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NATIONAL CAPITAL PLANNING COMMISSION

1325 G STREET N.W.
WASHINGTON, D.C. 20576

86-0168

January 16, 1986

TENTATIVE AGENDA ITEMS

To provide notice on agenda items and to solicit written comments prior to and oral comments at meetings of the Commission on action items, there is attached a list of agenda items tentatively scheduled for the COMMISSION MEETING AT 9:30 A.M. on FEBRUARY 6, 1986, and at subsequent meetings. To determine whether an item tentatively scheduled has been placed on the agenda for the FEBRUARY 6 meeting, please call the Commission's Office of Public Affairs, telephone 724-0174, on or after THURSDAY, JANUARY 30.

Materials relating to action items tentatively scheduled for the FEBRUARY 6 meeting are available for review in the offices of the Commission from 8:00 A.M. to 5:00 P.M. on business days. If you desire to review such materials and/or communicate your views on any action item, contact Robert E. Gresham, Assistant Executive Director for Operations, telephone 724-0176.

Certain items may be acted on by the Chairman or Executive Director pursuant to delegated authority from the Commission. If you desire to communicate your views prior to such action under delegated authority or if you desire to communicate your views prior to the preparation by the Executive Director of his recommendation to the Commission on any action item, you may do so in writing. Comments should be addressed to Reginald W. Griffith, Executive Director, National Capital Planning Commission, Washington, D.C. 20576. Such written comments must be received by THURSDAY, JANUARY 23.

Copies of the Executive Director's Recommendation on any action item on the agenda for the FEBRUARY 6 meeting may be obtained from the Office of Public Affairs on or after FRIDAY, JANUARY 31.

Action items for which no organization or individual has advised the Office of Public Affairs by WEDNESDAY, JANUARY 29, 12:00 Noon, of a desire to present views in person to the Commission and on which the Executive Director recommends approval or a favorable report, may be placed on the "Consent Calendar" and acted upon by the Commission, without presentation or discussion, at the beginning of the Commission meeting on February 6. Persons desiring to speak on items which will be presented to the Commission at its FEBRUARY 6 meeting (items not on the Consent Calendar) MUST SIGN UP with the Office of Public Affairs by WEDNESDAY, FEBRUARY 5, 12:00 Noon.

Submission of written views on any item is welcomed up to the time of its consideration by the Commission. However, the Secretary to the Commission can insure that copies of written statements will be reproduced and distributed to each member of the Commission only if such statements are received by noon of the day preceding the day of the meeting.

Comments are solicited on all matters before the Commission. However, comments on non-Federal plans and projects should be limited to their effect on Federal interests in the National Capital Region.

FEBRUARY

File
No.Item

FEBRUARY 6, 1986 MEETING

Action Items

- MP54 Paint Branch Stream Valley Park, Unit No. 2, Prince George's County, Maryland - Modification to General Development Plan (exchange of land between Maryland National Capital Park and Planning Commission and University of Maryland)
- (Commission action requested: approval pursuant to Section 1(b) of the Capper-Cramton Act)
- MP83 Indian Creek Stream Valley Park, Unit No. 1, Prince George's County, Maryland - Modification to General Development Plan (exchange of land between Maryland National Capital Park and Planning Commission and Town of Berwyn Heights)
- (Commission action requested: approval pursuant to Section 1(b) of the Capper-Cramton Act)
- UR03 Southwest Urban Renewal Area, Project C-1 - urban renewal plan modification (to provide for Metro ventilation shaft)
- (Commission action requested: adoption pursuant to District of Columbia Redevelopment Act of 1945, as amended)
- 2570 Washington-Dulles International Airport, Fairfax and Loudoun Counties, Virginia - Temporary Terminal Facilities for United Airlines
- (Commission action requested: approval of preliminary and final site and building plans pursuant to Section 5 of the National Capital Planning Act of 1952, as amended)
- 2402 Andrews Air Force Base, Prince George's County, Maryland - D.C. Air National Guard Squadron Operations Center
- (Commission action requested: approval of final site and building plans pursuant to Section 5 of the National Capital Planning Act of 1952, as amended)
- 2573 Naval Medical Command - National Capital Region, Bethesda, Montgomery County, Maryland - Armed Forces Radiobiology Research Institute, Research Support Building (Addition to Second Floor)*
- (Commission action requested: approval of preliminary and final site and building plans pursuant to Section 5 of the National Capital Planning Act of 1952, as amended)

*Eligible for action by the Executive Director pursuant to delegated authority

FEBRUARY/MARCH

File No.	Item
2574	Naval Medical Command - National Capital Region, Bethesda, Montgomery County, Maryland - Uniform Services University of the Health Sciences - Storage Facility (Commission action requested: approval of preliminary and final site and building plans pursuant to Section 5 of the National Capital Planning Act of 1952, as amended)
1935	International Center, Connecticut Avenue and Van Ness Street, NW. - Intelsat Headquarters (Guard House and Commercial Tenant Sign) (Commission action requested: approval of revised final site plan, preliminary and final building plans and final design pursuant to the International Center Act, Public Law 90-553, as amended by Public Law 97-166)
0846	Washington Convention Center, 9th and H Streets, NW. - Freestanding and Building Entrance Signs (Commission action requested: approval of final design pursuant to Section 5 of the National Capital Planning Act of 1952, as amended, and D.C. Code, 1981 edition, sec. 5-432)
Z.C. 84-7	Amendments to the Zoning Regulations and maps of the District of Columbia relating to Foreign Missions (Commission action requested: authorization to participate in public hearing before the Zoning Commission on February 27 and March 6, 1986)

MARCH 6, 1986 MEETING

Action Items

MP108	Fort McNair - Revised Master Plan (Commission action requested: approval pursuant to Section 5 of the National Capital Planning Act of 1952, as amended)
MP125	U.S. Coast Guard Station, Alexandria, Fairfax County, Virginia - Revised Master Plan (Commission action requested: approval pursuant to Section 5 of the National Capital Planning Act of 1952, as amended)
2310	Union Station - Restoration and Adaptive Use Renovation (Commission action requested: approval of final site and building plans pursuant to Section 5 of the National Capital Planning Act of 1952, as amended, and D.C. Code, 1981 edition, sec. 5-432)

MARCH

<u>File No.</u>	<u>Item</u>
1198	<p>Pennsylvania Avenue Development Area - Acquisition of Lots 806, 807 and 814 in Square 431 (land adjacent to Lansburgh Building)</p> <p>(Commission action requested: approval pursuant to Section 5 of the National Capital Planning Act of 1952, as amended)</p>
2548	<p>Arlington National Cemetery, Arlington County, Virginia - Visitors' Center and Parking Facility</p> <p>(Commission action requested: approval of final site and building plans pursuant to Section 5 of the National Capital Planning Act of 1952, as amended)</p>
2575	<p>Street and alley closing - Public alley in Square 66, 21st and Q Streets, NW. (S.O. 85-98)</p> <p>(Commission action requested: comments to Council of the District of Columbia pursuant to D.C. Code, 1981 edition, sec. 7-422(3))</p>
2576	<p>Street and alley closing - C Street NW., between 2nd Street and New Jersey Avenue (S.O. 84-251)</p> <p>(Commission action requested: comments to Council of the District of Columbia pursuant to D.C. Code, 1981 edition, sec. 5-422(3))</p>
Z.C. 85-8C	<p>Porter Street Apartments, Porter Street, NW., near Williamsburg Lane - application for consolidated planned unit development and related map amendment from R-1-A to R-5-A in Square 2225</p> <p>(Commission action requested: comments to Zoning Commission pursuant to D.C. Code, 1981 edition, sec. 5-417)</p>
Z.C. 85-14	<p>Proposed use of air space over alley, west side of 19th Street, NW., between L and M Streets, Square 117 (Luigi's Bridge)</p> <p>(Commission action requested: comments to Zoning Commission pursuant to D.C. Code, 1981 edition, sec. 5-417)</p>
85-15F/ 84-14P	<p>National Conference of Catholic Bishops/U.S. Catholic Conference, 3000 block of 4th Street, NE. - application for final planned unit development and related map amendment from R-5-A to SP-1</p> <p>(Commission action requested: comments to Zoning Commission pursuant to D.C. Code, 1981 edition, sec. 5-417)</p>
Z.C. 85-17	<p>Amendments to the Zoning Regulations of the District of Columbia relating to parking at gasoline service stations</p> <p>(Commission action requested: comments to Zoning Commission pursuant to D.C. Code, 1981 edition, sec. 5-417)</p>

