPC team and their partners both
17 at CFA and public partners, private partners
18 as well.

19 While Department of Defense
20 doesn't have a parochial issue in this really
21 at this point, I would like to say that it's
22 tremendous vision to look forward to at some

1 point in the future. I'm not sure how many of
2 us will be around when it's fulfilled. But
3 that's not what's important. What's important
4 is that there's a vision that is applauded by
5 some many here in this room already today that
6 it's obviously a worthwhile endeavor and
7 appreciate your work very much.

8 Thank you.

9 CHAIRMAN COGBILL: Ms. Tregoning.

10 MS. TREGONING: Thank you. I just
11 wanted to acknowledge the NCPC staff and the
12 Commission of Fine Arts for the work that they
13 did on this plan and how very responsive they
14 were to the comments of the District of
15 Columbia and how much the plan has changed to
16 kind of reflect the ethos that we really
17 promoted in terms of sustainability and
18 transit orientation and the real -- not just
19 the opportunity but the fact that for many
20 Americans, their experience on transit in
21 Washington, their coming to Washington, is the
22 first time that they've ever tried public

1 transportation. It's the first time that
2 they've ever seen the growing quantity of
3 green buildings that we have in the city and
4 that that's a very important and teachable
5 moments for our other American cities in that
6 I think the aspirations of this plan very much
7 reinforce that growing reality that if we're
8 going to turn the battleship around in this
9 country, the battleship that is this country,
10 with our overly energy consumptive practices,
11 with the way in which our activities threaten
12 the global climate that this has to be the
13 place where we at least do everything that we
14 think can be done to show how you can have a
15 great quality of life and a great city and
16 still live very lightly on the planet and I
17 very much appreciate the staff's changes to
18 the report to reflect that.

19 I will just say one other thing.
20 We've had this conversation and I appreciate
21 that the Federal agencies very much want to go
22 on the record for posterity, but it's to

1 predict what's going to happen in the future.
2 You know who knows? Some future government
3 might decide to spend billions of dollars to
4 stimulate the economy and provide money to
5 Federal agencies to implement some of these
6 innovations and then what do you know? We
7 might even have a plan in place that could
8 help guide those innovations with actually no
9 skin off anyone's nose in terms of their own
10 particular individual budget and whether or
11 not we're ready for it this time, this may not
12 be the only opportunity that we have and who's
13 to say what chances there might be to realize
14 some of these visions.

15 All kinds of actions are
16 happening. I think we talked about even how
17 the freight rail industry is reconfiguring and
18 how that might provide some opportunities in
19 our city to make some very big moves.

20 So I appreciate the vision laid
21 out in the plan and I appreciate the comments
22 of my fellow Commissioners. Thank you.

1 CHAIRMAN COGBILL: Mr. Ames.

2 MR. AMES: My understanding is we
3 have a motion on the floor and a second. My
4 question is we heard several ideas and one
5 that comes to mind was changing the overlook
6 from the southern to the northern situation.
7 Once we pass this, are any of these ideas that
8 we asked about to tweak are they going away or
9 are we going to take a look at them? How is
10 that going to be acted on?

11 CHAIRMAN COGBILL: This is what
12 staff referred to as the last bullet above the
13 asterisk which directs the staff to
14 incorporate minor changes in the plan in
15 response to comments. So we're not deciding
16 on each of the individual comments but simply
17 just as the Commission of Fine Arts did
18 delegating, if the Commission chooses to
19 approve this, to the staff to look through
20 this and to make recommendations or to make
21 changes.

22 MR. AMES: So you will come back

1 to us at a later date with what we call
2 tweaking changes if you see the need to do
3 that.

4 MS. MILLER: Actually I should say
5 that we're familiar with many of the comments
6 that were actually put on record today. Many
7 members of the public were kind enough to give
8 us kind of a heads-up and I would say with
9 probably 95 percent we actually think that we
10 can make very minor edits to incorporate.

11 MR. AMES: Very good. That's the
12 answer to my question.

13 CHAIRMAN COGBILL: Mr. Miller.

14 MR. MILLER: All right. I'm just
15 following on Commissioner Ames. I appreciate
16 that because I think a lot of thoughtful
17 comments have been made and I know that you
18 have been working doing a lot of public
19 outreach and wanted to commend you, the NCPC
20 and the CFA, for bringing this very exciting
21 plan forward which if implemented will create
22 a lot of new connections and destinations that

1 will energize and activate the city and
2 connect the Federal precincts with the city.

