

Building Connections: Meeting the Challenges of a Changing Region



National Capital Planning Commission

Annual Report 2009
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The Federal Planning Agency for America's Capital

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The National Capital Planning Commission is the federal government's planning agency in the District of Columbia and surrounding counties in Maryland and Virginia. The Commission provides overall planning guidance for federal land and buildings in the region. It also reviews the design of federal construction projects, oversees long-range planning for future development, and monitors capital investment by federal agencies.



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Building Connections

Message from the Chairman and Executive Director

Partnerships are essential in a changing environment. In planning the nation's capital, everything from crafting a vision to implementation requires the coordinated effort of many entities.

During the past fiscal year, the National Capital Planning Commission (NCPCC) made progress on cornerstone projects and launched several initiatives. Public input and the contributions of our partner agencies have been, and will continue to be, critical components of our success.

President Obama's focus on urban policy prompted NCPCC and the Metropolitan Washington Council of Governments to reevaluate the regional coordination of planning and development. Senior officials from the White House, federal agencies, and local jurisdictions came together over the summer to begin what many hope is the start of a long and fruitful collaboration aimed at positioning the region as a model for federal and local cooperation.

In the spring, NCPCC and the U.S. Commission of Fine Arts (CFA) completed the joint *Monumental Core Framework Plan*. The plan outlines strategic guidelines for creating a livable, sustainable city center by alleviating pressure on the National Mall and invigorating the surrounding federal districts. The NCPCC—CFA partnership was bolstered by the contributions of many federal and District agencies, nonprofit organizations, neighborhood groups, and members of the public. The effort included working with the General Services Administration to develop strategies for enlivening federal office buildings with publicly accessible activities that can contribute to the making of a more lively city center.



NCPCC also put finishing touches on CapitalSpace, a comprehensive park planning initiative with the National Park Service and District of Columbia agencies. Partnership is at the core of many of the plan's recommendations—from improving the coordination of park planning, attracting resources for upkeep, to building community stewardship.

During the year, the agency experienced a change in leadership, and welcomed several new staff members to its team. Newly organized planning divisions expand our outreach capacity in the region, and a new logo, improved Web site, and Facebook page help us better serve existing constituencies, while connecting with new audiences.

Greater Washington is one of the most appealing places in the country to live, work, and play. NCPCC is committed to advancing the best planning practices to ensure this region continues to set standards for communities nationwide. The agency looks forward to meeting this challenge and welcomes the public's help in shaping the future of the capital city.

NCPC Welcomes New Chair to the Helm



The end of the fiscal year marked the beginning of new leadership at the National Capital Planning Commission.

In September 2009, President Obama appointed L. Preston Bryant, Jr. to serve as NCPC's twenty-first chairman. In his new role at NCPC, Mr. Bryant is leading the Commission's work to protect and enhance the extraordinary historical, cultural, and natural resources of the nation's capital and surrounding region.

Chairman Bryant brings a wealth of knowledge and experience to the Commission. Most recently, he served as Virginia's Secretary of Natural Resources, where he had oversight of six agencies that protect and restore the Commonwealth's natural and historic resources.

NCPC plays a key role in strengthening Washington's standing as a sustainable, livable capital. I am humbled to guide its preservation and enhancement.

L. Preston Bryant, Jr.
Chairman, NCPC

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

"There really is no capital city as beautiful and spectacular as ours," said Chairman Bryant. "NCPC plays a key role in strengthening Washington's standing as a sustainable, livable capital. I am humbled to guide its preservation and enhancement."

Chairman Bryant replaced John V. Cogbill, III who led the agency from June 2001 - September 2009 (read our farewell to Mr. Cogbill on page 33.)

Redefining the Region

NCPC Shines a Spotlight on Area's Challenges

Many key challenges facing America's communities are the same ones daunting localities right here in the National Capital Region. That is why it makes sense to position the region as a model of innovative and successful strategies aimed at creating more livable and sustainable neighborhoods.



To help accomplish this goal, NCPC teamed with the Metropolitan Washington Council of Governments (MWCOG) at the National Press Club in July to host the event Building the Region Together. NCPC and MWCOG assembled senior White House

officials, federal agency representatives, and local elected officials from throughout the National Capital Region (NCR) to discuss issues that are confronting American communities, big and small.