Rae N. Allen
 Rae N. Allen
 Secretary to the Commission

NCPC QUARTERLY

THE NATIONAL CAPITAL PLANNING COMMISSION'S REVIEW OF SPRING PROCEEDINGS APR., MAY, JUN., 1985

FEDERAL PLANNING ACTIVITIES

Comprehensive Planning

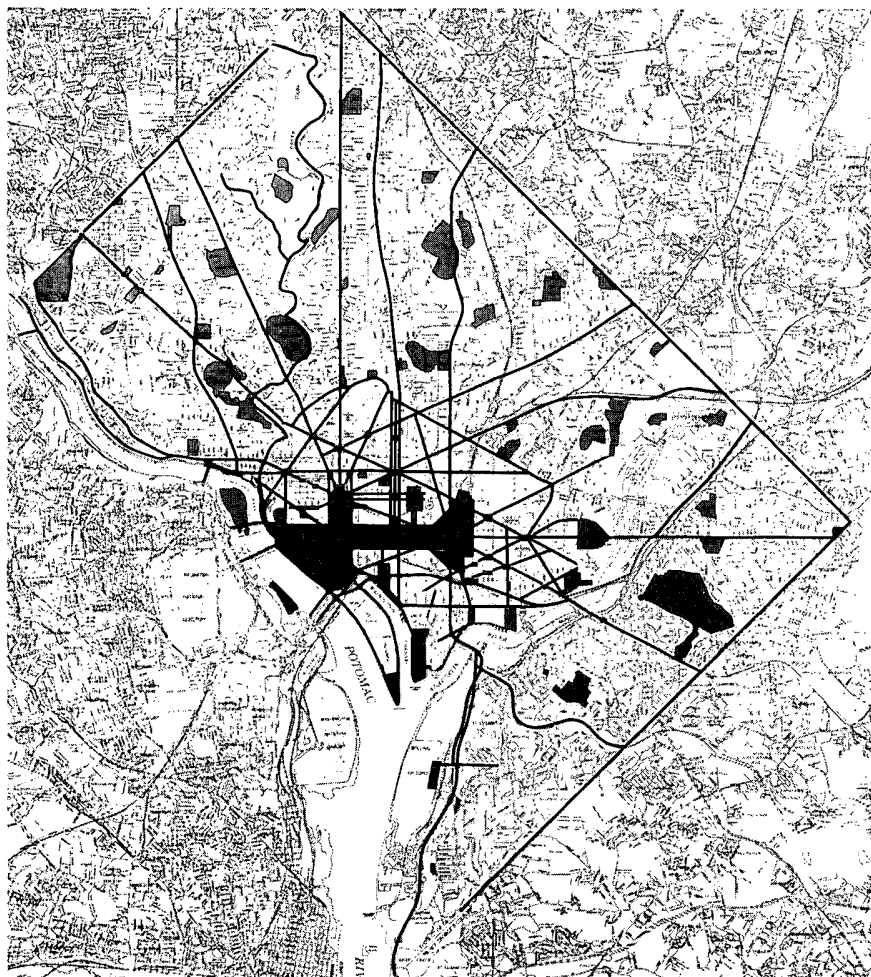
The Commission amended the Federal Preservation and Historic Features element of the Comprehensive Plan for the National Capital, effective upon concurrence by the Mayor and the Council of the District of Columbia. The amendment involved the mapping of a network of Special Streets and Places, with reference to the map in the text

of the element. Upon concurrence in the amendment by the Mayor and the Council of the District of Columbia, the policies for the protection and enhancement of Special Streets and Places previously adopted as part of the Federal Preservation and Historic Features element will apply to the designated streets and places. These policies are intended to promote the role of the Special Streets and Places as major features which help to establish the image and symbols of the National Capital in the minds of its residents and visitors.

Federal Capital Improvements Program

This quarter the Commission circulated for review and comment and adopted the Federal Capital Improvements Program for the National Capital Region, Fiscal years 1986-1990. The program contains the Commission's specific recommendations on

the public works projects within the National Capital Region that have been proposed for funding during the next five years by individual Federal departments and agencies. Also included are descriptions of proposed projects that are deferred in the program and other projects that are recommended for future consideration.



Above: Washington Circle area showing the historic form of the l'Enfant Plan in the juncture of several Special Streets at a Special Place

Left: Map showing the network of Special Streets and Places adopted by the Commission

2 Spring Quarterly

Some of the highlights of the program are as follows:

- *Number of Projects and Funding*

Fifteen Federal departments and agencies submitted a total of 197 projects that, if approved, would be carried out in the next five years at an estimated cost of \$1,358,539,000. Almost two-thirds, \$854.6 million (63 percent), of the entire program would be carried out by the Department of Defense.

- *Projects by Jurisdiction*

Budget estimate amounts for projects in the program are fairly equally distributed among the major jurisdictions in the National Capital Region, with Maryland having 34.5 percent of the total amount; the District of Columbia, 34.5 percent; and Virginia, 31.2 percent. Among the local jurisdictions in Maryland and Virginia, Prince George's County has the largest share at 25 percent, followed by Fairfax County at 14.8 percent and Montgomery County at 9.5 percent.

- *Type of Projects*

There are two project categories in the program: land ac-

quisition and on-site development. In the development category, new construction predominates, with nearly 70 percent of total project costs. The remainder is divided between rehabilitation/renovation projects and utility and site development type projects.

Department of Transportation

UNION STATION: This quarter the Commission approved development concepts for restoration and adaptive use renovation of Union Station. These development concepts were the outgrowth of the Union Station Redevelopment Act of 1981 which directed the Department of Transportation to develop Union Station in a manner which would: (1) preserve and restore the exterior facade and other historically and architecturally significant features of the building; (2) restore the operations of a portion of the station complex as a rail passenger station with ancillary facilities for charter, transit and inter-city buses; (3) provide commercial development within

the complex that financially supports the continued operations and maintenance of that complex; and (4) allow for the withdrawal of the Federal government from any active role in the operations, management and financial support of the Union Station complex. The Union Station Redevelopment Corporation was created to carry out the mandate of the 1981 Act.

Union Station is one of the most important historic buildings in the National Capital. One of the first great union terminals, this imperial station with its vast interior spaces, was literally the cornerstone of the McMillan Commission's efforts to revive L'Enfant's original plan for the city. The development concepts which the Commission reviewed this quarter involve general

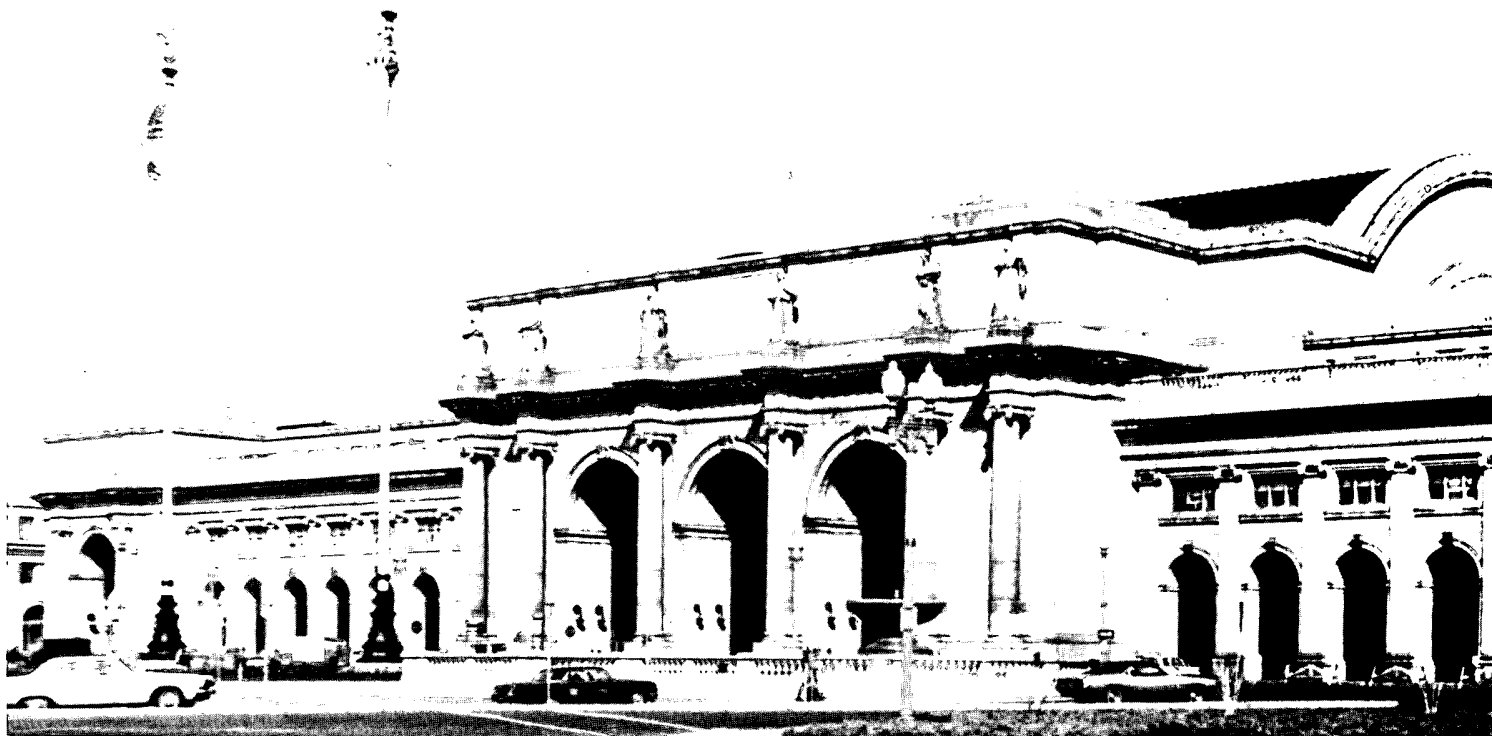
restoration of the exterior facade and several significant interior spaces in the building, with the entire interior also undergoing an adaptive use renovation for mixed uses that include both commercial spaces and a rail passenger station.