3 I have one concern that is
4 parochial. It is personal in full disclosure
5 and that is the -- and I think I raised it
6 maybe the first time this was presented on the
7 reprogramming of the Potomac, the recreational
8 uses at Potomac Park, and I support making
9 that much more sustainable, environmentally
10 friendly and ecosystem and all that.

11 But the tennis courts are gone.
12 Seem to be gone.

13 MS. MILLER: It's not intentional.

14 MR. MILLER: They could be made
15 eco-friendly I think, more environmentally
16 friendly. I don't know if there needs to be
17 eight hard courts, 14 hard courts, 12 hard
18 courts and eight clay courts. But I noticed
19 that there is a silence about when you get to
20 the vision part. You mention the redesigning
21 the golf course in an environmentally
22 sustainable way. Is there a future for those

1 tennis courts?

2 MS. MILLER: There was no
3 intention to do away with them. They might
4 get relocated, but there was no intention to
5 say that we shouldn't have tennis there. I
6 think that's something we can address and
7 golf.

8 MR. MILLER: The golf they have
9 retained.

10 MS. MILLER: The golf, we've
11 retained a majority of our golf courses. Yes,
12 we heard that loud and clear.

13 MR. MILLER: And, Mr. Chairman,
14 there's been a concern that I've had over the
15 years and I think others have had of the loss
16 of active recreational space by the monuments,
17 by the memorials, the new memorials that we've
18 created and I just don't want to see a further
19 erosion of what is active recreational spaces
20 that I've been active in at least.

21 CHAIRMAN COGBILL: And I would
22 follow up on that by commenting that as you

1 recall when we looked at the Vietnam Veterans
2 Visitors Center one of the things we talked
3 about was preserving those three ball fields
4 that had been previously there and asking the
5 Park Service to try to find another site for
6 that within this. So that's an ongoing I think
7 consideration of this Commission and its
8 staff.

9 MS. TREGONING: Can I follow up on
10 that?

11 CHAIRMAN COGBILL: Yes.

12 MS. TREGONING: Chairman Cogbill,
13 I know -- I've been certainly active along
14 with several of the other agencies including
15 the Park Service and the Capital Space effects
16 of the NCPD and one of the deficits despite
17 our almost luxurious surfeit (phonetic) of
18 parks per capita in terms of absolute space
19 that there is a dearth of active recreational
20 spaces in the city. So without maybe naming
21 anything terribly specific that we don't want
22 to lose, that we certainly would want the

1 implementation of this plan to if possible to
2 increase and increase the access to active
3 recreation spaces and not diminish them.

4 CHAIRMAN COGBILL: Thank you.

5 Other comments.

6 MR. DIXON: One last comment. I
7 want to mention that Mrs. Feldman mentioned
8 some things and I think I would like to make
9 it clear. This is a starting point and I'm
10 hoping that the inputs and the wisdom of
11 people from other disciplines and some of the
12 things she mentioned they will come and play
13 into the development of this so we're not
14 against that kind of input. But it can be
15 ongoing.

16 CHAIRMAN COGBILL: Thank you.

17 All right. I'm going to weigh in
18 with my thoughts on this. I support this
19 plan. I think it's a great idea and I go back
20 as Ms. Cunningham did to one of the quotes in
21 here which is from Jane Jacobs. It says,
22 "Designing a dream city is easy. Rebuilding

1 a living one take imagination." And that's
2 really what this is all about is the
3 imagination of not just our staff because
4 unlike a L'Enfant and unlike McMillan where it
5 was done by an individual or a small group of
6 individuals or a commission, this has input,
7 significant input, from the public. This is
8 one that probably is unprecedented in terms of
9 the public input to this and that process
10 continues through the hearing today and will
11 continue as we move forward from this point.

12 So I see as a great beginning and
13 as Arrington said this is really only a
14 starting point. But when we talk about trying
15 to glue together separate plans, I see this in
16 a much brighter light than this and one where
17 I see a fabric that's been woven. A fabric
18 that's been woven that consists of the
19 National Park Service's plan for the Mall,
20 what we've talked about in our vision, but
21 also looking at the City's plan, the Center
22 City Action Agenda. That's extraordinary in

1 terms of helping us understand how to link
2 through the Federal precincts to the city and
3 the Architect of the Capital and the work that
4 they've done. So there's a fabric that's been
5 woven here that breathes. It provides us the
6 opportunity to work together in a way that I
7 think has never been experienced before.