Regional cooperation has long been a goal shared by NCPC, the federal planning agency for the region, and MWCOG, the metropolitan planning organization for the Washington region. The July event provided an opportunity to evaluate regional coordination of long-term planning and development, which fits well with the new administration's focus on urban policy.

"The administration's policy supports working across boundaries to improve the economic competitiveness, opportunity, and sustainability of metropolitan areas," said NCPC Executive Director Marcel Acosta. "A strong partnership between federal and regional leaders can position this region as a standard for federal and local cooperation."

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

The discussion focused on several touchstone issues for the region including sustainability, transportation, and affordable housing. One of the themes that emerged during the meeting was the importance of establishing the region as a dynamic model of cooperative leadership.

Ms. Jarrett, who serves as the Senior Advisor and Assistant to the President for Intergovernmental Affairs and Public Engagement spoke about her experiences in local government in Chicago. She explained that one of her goals is to improve the federal process so it aids, rather than hinders, local governments.



White House Senior Advisor Valerie Jarrett and NCPC Executive Director Marcel Acosta at the Building the Region Together event.

A strong partnership between federal and regional leaders can position the region as a standard for federal and local cooperation.

Marcel Acosta
Executive Director, NCPC

We look forward to collaborating with all of the region's stakeholders.

L. Preston Bryant, Jr.
Chairman, NCPC

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

The meeting provided local leaders with the opportunity to share ideas regarding planning policies that can dramatically impact urban centers.

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

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

Judith Davis, mayor of Greenbelt, Maryland, and Andrea McGimsey, a Loudoun County board member requested that the federal government explore green initiatives and build partnerships that support green technology.



Pictured left to right: Adolfo Carrion, David Robertson, Marcel Acosta, and Xavier Briggs

During the coming year, NCPC and MWCOG will continue their work with the administration, federal agencies, and regional jurisdictions by exploring partnership opportunities throughout the National Capital Region.

"We look forward to collaborating with all of the region's stakeholders," said NCPC Chairman L. Preston Bryant, Jr. "and continuing our efforts to enhance this region so it sets a new standard as a great place to live, work, and play."

"I am confident we will continue to cultivate this federal-regional partnership," said Penelope Gross, chair of WMCOG. "We can transform this region from home of the nation's capital, to home of a prosperous and livable global capital."

Effectively blending the federal government's role with the efforts of regional authorities is critical to enabling the area to work together.

David Robertson
Executive Director, MWCOG

Redefining the Region

Working Together to Shape the Future



Coordinating federal and regional efforts is critical to shaping the area's future.

That is the belief shared by a cross section of stakeholders who took part in a regional workshop in November 2008.

The exercise supported the Greater Washington 2050 initiative, an effort led by the Metropolitan Washington Council of Governments (MWCOCG) in conjunction with the region's jurisdictions and civic and business stakeholders.

The "Scenario Thinking Workshop" was intended to build on the 2050 plan by dramatically stretching participants' perspectives about various issues shaping the region's future. The 2050 effort, in which NCPC has been the lead federal participant, is designed to identify and work toward a comprehensive vision, shared goals, and measurable outcomes.

Featured speakers included Sharon Bulova, chair of the Greater Washington 2050 Coalition, who opened the event. She urged the audience to find "better ways for us to grow in the future and better ways for us to work together."

NCPC Executive Director Marcel Acosta echoed Ms. Bulova's sentiment. "We recognize that the federal government plays a unique role in shaping the region's economy, its land use, transit, and its image at home and abroad," Mr. Acosta told the audience. "These are important issues that need to be addressed at the local, regional, and federal levels."

The event included a panel discussion moderated by local journalist Kojo Nnamdi. Speakers included William Halal, science professor at George Washington University; Anna Motschenbacher, fellow at the Pew Center on Global Climate Change; and Alice M. Rivlin, visiting professor at Georgetown University and a senior fellow in economics at the Brookings Institution. The panel focused on the economy, technology, and climate change as related to the environment.

According to Ms. Rivlin, the city has a vast knowledge base to draw upon. "We need to envision the future, but we also need to translate it back into what we do in the present that will make 2050 better," she said.