In approving the development concepts for the restoration and adaptive use renovation, the Commission requested that, in preparing preliminary site and building plans, the Union Station Redevelopment Corporation continue to study provisions for the circulation of train passengers to and from the train platform areas, adjusting the spaces devoted to commercial use and plantings and other amenities, as necessary, to ensure that convenient, uncongested, and attractive approaches to and

Far right, top: Sketch showing conceptualized treatment of West Hall of Union Station

Far right, bottom: Sketch showing renovation concept proposed for Concourse of Union Station

Below: Union Station and Columbus Plaza



from the platform areas are available for all principal entrances of Union Station. The Commission also requested an overall plan for the accommodation of train passengers, including long-term seating areas and restrooms and related facilities, in addition to the ticketing facilities and departure areas already delineated.

In addition, the Commission asked for more detailed plans for the restoration and for the commercial redevelopment that clearly establish an architectural character for the commercial spaces and facilities that will complement the classical detailing of the landmark building. Several design issues that require resolution in the preparation of the more detailed plans were identified by the Commission.

The Commission requested that the Corporation coordinate with the Washington Metropolitan Area Transit Authority and other affected agencies in developing plans to ensure that the north entrance of the Union Station Metro Station has convenient connections to the passenger areas, commercial areas and

the parking garage. Furthermore, the Corporation was requested to coordinate with the National Park Service, the District of Columbia Department of Public Works, the Architect of the Capitol and other interested agencies in completing an updated comprehensive evaluation of vehicular and pedestrian traffic impacts generated by the Union Station redevelopment plans. The Commission recommended that the Corporation incorporate proposals for any necessary improvements for convenient and safe pedestrian and vehicular access identified in the comprehensive study.

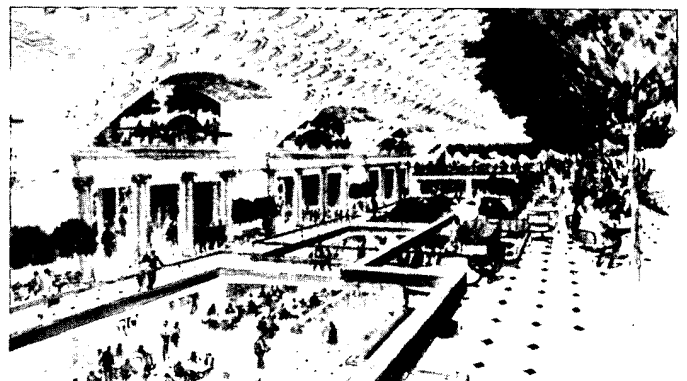
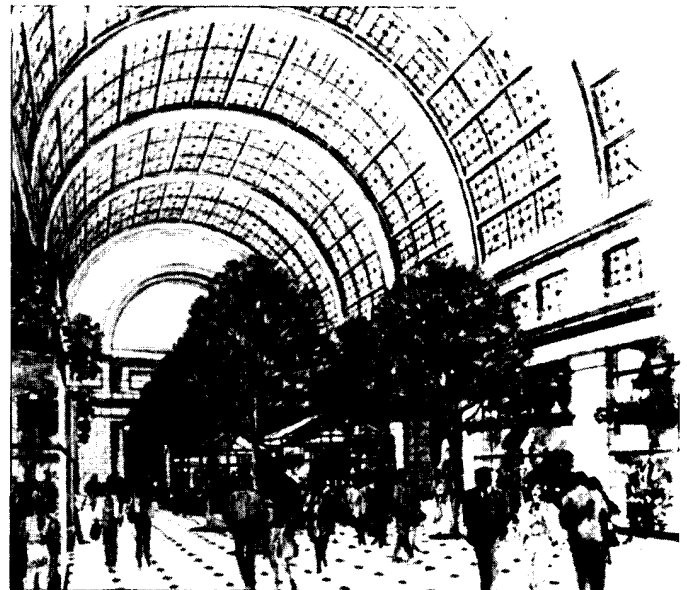
WASHINGTON-DULLES INTERNATIONAL AIRPORT: This quarter the Commission approved three projects at Dulles Airport, located in Fairfax and Loudoun Counties, Virginia. These approvals included: the final site development plan for the Remote Parking Lot, Phase II; final site and building plans for the National Car Rental Administration and Check-in Building and Service Facility; and preliminary site and building plans for the Marriott Hotel Expansion.

AIR ROUTE TRAFFIC CONTROL CENTER: The Commission approved final building plans for an addition to the Air Route Traffic Control Center building located in Leesburg, Loudoun County, Virginia. The Commission recommended that the FAA prepare and submit for Commission approval a landscape plan for the entire Air Route Traffic Control Center which would provide landscape screening where possible around the building and within the buffer areas along Routes 7 and 654.

Department of Defense

ANDREWS AIR FORCE BASE: Among the Department of Defense projects approved by the Commission during the quarter were plans for two projects at Andrews Air Force Base located in Camp Springs, Prince George's County,

Maryland. Both of the projects are consistent with the Andrews Master Plan. In one action, the Commission approved preliminary building plans for alterations to an Unaccompanied Enlisted Personnel Housing facility on the Base. As a part of its action, the Commission recommended that the Department of the Air Force, in the preparation of final building plans, include a site and landscape plan providing for landscape improvements to the enlisted housing complex that are consistent with the overall landscape concept contained in the approved master plan. In its second action during the quarter on projects at Andrews, the Commission approved preliminary site and building plans for a Special Mission Hangar. The proposed hangar is intended to support aircraft units assigned to the White House.



4 Spring Quarterly

FORT BELVOIR: The Commission approved preliminary site and building plans for an addition to an existing building to house the Engineer, Topographic Laboratories, Phase II, at Fort Belvoir, Fairfax County, Virginia. The proposed building addition is consistent with the approved Master Plan for the post.

FORT McNAIR: This quarter the Commission approved the expansion of Fort McNair to include the Tempo A and B sites immediately adjacent to the historic boundaries of the Fort on the east. Fort McNair is located in Southwest Washington D.C., at the confluence of the Potomac and Anacostia Rivers. The Commission also approved a sub area master plan for the Tempo A and B sites and preliminary site and building plans for the National Defense University (NDU) Library/Academic Center to be located on these sites. The Commission excepted from its approval the plaza area in front of the building.

In its action, the Commission requested that the Department of the Army complete the updating of the master plan for the Fort and, through the updating, to provide for the retention of the east-west axis across the central portion of the Fort, consistent with the historic McKim, Mead and White master plan of 1903. The Department was further requested to submit the re-

vised master plan for Commission approval prior to or in conjunction with submission of final plans for the academic/library center. In conjunction with its recommendations on the updating of the master plan, the Commission requested the Department to ensure that the plaza area in front of the new NDU building is designed to respect the historic east-west axis.