8 When we talk about the history and
9 bringing the history together there's no one
10 more eloquent on that or more used to
11 counseling us on that than I'll point out Mr.
12 Hawkins who has been here on many occasions
13 and how has educated us on issues like the
14 Patent Office and this and your comments today
15 are well taken. And all of our speakers,
16 Arthur Cotton Moore talking about his vision
17 for the Kennedy Center and some of the other
18 ideas. This is not for us necessarily new
19 thought. This is taking the great collective
20 thoughts that have been assembled over the
21 last 100 years since McMillan and provide us
22 the opportunity to evolve, to create something

1 new, to create an idea, a premise.

2 And certainly we don't intend by
3 this to foreclose any changes. When we do
4 talk about a different design, Peter mentioned
5 that and his concern about that, think back to
6 McMillan and the Washington Monument and the
7 vision for that and how that evolved. It
8 evolved in a better way.

9 And what we have done here is
10 create a starting point. We've created
11 something that I think is bold, that is
12 visionary, that is in many respects and we
13 heard this word used throughout the day
14 comprehensive. So I think today we are
15 creating a comprehensive vision that really
16 creates the symbolic heart of Washington as a
17 vibrant and distinguished start for our
18 wonderful capital city.

19 I would say as I said once before
20 the nicest thing that was ever said to me when
21 I was on the Commission was Carter Brown
22 writing to me one time and just simply saying

1 "Bravo." So to the staff who have worked on
2 this, to Elizabeth and Bill and Marcel and all
3 of our people here, Shane at the Commission
4 who have worked on it, to Tom Luebke who is
5 here and who represents the CFA, we couldn't
6 have done it without the CFA and their
7 contribution, EDAW has mentioned it and EDAW
8 has contributed significantly more than
9 they've ever been compensated for on this.
10 This is a labor of love and we understand that
11 and appreciate that. I want you to know that.

12 To our steering committee and to
13 the working group. I mean the outreach on
14 this has been absolutely extraordinary and to
15 all of my Commission members who have spent so
16 much time and so much effort working on this,
17 I really want to say to you and to all the
18 people here today who participated, the
19 thousands and thousands of people who have
20 commented on both the Mall Plan and on our
21 plan through the four years and I agree with
22 Tom on this. This is four year labor of love

1 and I believe it is a wonderful start for the
2 next century and I applaud you and I thank you
3 and I ask if there are any questions or
4 comments.

5 (No verbal response.)

6 If not, all those in favor of the
7 motion please signify by saying aye.

8 (Chorus of ayes.)

9 Opposed?

10 (No verbal response.)

11 Abstentions?

12 (No verbal response.)

13 The motion carries. Thank you

14 all very, very much. That concludes the

15 business --

16 [INSERT - Monumental Core Framework Plan:

17 Connecting New Destinations with the National

18 Mall - Public Comments]

1 MR. AMES: I want to make a what
2 if statement or just in case statement and I'm
3 not going to get into the details because the
4 details don't really make any difference. But
5 there's a question as to whether the Chairman
6 will be back with after this meeting. Just in
7 case he's not which I hope very much that he
8 will be, I want to tell him personally thank
9 you for the guidance and the leadership you
10 have given us.

11 I almost hesitate to say you've
12 been a mentor to me because I'm afraid some of
13 the other commissioners would love to sue you
14 for malpractice if you had anything to do with
15 some of my actions. But you have been a
16 mentor in a lot of ways and I will also at
17 this point that some of my actions were not
18 led by Mr. Cogbill and I know you're probably
19 glad to hear that. But I do thank you
20 sincerely.

21 And you made the statement that
22 EDAW not compensated fully for all that

1 they've done. I can tell you Mr. Cogbill has
2 not been either. There were a lot of hours
3 put into this thing that he has not been
4 compensated for. But again, I thank you and
5 hopefully you'll be back next month.

6 CHAIRMAN COGBILL: Thank you very
7 much.

8 MR. MCGILL: I would like to join
9 in that too, Mr. Chairman. You've brought a
10 wisdom and probity to these proceedings that's
11 been impressive and you have already overseen
12 a period of tremendous creativity on the part
13 of the staff. So I think that we should
14 adjourn the meeting in your honor.

15 CHAIRMAN COGBILL: Well, I agree.
16 We're adjourned. Thank you. Off the record.

17 (Whereupon, at 3:36 p.m., the
18 above-entitled matter was concluded.)

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