Fellow panelist William Halal advocated positioning the region as a global knowledge center. "Knowledge is the most valuable resource we have," said Mr. Halal. "We're going to see an explosion of more IT and e-commerce in the next five years or so."

Following panel remarks, attendees broke into nine groups. Each group analyzed a set of four scenarios depicting conditions in the year 2050, as imagined by futurist Bob Olson. These included *Hot and Gridlocked*, *Federal Dispersal*, *Cooperation in Hard Times*, and *High Tech Green*. The groups predicted future challenges and identified a number of important themes, which MWCOCG published in a summary report. The themes, or "Ten Big Moves," include pursuing transit-oriented development, leveraging emerging sustainable technologies, developing greater Washington as a knowledge hub, and strengthening regionalism.

"Effectively blending the federal government's role with the efforts of regional authorities is critical to enabling the area to work together to successfully address key challenges of the future," said David Robertson, MWCOCG's executive director.

The "Ten Big Moves" generated in the scenario workshop are currently being used by MWCOCG and its partners to inform stakeholders about regional goals and policies in order to help guide strategic decision making. The moves also serve as useful resources to test proposed goals and gauge the level of risk associated with each.

"If we work together, we can be well prepared for the future," concluded NCPC's Julia Koster, who helped with organizing the workshop. "But more importantly we can also make this one of the most forward thinking regions in the country."



Local/Federal Partnerships

A City Reimagined

In spring 2009, NCPC and the U.S. Commission of Fine Arts adopted the agencies' joint *Monumental Core Framework Plan: Connecting New Destinations with the National Mall*. The plan is an ambitious effort to revitalize and better connect federal precincts surrounding the National Mall.

The *Framework Plan* focuses on four key areas: Southwest Rectangle, Potomac Park, Northwest Rectangle, and the Federal Triangle. While home to numerous federal offices that house thousands of employees, these precincts are lacking in the amenities and attractions necessary for a dynamic, exciting 21st century destination.

The *Framework Plan* seeks to bring the vibrancy of the city and the civic qualities of the Mall to these areas by offering new restaurants, shops, museums, and other cultural attractions. Mixed-use opportunities will enable these districts to become more attractive to the people who work there, while serving as new destinations for Washington's residents and tourists.

The creation of new destinations can help take pressure off the National Mall. Currently, growing demands on the Mall threaten its beauty and open space, but by improving nearby districts, memorial and museum sponsors will be able to choose from inspiring alternative sites.

The *Framework Plan* also seeks to better connect the federal precincts to the center city and Washington's waterfront. For example, the Southwest waterfront is just a short walk from the National Mall along 10th Street, SW. However, existing infrastructure does little to entice pedestrians to take a stroll from the Smithsonian Castle to the water's edge.

Connections to the water can be greatly improved by adding new sidewalks and bike paths, removing barriers, and making the area more transit accessible.

The *Framework Plan* continues NCPC's long-term efforts, envisioned in *Extending the Legacy*, to better position federal land throughout the city as preeminent locations for memorials and museums.



Activating Federal Spaces

One way to extend the vibrancy of the city into federal precincts is to integrate mixed-use activities into the ground floors of federal buildings. Currently, the areas surrounding and within many federal facilities are empty after traditional work hours because there are no active uses located within the buildings' ground floors. When the workers depart at the end of the work day, the area is quickly deserted. By providing retail, service-oriented businesses, and restaurants on the ground floor or plaza level, federal facilities can contribute to the vitality of their surrounding area by attracting evening and weekend crowds.

With the exception of the Ronald Reagan Building and International Trade Center—one of the most active federal buildings in the country—federal facilities in the National Capital Region offer few, if any, mixed-use opportunities. One of the first initiatives of the *Framework Plan* now underway is the examination of transforming federal facilities into mixed-use, publicly accessible buildings.

To jump-start the process, NCPC—in partnership with the General Services Administration—hosted a public discussion in May to discuss this very topic. The event, *Reimagining the Federal Superblock*, brought together members of the public, federal agency representatives, and local officials to discuss potential strategies for activating federal buildings and precincts.