The proposed Library/Academic Center would be located on the Tempo B Site and all but 200 feet of the southern portion of the Tempo A Site. These sites currently contain two large, vacant, World War II "temporary buildings," which would be demolished. The new building would be a 200,000 square foot, three-story structure composed of two major elements connected by a central light-filled atrium on the north-south and east-west axes. The western element, facing the historic post, would be approximately 380 feet long and 60 feet wide. It would contain 68,000 square feet of office space distributed on three levels. The west facade of this element would have a limestone base at the first floor level and brick facing at the second and third floor levels. Above and behind this three-story element, the 380-foot long glass atrium would rise another half-story to a standing seam metal gabled roof. The main entrance would be marked by a formal entry portico.

The eastern element of the Library/Academic Center, connected to the western element by the north-south atrium, would contain library and library support functions. This element would contain 132,000 square feet of space distributed over three stories which step down to one story as the building spreads south and east, exposing the glazed atrium. It would be approximately 380 feet long and 240 feet wide. The glazed atrium would be a dominant visual element from all sides of the proposed building.

The new NDU building would front on Fifth Avenue, one of four major north-south streets that define the rectangular layout of Fort McNair. A formal circular drop-off area would be provided along Fifth Avenue, requiring the removal of a 115-foot long section of the existing wall on the eastern boundary. The grassed panels be-

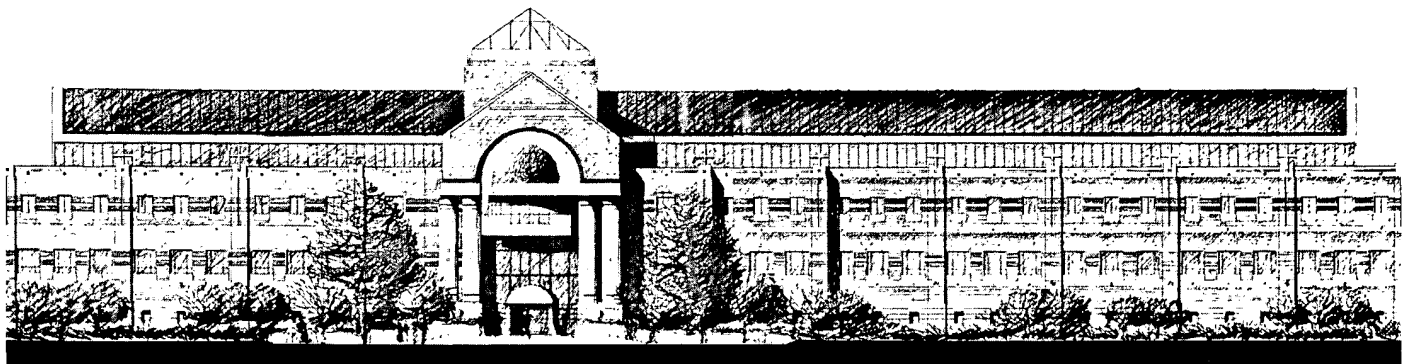
tween Fourth and Fifth Avenues, in front of the proposed NDU facility, would be intensely landscaped. The updated master plan for Fort McNair currently in preparation will provide for future housing and additional academic facilities to be developed in these areas.

WALTER REED ARMY MEDICAL CENTER: Preliminary site and building plans for the Physical Fitness Center at the Medical Center located in Northwest Washington, D.C., were approved by the Commission. The Commission recommended that the Department of the Army, in its final site and building plans, eliminate the projecting vestibule from the southeast side of the building and incorporate the air lock function of the vestibule within the lobby area. The project is consistent with the master plan for the installation.

Below: Site of the proposed Physical Fitness Center at Walter Reed Army Medical Center in the foreground, with WRAIR Building in the background



Below: Front elevation of the proposed National Defense University Library/Academic Center at Fort McNair



FORT MYER: Preliminary site and building plans for a new bowling alley in Fort Myer, Arlington County, Virginia, were approved by the Commission. The project is consistent with the master plan for the post. The Commission recommended that the Department of the Army examine the feasibility of: adding two windows to the front of the building to provide some relief to the rather stark building; reducing the prominence of, or shielding, the roof-top HVAC units as viewed from McNair Road; and reducing the stark appearance of the rear facade of the building by the appropriate use of landscape materials.

MARINE CORPS DEVELOPMENT AND EDUCATION COMMAND: The Commission approved preliminary site and building plans for the Marine Corps Association Headquarters Facility, to be located at the Quantico, Prince William County, Virginia, installation. The proposed facility, which is consistent with the installation master plan, would be a 24,000 square-foot two-story brick structure. There would be a 1-1/2-story warehouse and bookstore along the north side of the site. The main entrance would be on the east side, from Broadway Street. Employee parking and service areas would be on the west side of the proposed facility.

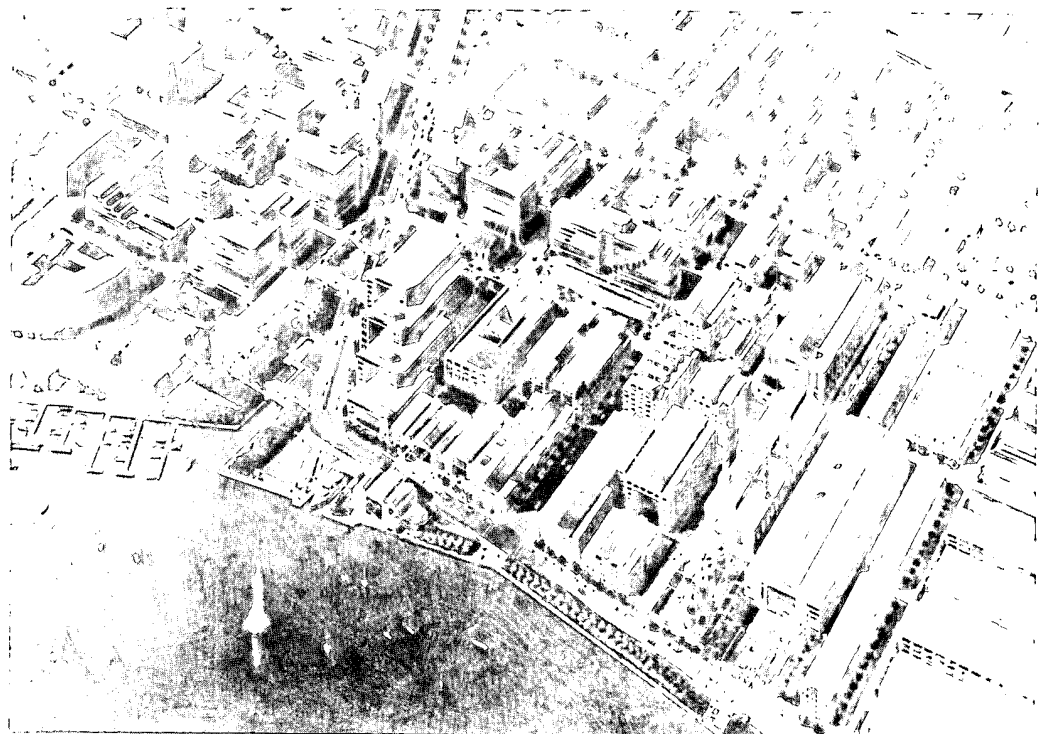
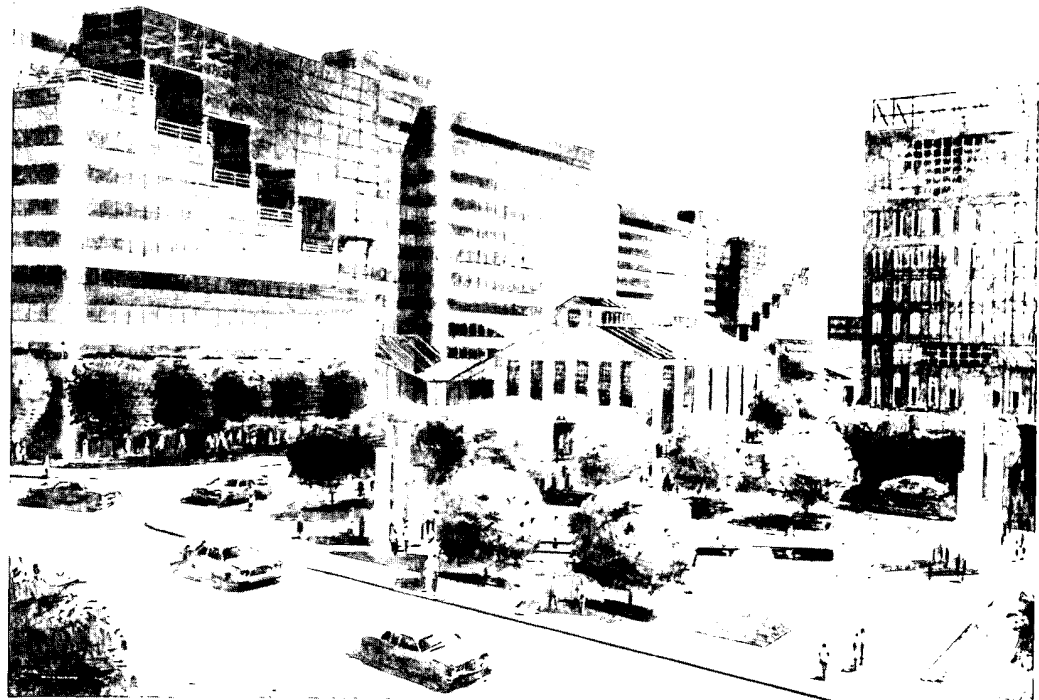
General Services Administration

SOUTHEAST FEDERAL CENTER: The Commission considered development proposals for the Washington Navy Yard Annex, which is now known as the Southeast Federal Center. This large

complex of buildings in various states of use is located in the Southeast section of the District of Columbia along the Anacostia River.

In its action, the Commission approved certain development concepts set forth in a proposed Master Plan for the

Southeast Federal Center. The approved concepts include (1) the establishment of a "New Business Zone" which intensifies office and commercial uses adjacent to the Metro stop; an "Industrial Character Zone" which adaptively reuses historic and architecturally important structures; and a



Top: Concept sketch of the Urban Square proposed to be located along the New Jersey Avenue axis within the Southeast Federal Center

Bottom: Aerial perspective sketch showing proposed Southeast Federal Center developments

"Waterfront Zone" with a pedestrian promenade and amenities; (2) the extension of New Jersey Avenue, SE., visually to the waterfront; (3) the creation of an "Urban Square" flanked by office buildings with ground level retail activities; and (4) the extension and use of Tingey Street, SE., as the major east/west link through the Southeast Federal Center site.

As a part of its action, the Commission established a maximum employment level of 20,000 Federal and non-Federal employees at the center. This level is consistent with the Federal Facilities element of the Comprehensive Plan for the National Capital. The Commission's action provides for the possibility of further expansion of up to 30,000 employees, if GSA subsequently demonstrates that environmental, transportation and other factors permit it. The Commission noted its concern regarding the concept of a river drive and requested that GSA give further study to the need for such a drive. The Commission also noted its serious concern regarding the building coverage on the site, the related scarcity of open space to serve the office users, and the need for continued coordination with the Department of Defense concerning its development or use of a portion of the Southeast Federal Center.

The Commission requested GSA to incorporate the following concepts in its revised master plan, subarea plans, and project plans: the use of the entire waterfront area for park and open space; an increase in the level of commercial retail space and employee services throughout the Southeast Federal Center; an increase in mixed uses, particularly along the waterfront; a wider pedestrian promenade along the waterfront to encourage more leisure time activity in this area; the use of New Jersey Avenue's 160-foot width and its Capitol axis in designing the avenue's extension; adjustments in the guidelines for building heights to preserve and enhance the views of the Capitol dome from Anacostia Park and Douglass Bridge; and an increase in the amount of parking as needed to adequately accommodate the employees on the site.

The Commission requested that GSA update the Southeast Federal Center Master Plan as necessary for Commission review in five-year increments. GSA was requested to reexamine at each of those stages the transportation management strategies of the plan, considering the experiences to date and potential impacts on local jurisdictions and adjusting the strategies as appropriate.

In conjunction with its approval of overall development concepts for the Southeast Federal Center, the Commission approved final site and building plans for a new entrance road and interim site improvements in the vicinity of this new entrance. The new entrance road would be an extension of Third Street, SE., into the Federal Center. The interim improvements planned in conjunction with the new entrance would upgrade the appearance of an adjacent surface parking lot, which, under the master plan proposals, will eventually be eliminated.

MAIN AUDITORS BUILDING: The Commission approved preliminary site and building plans for renovation of the Main Auditors Building located in the Southwest section of the District of Columbia, at 14th Street and Independence Avenue, adjacent to the Washington Monument Grounds. The six story building is a designated Historic Landmark, listed in the National Register of Historic Places as part of the

Auditors Building Complex. The complex includes Annex No. 3, immediately to the west. GSA proposes to restore the exterior of the building and renovate the interior.

As a part of its action, the Commission requested that the final site and building plans provide for restoration of the north entrance as the main entrance to the building. GSA was also requested to provide for further site improvements in the courtyard area south of the Main Auditors Building in coordination with the plans for the abutting U.S. Holocaust Memorial.

AVONDALE RESEARCH CENTER: This quarter the Commission commented to GSA on the Notice of Availability of Excess Real Property for 6.2 acres of the Avondale Research Center located at 4900 LaSalle Road, Avondale, Prince George's County, Maryland. The Commission recommended that, should the property be declared surplus, it be disposed of for recreational and open space use.

Left: The Main Auditors Building, an important landmark along the south side of the Mall

Right: Photograph of Avondale Research Center open area recommended by the Commission for continued open space or recreation use



BELTSVILLE AGRICULTURAL RESEARCH CENTER: Comments were made by the Commission to GSA on the notice of availability of another excess real property in Prince George's County, Maryland, Parcels 5 and 5A, portions of the Beltsville Agricultural Research Center located in Beltsville. The master plan for the Research Center designates Parcel 5 for turf research and future office use. Therefore, the proposed excessing of Parcel 5 is inconsistent with the revised master plan.

The Commission recommended that approximately 3.3 acres of Parcel 5 along the U.S. Route 1 frontage not be reported excess or surplus but rather be retained by the Research Center to ensure that the character and integrity of the setting of the existing National Agricultural Library and Beltsville Agricultural Research Center headquarters complex are respected and protected. The Commission further recommended that, if Parcels 5 and 5A are declared surplus, the future use of revised Parcel 5 should be park,

open space or related agricultural research which respects, and is sensitive to, the library and headquarters complex and the future uses of Parcel 5A should be park and recreation.

NIKE SITE W-92: Comments were made by the Commission to GSA on the notice of availability of excess real property, portion of Nike Site W-92, located southwest of Gaithersburg, in Montgomery County, Maryland. The Commission stated that, if the property is declared surplus, the future use should be residential, in accordance with Montgomery County zoning.

Department of the Interior

ANACOSTIA RIVER PARK: The Commission approved preliminary site and building plans for the Northeast Boundary Swirl Facility to be located in Anacostia River Park, east of the D.C. General Hospital complex in the Southeast section of the District of Columbia. In its preparation of final site and building plans, the National Park Service was requested to coordinate, in con-

junction with the District Government, the building's appearance and the site's landscaping and grading with the overall landscape and grading plan for the surrounding parkland subarea. The purpose of this coordination would be to establish a parkway-like character for the proposed future roadway planned to be located in the vicinity of the site, as well as to soften views of the facility from surrounding areas.