The forum generated a number of proposals ranging from incorporating housing into federal headquarters to transforming Pennsylvania Avenue between the White House and the U.S. Capitol into a great street more worthy of its reputation. Participants also discussed potential roadblocks, including the challenge of balancing security elements and accessibility.

“Is security the biggest challenge or is it the biggest excuse?” asked Bill Dowd, director of the Physical Planning division at NCPC. “Is it something that we can address or do we live with the expectation that because we need security, we can’t let people in federal buildings?”

The ideas generated during the discussion are helping NCPC, the U.S. Commission of Fine Arts, and other partnering agencies who are working to make federal precincts more exciting destinations in the nation’s capital. A summary report exploring best practices will be published and made available to the public. Ultimately, the goal is that as new federal buildings are built, and existing buildings are retrofitted, the strategies outlined in the *Framework Plan* can help enliven the city and enhance America’s capital.



10th Street, SW

Another *Framework Plan* initiative underway is the examination of the 10th Street corridor, which is roughly defined as the area from 7th to 12th streets, SW, extending from Independence Avenue south to the Banneker Overlook. This prime location lies between the National Mall and the Southwest waterfront; however, in its current configuration, 10th Street draws few visitors from the Mall to the nearby waterfront.

The *Framework Plan* seeks to remedy this by transforming the 10th Street corridor into a vibrant, mixed-use cultural boulevard, lined with museums, shops, and parks. Such a transformation would create an exciting destination that would better connect the Mall to the waterfront, attract visitors to this quadrant of the city, and showcase innovative and sustainable development practices that would capture, manage, and reuse a majority of energy, water, and waste on site.

NCPC issued a request for proposals to undertake a detailed transportation infrastructure study for the corridor. The selected consultant will provide three different alternatives for reconfiguring the transportation infrastructure of the 10th Street corridor. Each alternative will examine road layouts, public space, and their impact on the adjacent buildings. Possible ways to deck I-395 to create infill development sites also will be included.



Memorial in the Park



Four Corners



Center of Centers



Existing conditions

Local/Federal Partnerships

North Capitol Envisioned as New Walkable Gateway

Three different scenarios to transform North Capitol Street from a suburban-style commuter arterial into an attractive gateway to the nation's capital are available for review following a six-month joint local/federal study.

NCPC, the District Department of Transportation (DDOT), and the District Office of Planning (DCOP) partnered to examine options to change the section between Michigan and Hawaii Avenue, NE. The area is approximately one half of a mile in length and four blocks in width. The segment currently acts as a barrier between communities, particularly at the cloverleaf intersection with Irving Street where an average of 32,000 cars pass each week. Federal and local officials hope to make the area a more walkable, transit-oriented gateway with public parks and a stronger sense of place.

Each of the three proposals in the *North Capitol Street Urban Design Feasibility Study* look at ways to remove the cloverleaf; create better connectivity between adjacent areas including the Armed Forces Retirement Home, Catholic University, and the VA Medical Center; and provide opportunities for new public amenities and development.

The first scenario, Memorial in the Park, would reroute North Capitol Street and create a 7.5 acre park with a prominent location for a commemorative work. A second option, referred to as Four Corners, features a new traffic roundabout, with Irving Street below the circle. This alternative would allow for a 10 acre park featuring a site for a memorial. The least-expensive option, Center of Centers, would require the least amount of infrastructure changes.

While it would create more development than the first two scenarios, it would feature a smaller, 2.6 acre community park.

"In order to accomplish this, there was a need to reimagine the transportation system—the major feature of which was a highway—to include walkable streetscapes; enhanced bicycle, pedestrian and transit facilities; and interesting destinations for shopping, cultural activities and recreation," said Anita Hairston, chief of staff for DCOP.

DDOT commissioned the architectural firm of Ehrenkrantz, Eckstut, & Kuhn to study the section covered in the report. The findings of the study are available at NCPC's Web site www.ncpc.gov under publications. NCPC staff continues working with DCOP and DDOT staff on ways to implement the project, and to examine how to better connect the eastern and western sections of the study area.

There was a need to reimagine the transportation system—the major feature of which was a highway—to include walkable streetscapes; enhanced bicycle, pedestrian and transit facilities; and interesting destinations for shopping, cultural activities, and recreation.

Anita Hairston
Chief of Staff, DC Office of Planning

Local/Federal Partnerships

CapitalSpace Plan Moves to Fruition

Great cities are often defined by their parks and open space. A city's green space provides numerous benefits to residents, workers, and visitors including locations for recreation, relaxation, and contemplation.

The nation's capital is no exception, and it is uniquely fortunate in having almost 25 percent of its land—9,300 acres—dedicated to parks and open space. However, despite having one of the highest per capita ratios of green space per resident of any city in the country, Washington lacks a comprehensive view of the city's open space.

To remedy this situation, NCPC, the National Park Service, and the government of the District of Columbia joined together to create the CapitalSpace partnership. The first comprehensive analysis of Washington's parks and open space in almost 40 years, CapitalSpace envisions a beautiful, high-quality, and unified park system.

In fiscal year 2009, the partners developed a draft plan refining its six big ideas. These principles will guide the future CapitalSpace plan by making recommendations for maximizing current resources, addressing current as well as future needs, and making the most of existing opportunities.

The Six Big Ideas are: linking the Fort Circle Parks, improving public schoolyards, enhancing urban natural areas, improving playfields, enhancing center city parks, and transforming small parks. Together, these ideas focus on eight key action items:

- Improve overall access to our public open space
- Improve the availability and use of our playfields
- Complete the Fort Circle Parks hiker-biker trail
- Promote the value of our Fort Circle Parks
- Ensure that schoolyards meet community recreational needs
- Make downtown parks more inviting and active
- Launch a District-wide ecosystem consortium
- Improve maintenance and use of small parks.

CapitalSpace is already having an impact. On Earth Day 2009, District of Columbia Mayor Adrian Fenty identified implementation of the CapitalSpace recommendations as a key park action item in his Green DC agenda. To stay current on CapitalSpace news, visit www.capitalspace.gov.



NPC Promotes

Sustainability in the Region

As urban areas continue to grow, they increasingly face issues regarding how their energy use, water runoff, pollution, and growth will affect the local environment.

As the largest employer in the National Capital Region, the federal government has a central role in helping the area become more sustainable. As the federal planning agency for the capital city and surrounding region, NPC can help shape new sustainability efforts led by the federal government.

The Monumental Core Framework Plan is just one example of NPC's efforts to improve sustainability in the region. It has as one of its guiding themes the advancement of sustainability in the urban environment. The plan seeks to revitalize four federal districts near the National Mall by combining good urban design principles with sound environmental practices.

The plan proposes strategies that focus on buildings, infrastructure, and the ecology. Examples include promoting the development of renewable energy technology, upgrading existing infrastructure using green technology, promoting energy-efficient transportation, and reestablishing the urban tree canopy along streetscapes and development sites.

These strategies will provide a comprehensive path to further the region's investment in making communities more sustainable.

NPC has established an interagency task force to focus on the 10th Street corridor in the Southwest precinct. In cooperation with other federal partners and the District of Columbia, this effort will examine

energy efficiency and stormwater management for a cluster of federal buildings covering an area of approximately ten blocks. The goal is to improve energy efficiency, reduce greenhouse gas emissions, and better manage stormwater. Specific recommendations are expected to be developed in late 2010.

Another way to engage the federal government in this important discussion is through participation on the **Climate, Energy and Environment Policy Committee** hosted by the Metropolitan Washington Council of Governments. Created in April 2009, the diverse group seeks to implement goals presented in the National Capital Region Climate Report that will reduce greenhouse gas in the region. NPC's chair, L. Preston Bryant, Jr. sits on this committee.

NPC also takes a number of steps in-house to make the agency's offices greener. The agency's **Green Committee** led a campaign for decreased energy use that urges all staff to turn off office lights during times of absence, both during and after business hours. In addition, the agency has increased its recycling efforts, added environmentally friendly products to the break room, and purchased two bicycles to allow for environmentally friendly travel to meetings.





Federal Triangle Stormwater Study Underway

To better understand the potential impacts of stormwater flooding in the Federal Triangle area in downtown Washington, NCPC, along with several other federal agencies and the District of Columbia are working together on a stormwater study.