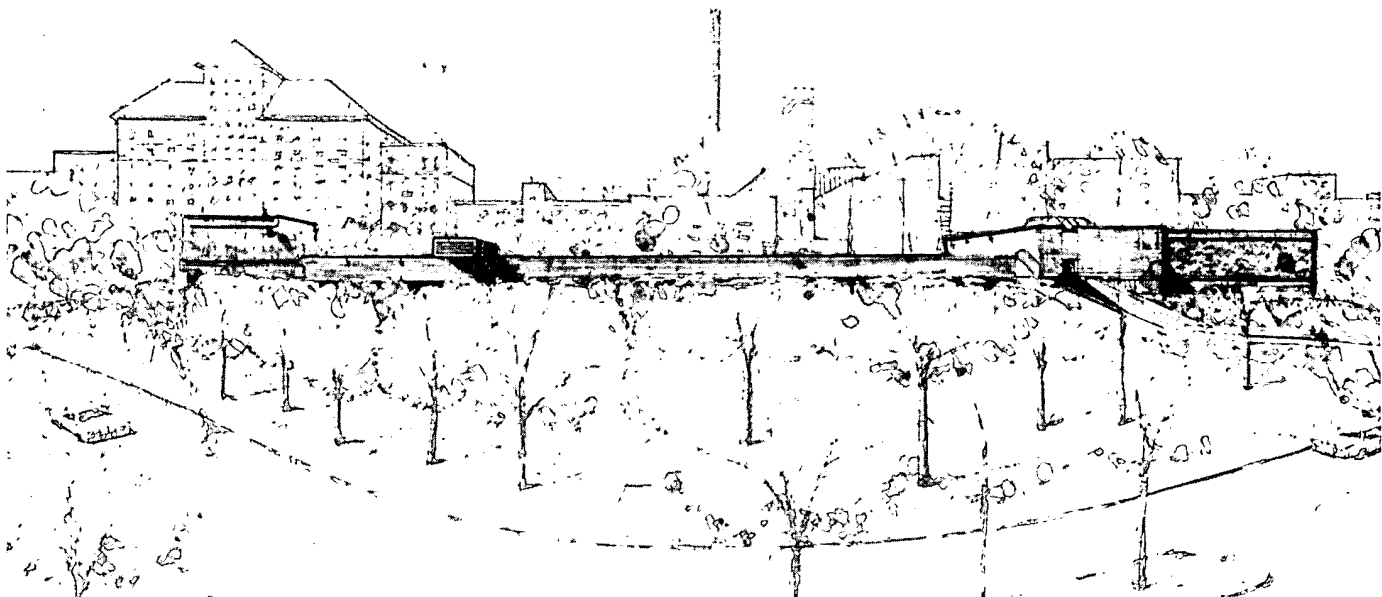
The Northeast Boundary Swirl Facility is one element in an overall program of facilities designed to reduce combined sewer overflows in the District's sewer system and, where this is not possible, to limit their impacts. The program consists of completing the separation of several partially separated systems, upgrading interception and conveyance systems, and constructing new satellite treatment facilities in areas of major sewer overflows.

The swirl concentrator facility is a new technology, developed with the assistance of the U.S. Environmental Protection Agency, as a cost-effective

means of reducing the amount of oxygen-demanding materials which are released untreated into receiving waters. The proposed facility is designed to treat an incoming flow of 400 million gallons per day. It consists of a one-story structure, constructed partially underground, with three 57-foot diameter swirl chambers, mechanical bar screens, a control room, office and storage space, and disinfection equipment.

GEORGETOWN WATERFRONT PARK AND C&O CANAL NATIONAL HISTORICAL PARK: The Commission approved concept plans for the Georgetown Waterfront Park and the C&O Canal National Historical Park, between Foundry Branch and Rock Creek in Northwest Washington, D.C. Excepted from this approval were two of the submitted concepts: subsurface parking and a moorage for the S.S. Williamsburg. The preliminary site development plan for the Georgetown Waterfront Park, Phase I, between Wisconsin Avenue and 31st Street, NW., was also approved. The Commission re-

Below: Sketch showing D.C. General Hospital with the proposed Northeast Boundary Swirl Facility in the foreground



quested that the final site development plan for Phase I strengthen the views of the Potomac River from the foot of Wisconsin Avenue by creating openings in the proposed tree masses in the waterfront area.

TRANSFER OF JURISDICTION: In another action affecting the Georgetown Waterfront Park, the Commission approved the transfer of jurisdiction over the area between the east boundary of Lot 802 in square 1176 and the east boundary of Square 1174, and the area between the east boundary of Lot 802 in Square 1176 and the west boundary of Lot 805 in Square 1179, from the District of Columbia to the National Park Service for park use. These areas are along the north shore of the Potomac River, south of the Whitehurst Freeway and west of the Washington Harbour development project.

The transfer is the result of a 1984 agreement between the District of Columbia Government and the National Park Service, which followed the establishment of the boundaries of the park by the Commission. The proposed transfer plat includes easements for highway related construction and maintenance and for the existing sewer within the park, in accordance with the agreement.

NATIONAL CAPITAL MEMORIAL ADVISORY COMMITTEE: The Commission endorsed a proposed amendment to the Criteria and Guidelines for Memorials on Federal Lands in the National Capital Region, as published in the Federal Register on April 1, 1985, by the National Capital Memorial Advisory Committee. This interagency committee, under the aegis of the National Park Service, serves as an advisor to the Secretary of Interior.

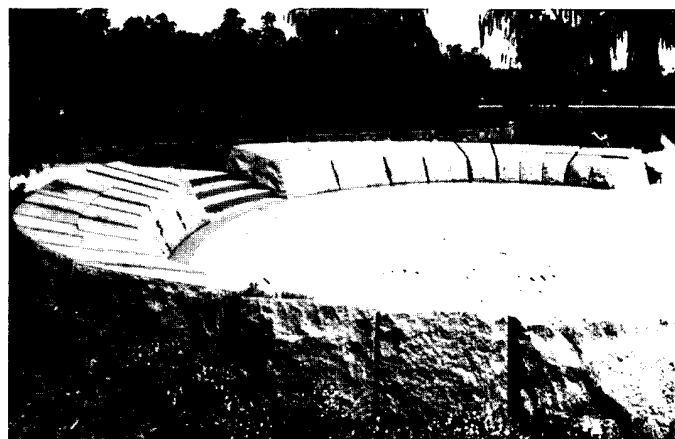
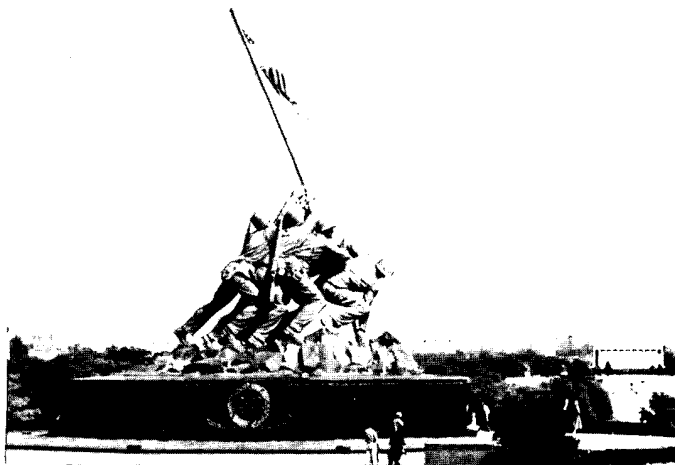
The proposed amendment modifies the guidelines by which the Memorial Advisory Committee makes recommendations to the Secretary on proposals to erect memorials to persons or events on Federal lands in the National Capital Region. The amendment, for the first time, establishes criteria by which proposed military memorials would be evaluated and recommended by the Committee. These new criteria would essentially seek to limit future military memorials to specific wars, such as World War II and the Korean War, and to the major branches of the Armed Forces, including the U.S. Army, U.S. Air Force, U.S. Navy, U.S. Marine Corps, and U.S. Coast Guard.

The amendment to the criteria was initiated because of concern of the Memorial Advisory Committee over the depletion of suitable memorial sites in the

Nation's Capital. Some 106 monuments and plaques which honor various individuals and events are now located on Federal parklands in the Nation's Capital. They include monuments and memorials to 13 presidents, ten military units, 14 Civil War heroes, four Revolutionary War heroes, two wars, 29 persons from the United States, 12 persons from other nations, and nine events, as well as 13 memorial plaques.

According to a study prepared by the National Park Service, there appear to be some 50 suitable sites for memorials remaining on lands under the jurisdiction of the Secretary of the Interior within the historic L'Enfant City. A suitable site is considered to be a location where a new memorial would not encroach upon an existing memorial and would not intrude upon the previously established legislative purpose for the affected park.

Photographs of three of the many memorials in the Nation's Capital: Vietnam Veterans Memorial, left; U.S. Marine Corps (Iwo Jima) Memorial, top right; and Memorial to the Signers of the Declaration of Independence, bottom right.



Department of State

INTERNATIONAL CENTER: The Commission approved final site and building plans for the final phase of the International Telecommunications Satellite Organization (Intelsat) Headquarters at the International Center located in the Northwest section of the District of Columbia, at Connecticut Avenue and Van Ness Street. The final phase consists of four additional six-story octagonal pods surrounding a central atrium.

The new addition would be located on the south and east sides of the recently completed Phase I portion of the building, adjacent to Tilden Street. The addition would contain a total of approximately 228,000 square feet of gross floor area to accommodate approximately 510 employees. Approximately 55,000 gross square feet of space would be provided below grade for equipment rooms and 121 underground parking spaces.

The proposal would result in a completed Intelsat Headquarters facility with approximately 716,000 gross square feet of office space for approximately 1,160 employees. About 171,000 gross square feet of space would be provided below grade for equipment, freight handling, and a total of 391 parking spaces.