This area-wide review will examine the potential impacts of stormwater and possible ways to mitigate flood risks. The study will consider both site-specific and area-wide approaches, and will look at opportunities to incorporate green solutions.

Due to low elevation, the Federal Triangle and Constitution Avenue are prone to flooding when the sewer system's capacity is surpassed. In June 2006, following a week of heavy rainfall, flooding occurred in the Federal Triangle area, damaging several

government buildings, affecting transportation and infrastructure systems, and temporarily halting some federal operations.

The interagency team of NCPC, the General Services Administration, the Smithsonian Institution, Federal Emergency Management Agency, DC Office of Planning, DC Department of the Environment, and the DC Water and Sewer Authority will work with a consulting firm to develop several products by the summer of 2010.

These include modeling the existing stormwater system and hydrology in the Federal Triangle Area; creating predictions of flood levels and locations during different storm events in the study area; and identifying and evaluating potential strategies to provide site-specific and/or area-wide stormwater control.

New Look for NCPC

Agency Responds to Administration's Call for Greater Transparency

NCPC responded to President Obama's goal of creating an unparalleled level of openness in government by taking steps that have made it easier for the public to learn about our planning activities.

The efforts include designing a new NCPC logo that better reflects the work and mission of the agency, a redesigned Web site, and the development of online social media tools. The changes employ new technologies that allow staff to disclose information quickly and in a more readily accessible manner.

The newly minted graphic—a stylized version of a Washington, DC street grid—is intended to help constituents more easily associate the agency's logo with planning and urban design.

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

In overhauling the agency's Web site, staff streamlined the text, created more user-friendly navigation tools, increased the use of helpful visuals, and improved access to agency documents.

The enhanced site is geared toward local and national audiences and includes a new section called "Your Capital." Visitors who are interested in learning about America's capital city can view the various local, regional, and federal agencies that play a role in planning for the nation's capital. The section also highlights many of the high-profile projects in which NCPC has played a key role.



The introduction of the logo and the launch of the Web site coincided with the publication of NCPC's first foray into social media with a Facebook page. While some of the information on Facebook is comparable to what's on the agency's Web site, the Facebook page provides a new outlet for engaging with a more diverse audience. In addition to providing useful information about planning activities, the Facebook site enables members of the public to post their comments on a wide range of issues. The page even features a photo album of historic photos, including early designs for some of Washington's most iconic structures that never came to fruition. Also featured are frequently requested images and links to partnering agencies.

NCPC also responded to the President's challenge by improving its interagency communications. Agency realignments have enabled management to maximize staff resources, and the creation of a new division, the Office of Intergovernmental Affairs, is allowing for greater coordination with federal, local, and regional agencies.



The Way Back Machine on NCPC's Facebook page is used to highlight the origins of various regional landmarks, such as the Kennedy Center, shown above.



Improving the National Mall

Enhancing and Preserving America's Premier Gathering Place

The 2009 presidential inauguration brought much needed attention to the importance and significance of the National Mall, a destination that attracts more than 20 million annual visitors.

In many ways, the nation's "front yard" is a victim of its own popularity. Thousands of visitors often gather there daily, some to take in the sights of America's most beloved memorials and museums, others to demonstrate for a cause in which they believe. Whatever the reason for its use, it has become clear over the years that the Mall is vulnerable and that one of America's most beloved national treasures is at risk.

While its care and maintenance is primarily handled by the National Park Service, many partnering agencies are dedicated to the Mall's preservation and protection. NCPC works closely with the National Park Service, U.S. Commission of Fine Arts, Smithsonian Institution, and other entities to ensure that the National Mall continues to serve as a premier civic gathering place worthy of the nation.

Much work has been done in the past year to restore the beauty of the Mall, enhance the nation's civic stage, and improve the visitor experience. From developing plans for an improved park levee on the Mall, to creating a better wayfinding system, important improvements are underway.





Image of FEMA floodplain area in the monumental core reflecting the existing area and the proposed floodplain if upgrades aren't made to the system of temporary closures.



Rendering of proposed closure system for Potomac Park Levee

Securing the Potomac Park Levee

NCPC continued its work with partnering agencies to design an improved levee on the National Mall near Constitution Avenue and 17th Street, NW.