U.S. Postal Service

ENGINEERING SUPPORT CENTER: The Commission approved the final site development plan for Phase I (Parking) for the Engineering Support Center located in Merrifield, Fairfax County, Virginia. In its action, the Commission reiterated previous recommendations that the U.S. Postal Service: intensify the planting of large growing evergreen and deciduous trees; provide increased planting, especially trees, between the parking areas included within the contract area for the Engineering Research Center and the Mail Sectional Center/General Mail Facility; and continue to work with Fairfax County and the Virginia Department of Highways and Transportation on proposed improvements to Route 29 and Prosperity Avenue.

During this quarter the Commission also approved final site and building plans for the Engineering Support Center, Phase II. The Commission recommended that the Postal Service complete and submit a revised landscape plan for the parking area in front of the existing Merrifield Mail Sectional Center/General Mail Facility which would provide for effective screening of the parking area from Lee Highway. The Commission also reiterated its previous recommendation that the Postal

Service continue to work with Fairfax County and the Virginia Department of Highways and Transportation on proposed improvements to Route 29 and Prosperity Avenue.

TRAINING AND DEVELOPMENT INSTITUTE: The Commission approved a revised Circulation Plan element of the master plan for the Postal Service Training and Development Institute Management Training Center located in Potomac, Montgomery County, Maryland, providing for two additional surface parking areas and changes in the main entrance drive. The Commission had withheld its approval of the revised circulation plan when it approved a revised master plan for the Training Center in February of 1985. At the time of that earlier action the Commission requested the Postal Service to revise and resubmit its circulation plan after working with the Montgomery County Planning Board staff to better accommodate some 174 additional parking spaces proposed for the site. The revised circulation plan approved by the Commission this

quarter reflects substantial changes in the proposed parking location and layout, prepared in coordination with the Planning Board staff in response to the Commission's request.

In conjunction with its approval of the revised circulation plan, the Commission also approved final site development plans for the new parking lots and outdoor recreation facilities.

Washington Metropolitan Area Transit Authority

FORT TOTTEN STATION: The Commission approved the location of the platform and public access facilities of the Green Line at the Fort Totten Station, located in Northeast Washington, D.C. As a part of its action, the Commission recommended that the National Park Service prepare and submit circulation and landscape plans for the Fort Totten subarea of the Fort Circle Park System which would incorporate the internal road system, a pedestrian/bicycle trail, and future landscaping.



Above: Recently completed housing facilities at the Postal Services Management Training Center

Left: The nearly completed Phase I, portion of the Intelsat Headquarters Building, with the site of Phase II, in the foreground

U STREET STATION: The Commission approved the final site development plan for the east entrance improvements for the U Street Metro Station in the Northwest section of the District of Columbia, at 10th and U Streets, NW. The U Street Station will be served by the Green Line. In a related action, the Commission recommended that the District of Columbia Government consider supplementing street trees along Vermont Avenue to accentuate views up and down the avenue, which is designated a Special Street in the Preservation and Historic Features element of the Comprehensive Plan.

REVIEW OF LOCAL AND REGIONAL PLANNING

District of Columbia Projects and Programs

CAPITAL BUDGET: The Commission commented to the Mayor and the Council of the District of Columbia on the impact of the proposed Fiscal Years 1986-1991 Capital Improvements Program for the District of Columbia on three areas: Federal activities and interests in the National Capital Region; the Comprehensive Plan for the National Capital; and urban renewal plans for urban renewal areas in the District of Columbia.

Thirty-seven proposed projects were identified as having potential impacts on Federal interests. At the program stage they do not appear to have any identifiable adverse impact on these interests. The Commission requested, however, that the District Government continue to coordinate these projects with it and other affected Federal agencies as planning proceeds. No inconsistencies with the Comprehensive Plan or urban renewal plans were identified.

STREET AND ALLEY CLOSINGS: In reporting to the Council of the District of Columbia, the Commission stated that the following proposed clos-

ings will not have a negative impact on the functions of the Federal establishment or other Federal interests in the National Capital Region: part of public alley in Square 127, 18th and Eye Streets, NW, and part of public alley in Square 250, 14th and Eye Streets, NW.

URBAN RENEWAL PLAN MODIFICATIONS: The following urban renewal plan modifications were approved by the Commission: 14th Street-change in land use for disposition Lot 32; H Street-changes in controls for special community street use; and Shaw School-changes in controls to permit residential use on Disposition Lot 13.

ZONING REFERRALS: Pursuant to Section 5 of the Act of June 20, 1938, as amended by the District of Columbia Self-Government and Governmental Reorganization Act, the Commission reported to the Zoning Commission for the District of Columbia that the following three zoning actions will not have an adverse impact on the functions of the Federal establishment or other Federal interests in the Na-

tional Capital and would not be inconsistent with the Comprehensive Plan for the National Capital: Brookings Institution, 1775 Massachusetts Avenue, NW.-application for Final Planned Unit Development and Zoning map amendment from R-5-D to SP-2, Lots 113 and 86 in Square 157; Fort Lincoln-application for zoning of unzoned property to R-5-A; and B and W Garage, 1250 24th Street, NW.-application for Consolidated Planned Unit Development, Lot 834 in Square 24.

The Commission reviewed the Planned Unit Development for the Techworld project and related map amendment from C-3-C and HR/C-3-C to C-4 for properties located in Square 403 and 427 bounded by K, Seventh, Eye and Ninth Streets, NW. The Commission found that, subject to the guidelines, conditions, and standards proposed by the Zoning Commission at its public meeting on May 13, 1985, for the Planned Unit Development and map amendment:

◦ The alternate design for the Techworld project has been

further improved in response to the concerns expressed by this Commission and other public agencies, improving the original design in several important respects.

◦ Design issues related to the impact of the alternate design for Techworld on Eighth Street and the narrowing and bridging of the street have been substantially resolved without compromising the essential integrity of the historic Eighth Street vista or of the Techworld design and its functional and economic viability.

◦ The development of Techworld affords the opportunity for the appropriate design and orderly development of the two city squares spanning Eighth Street and fronting to the south on Mount Vernon Square, major elements of the L'Enfant Plan.

◦ The trademark functions, proposed for the Techworld project, are particularly appropriate adjacent to the D.C. Convention Center, enhancing and complementing its operation and the continuous flow of exhibit/office space, essential to the mart's functional and economic viability.

Below: Sketch of the north elevation of the proposed Brookings Institution Planned Unit Development



The Zoning Commission's action requires a third story addition to the townhouses shown above in the elevation sketch

- The Techworld project can make substantial beneficial contributions to the District of Columbia and to the National Capital, particularly in the areas of local jobs and revenue and in serving as a catalyst for the redevelopment of an important but long blighted and neglected part of the Downtown close to national historic landmarks and major elements of the L'Enfant Plan.
- Matter-of-right development at this important location would result in piecemeal development that lacks design control over an extended period of time, without consideration of the surrounding environment, including the many historic buildings, views and vistas, and elements of the L'Enfant Plan for the Federal City.

The Commission stated that it does not believe that the narrowing of and bridging over Eighth Street in this instance, by itself, would or should constitute a precedent for other development proposed on other streets of the L'Enfant Plan or on any extension of a L'Enfant street in the District of Columbia.

Maryland Projects and Programs

MONTGOMERY COUNTY: The Commission commented to the Montgomery County Council on the County's Recommended Capital Improvements Program for FY 1986-1991 with respect to Federal activities and interests in Montgomery County, noting 44 projects that appeared to have the potential to affect such interests. Of the 44 projects identified, only one, the proposed Rock Run Sewage Treatment Facility, appeared to raise major questions of Federal interests. The Commission made recommendations for continued coordination between the County Government and affected Federal agencies to address the potential impacts of this project. The Commission noted that two of the projects, the East Randolph-Cherry Hill Road transportation project and the installation of bus

shelters, had been cited by Federal agencies as having positive impacts on their interests.

In its report to the County Government, the Commission recommended continued coordination with various Federal agencies for some 19 projects. The Commission also noted that 22 projects located in parklands acquired under the Capper-Cramton Act, which is partially administered by the Commission, appear to be fully consistent with the Federal interests in the furtherance of the objectives of the Act.

PRINCE GEORGE'S COUNTY: The Commission approved a modification to the General Development Plan for the Northwest Branch Stream Valley Park, Unit No. 1. The modification provides for the location of the Green Line (Greenbelt Metro Route) alignment in the park and for several improvements in the park. As a part of its action, the Commission recommended that the Maryland-National Capital Park and Planning Commission and the Washington Metropolitan Area Transit Authority provide for intensive planting of trees along the hiker-biker/equestrian trail between Queen's Chapel Road and Ginn's Warehouse to further enhance the trail and park setting.

MARYLAND STATE TRANSPORTATION PLAN AND PROGRAM: The Commission commented on the Department of Transportation Adopted Transportation Report and Consolidated Transportation Program for Fiscal Years 1985-1990 with respect to the Federal interests and activities potentially affected by projects in Montgomery and Prince George's Counties. None of the 58 highway construction projects in the Montgomery and Prince George's Counties section of the FY 1985-1990 program were identified as raising major questions of Federal interest. Ten of the 58 projects in Montgomery and Prince George's Counties included in the FY 1985-1990 program were noted

as having been previously coordinated with the Commission and potentially affected Federal agencies.

In its comments, the Commission recommended continued coordination with various Federal agencies on the Intercounty Connector and I-95 construction projects to address continuing Federal interests in these projects. The Commission noted that two projects, the I-370 Metro connector and I-270 improvements at MD 124 and MD 117, had been cited by Federal agencies as having positive impacts on their interests.

Virginia Projects and Programs

ALEXANDRIA: The Commission reported to the Alexandria City Council on the City's Capital Improvements Program, FY 1985-1991, noting that none of the projects in the program appear to have an adverse impact on the Federal establishment or other Federal interests in the National Capital Region. The Commission recommended that planning for several projects continue to be closely coordinated with affected Federal agencies.

ARLINGTON COUNTY: The Commission reported to the Arlington County Board on the County's Capital Improvements Program, Fiscal Years 1986-1991. None of the new projects in the program were identified as having an adverse impact on the Federal establishment or other Federal interests in the National Capital Region. With regard to the County's proposed extension of Southgate Road, however, the Commission noted that the Master Plan for Henderson Hall, approved at its September 1984 meeting, following referral to Arlington County, precludes the extension of this roadway through this facility. The Commission recommended that general planning for several projects continue to be coordinated with the identified Federal agencies and installations because of potential impacts.

FAIRFAX COUNTY: The Commission commented to the Fairfax County Planning Commission and the County Board of Supervisors on the proposed 1985 amendments to the Comprehensive Plan for Fairfax County. In consultation with interested and affected Federal agencies, the Commission had reviewed the 227 proposed nominations for amendment in terms of various Federal interests that might be affected in this portion of the National Capital Region. Only 12 of the nominations were identified as having potential interest to the Federal government, and the County staff's recommendations on these nominations were endorsed by the Commission.

The Commission also reported to the Board of Supervisors on the County's Advertised Capital Improvements Program, 1986-1990, noting that none of the projects in the program appear to have an adverse impact on the Federal establishment or other Federal interests in the National Capital Region. The Commission recommended that planning for several projects continue to be closely coordinated with the Federal agencies and installations located adjacent to or in the vicinity of the projects.

LOUDOUN COUNTY: The Commission commended the Loudoun County Government for preparing a plan for the Dulles-North Area that incorporates land uses in aircraft noise impact areas that are compatible with the future operations of Washington-Dulles International Airport. The Commission also commended the county for promoting the development of the Potomac Heritage Scenic Trail along the Potomac River in this area. The Commission, noting that it lacked sufficient information to comment on a proposed extension of Route 643 through the northern and northeastern portion of the airport to connect with the Dulles Toll Road, requested further coordination with Loudoun County and the Federal Aviation Administration on this proposal.

**OTHER COMMISSION
ACTIVITIES****RESOLUTION OF
APPRECIATION TO****Robert C. Jenkins
May 30, 1985**

WHEREAS, ROBERT C. JENKINS, Counsel to the Committee of the Whole, Council of the District of Columbia, has represented the Chairman of the Council of the District of Columbia from January 6, 1983, until May 2, 1985, as an alternate member of the Commission;

WHEREAS, Mr. Jenkins has served as a member of the Foreign Missions and International Organizations and the Preservation and Historic Features Task Forces of the Commission, and has participated in the drafting and ultimate adoption of the Foreign Missions and International Organizations and the Federal and District Preservation and Historic Features elements of the Comprehensive Plan for the National Capital;

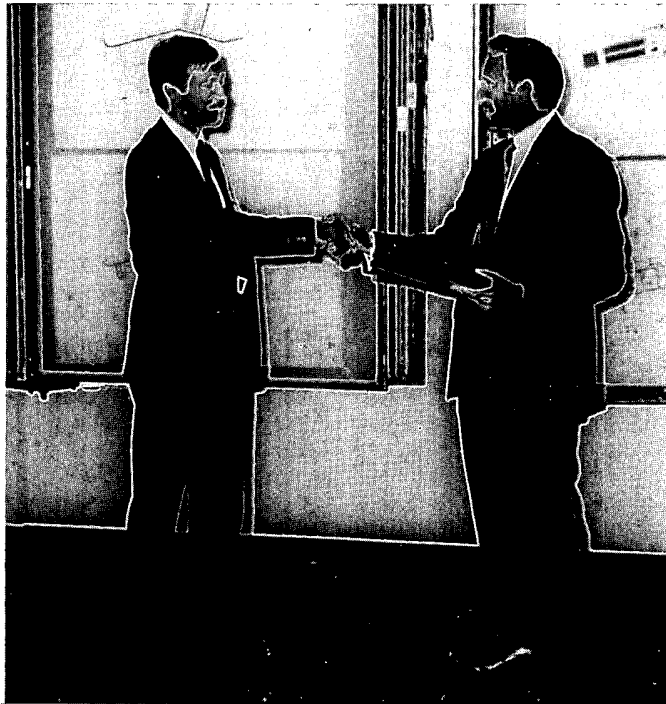
*Right:
Chairman Glen Urquhart (right)
presenting resolution of
appreciation to Commissioner
Robert Jenkins on his departure
from the Commission*

WHEREAS, Mr. Jenkins has also participated in the presentation and adoption of the District elements of the Comprehensive Plan; and

WHEREAS, Mr. Jenkins assisted in the coordination by District and Federal authorities of projects of importance to both the District and Federal governments. His careful reasoning and legal expertise, and the manner in which he

has approached vital issues, has resulted in a good working relationship between both governments.

BE IT RESOLVED that the Commission and its staff express their appreciation to Mr. Jenkins for his contributions to the National Capital Planning Commission and wish him much success in his new challenges in the private sector.

**Delegated Actions of the
Executive Director**

■ Findings of No Significant Impact

The Executive Director reported to the Commission that pursuant to the National Environmental Policy Act, the following actions would not significantly affect the quality of the human environment:

- Anacostia River Park, U.S. Reservation 343 in the vicinity of the Robert F. Kennedy Stadium - Northeast Boundary Swirl Facility
- H Street Urban Renewal Area - changes in controls for special community street use
- Northwest Branch Stream Valley Park, No. 1 - Modification to General Development Plan
- Shaw School Urban Renewal Area - changes in controls to permit residential use on Disposition Lot 13
- Transfer of jurisdiction from the District of Columbia Government to the National Park Service for Georgetown Waterfront Park use
- Union Station - restoration and adaptive use renovation

**NCPC
QUARTERLY**

The Quarterly Review provides interested individuals, organizations and agencies with a summary of Commission actions and information related to growth, change and development in the National Capital Region. An index covering each series of four issues is included at the end of every calendar year. The Quarterly Review does not constitute an official record of Commission actions.

Glen T. Urquhart (Chairman); Bruce Kirschenbaum; Helen M. Scharf; Robert J. Nash; Ann V. Todd; Secretary of the Interior; Secretary of Defense; Administrator of General Services; Chairman, Senate Governmental Affairs Committee; Chairman, House District Committee; Mayor of the District of Columbia; Chairman of the Council of the District of Columbia; Reginald W. Griffith, Executive Director

**NATIONAL CAPITAL PLANNING COMMISSION
WASHINGTON, D.C. 20576**

**OFFICIAL BUSINESS
PENALTY FOR PRIVATE USE. \$300**



**POSTAGE AND FEES PAID
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COMMISSION**

The Chairman of the National Capital Planning Commission has determined that the publication of this periodical is necessary in the transaction of the public business required by law of this Agency. Use of funds for printing this periodical has been approved by the Director of the Office of Management and Budget through June 30, 1988. For additional information contact the Public Affairs Office, (202)724-0174