Staff collaborated closely with the National Park Service, the District Department of Transportation, the District Office of Planning, and the U.S. Army Corps of Engineers on a plan to provide a more secure temporary closure system for the 17th Street levee. The work is necessary to provide adequate flood protection in accordance with more stringent requirements adopted by the Corps after Hurricane Katrina. The Mall levee protects central Washington from overbank flooding of the Potomac River. Without upgrades to its system of temporary closures, much of Washington's monumental core will lie within the 100-year floodplain.

Members of the National Capital Planning Commission approved Phase I of preliminary and final site development plans in May 2009. The design consists of a post-and-panel barrier connected to masonry walls and earthen berms. The Commission also commented favorably on the concept design for Phase II of the levee system, which will include elements to enhance the levee's visual elements and blend with the setting of the National Mall. Tree replanting and grading is present in both phases of construction.

Improved Wayfinding on the Mall

To better assist visitors to the National Mall, the National Park Service will be installing a new signage system for one of America's most visited sites.

In May, NCPC approved preliminary and final site development plans for the installation of new rules and regulations signs as well as signs identifying Park Service facilities. The project is the first of a three-part initiative aimed at improving wayfinding on the National Mall.

NCPC gave final approval in July for pylons and map kiosks for the National Mall and East Potomac Park. The Commission approved a request to replace more than 100 existing map and directional signs with 113 pedestrian guide pylons and map kiosks.

The third phase of the plan, memorial identification signs will be reviewed at a later date.





Better Seating at the Lincoln Memorial

When completed, rehabilitation plans for the Lincoln Memorial will result in the addition of integrated security elements, a refurbished Reflecting Pool, and new seating to accommodate the millions of annual visitors to this popular memorial. NCPIC commented favorably in September 2009 on concept plans submitted by the National Park Service to rehabilitate the grounds on the east side of the Lincoln Memorial, as well as adjacent areas in West Potomac Park.

The plans call for rehabilitating the Elm Walks on either side of the Reflecting Pool, as well as adding 12-foot wide paths on both sides of the Reflecting Pool, where visitors now walk on unpaved surfaces. The Elm Walks, which extend past the World War II Memorial to 17th Street, NW, would be refurbished with new lighting, benches, and trash receptacles. The project is funded by the American Recovery and Reinvestment Act.

Security elements that will be integrated into the design include two new ADA-accessible paths that will connect Lincoln Memorial Circle with the Reflecting Pool, without altering the historic central stairs. The design calls for incorporating retaining walls and bollards into the landscape near the new ADA-accessible paths. NCPIC recommended that the Park Service use lower retaining walls so they can be used for sitting and be compatibly integrated into the historic landscape. As the project advances, it also will address the source and quality of the water in the Reflecting Pool.





Panel members Angela Dye and Gary Hilderbrand comment on their reaction to the National Mall Plan during a news conference.



Panel of Design Professionals Raise Concerns about the National Mall

A blue ribbon panel led by the American Society of Landscape Architects (ASLA) had some serious words of concern about the condition of the National Mall, following its assessment of the National Park Service's plan for America's premier civic space.

The panel of leading design professionals referred to the Mall as a symbol of democracy that should sit among America's top civic spaces, but added that its dire condition required immediate attention. In a statement released to the public in April, the panel described the National Mall as being "in a state of crisis that has reached an internationally embarrassing level."

"The National Mall should stand solidly among the world's foremost public spaces, yet the crisis of maintenance has created a deplorable situation," said ASLA President Angela Dye, FASLA. "The panel calls on Congress and the Administration to help bring the National Mall back to life, to ensure its position as a symbol of the nation and one of the great landscapes of the world."

The six-member panel praised the Park Service for its tireless efforts to maintain the Mall and commended the National Capital Planning Commission and the U.S. Commission of Fine Arts for their joint work on the *Monumental Core Framework Plan*. The panel encouraged NCPC and CFA to move forward with their work to relieve pressure on the Mall by establishing new and symbolically important sites for future memorials and museums.



Plan and Project Review

Urban Design for a Vibrant City

National Zoo Scheduled for Upgrades

In November 2008, the National Capital Planning Commission reviewed and approved a submission by the Smithsonian Institution to update its 1988 master plan for the 163-acre National Zoological Park. The National Zoo is adjacent to Rock Creek Park in Washington, DC.

The new master plan lays out the Smithsonian's proposals to upgrade zoo facilities and infrastructure, and to provide flexibility for future exhibits and collections. The Zoo's primary pedestrian pathway, the Olmsted Walk, will be flanked by large, multi-species exhibits. Current exhibits would be revitalized and flat land now being used as parking lots would be converted to exhibit space.

As part of the plan, the Zoo's three main entry points at Connecticut Avenue, North Road, and Harvard Street would be refurbished and feature improved visitor facilities. In addition, the Connecticut Avenue entry point would offer a plaza for events. The plan includes a new structured parking facility, improved accessibility for disabled patrons, new shuttle services, and an aerial tram. The tram would connect the zoo's entry points while offering visitors a unique interpretive experience and aerial perspective of the zoo and Rock Creek Park.

The Commission did not, however, approve a proposed 300-space underground parking garage and request for 35 official guest and volunteer parking spaces. The Commission noted that the applicant's Transportation Management Plan did not demonstrate that the spaces would be consistent with policies outlined in the Federal Transportation Element in the *Comprehensive Plan for the National Capital*, nor did it properly address potentially negative traffic impacts on surrounding roads and intersections. The Commission's approval is contingent upon the applicant implementing required mitigation actions outlined in the Executive Director's Finding of No Significant Impact.



National Zoo Master Plan

Saint Elizabeths to Serve as New Home for DHS

The National Capital Planning Commission approved a proposal by the General Services Administration (GSA) in January 2009 for a final master plan for the Department of Homeland Security (DHS) headquarters consolidation at St. Elizabeths, located in Southeast Washington, DC. The Commission approved the West Campus portion of the plan and commented favorably on the transportation improvements and plans for the East Campus.

The master plan will guide redevelopment of the 176-acre West Campus and a portion of the 280-acre East Campus and provide a secure federal site for executive leadership of the 22 agencies that make up the Department of Homeland Security. The master plan seeks to maintain the historic character of the West Campus, preserve the natural context of the site to the extent possible, and promote sustainable development by achieving a minimum Silver LEED rating. It includes the reuse of many of the existing historic buildings, and locates new development to respect the site's historic resources.



NCPC's approval is contingent upon several factors including the ability of GSA to construct a west access road through the Shepherd Parkway; submission to NCPC by GSA of an amendment to the Final Master Plan for Interchange/Access Road Improvements; and submission to NCPC by GSA of an amendment to the Final Master Plan for the East Campus portion of the project.

When completed, the DHS headquarters will include approximately 4.5 million gross square feet of office space, plus 1.5 million gross square feet of parking. Approximately 14,000 DHS employees will ultimately be housed at St. Elizabeths, beginning with the United States Coast Guard. The project is expected to be implemented in three phases over an eight year period.

U.S. Coast Guard Employees to be First Occupants at St. Elizabeths

During the May 2009 meeting, NCPC commented favorably on the concept design for the U.S. Coast Guard Headquarters (USCG HQ) and the West Ravine Parking Garage as part of Phase 1 of the Department of Homeland Security Headquarters consolidation at the St. Elizabeths West Campus. The USCOG HQ will occupy 1.17 million square feet and accommodate 3,860 employees.

The Commission recommended further study of building facades, with particular attention to the headquarters' northern facade, to add depth and detail and avoid the potential for visual monotony. Other recommendations included the retention of the variety and size of plants shown in the concept for the landscape design, and additional Section 106 consultation to evaluate the feasibility of placing a cemetery inside the secure perimeter of the West Campus. This issue must be resolved before the security fence can be submitted for approval.

In addition, the Commission strongly encouraged GSA to build additional levels of the West Ravine parking garage underground to reduce its height and bulk. According to the submission, the finished parking garage will accommodate about 2,000 cars.

The Commission reminded GSA that approval of the Final Master Plan for the campus is contingent upon the ability to construct an access road connecting Firth Sterling Avenue, SE to the modified Malcolm X Avenue, SE/I-295 Interchange, through the Shepherd Parkway.

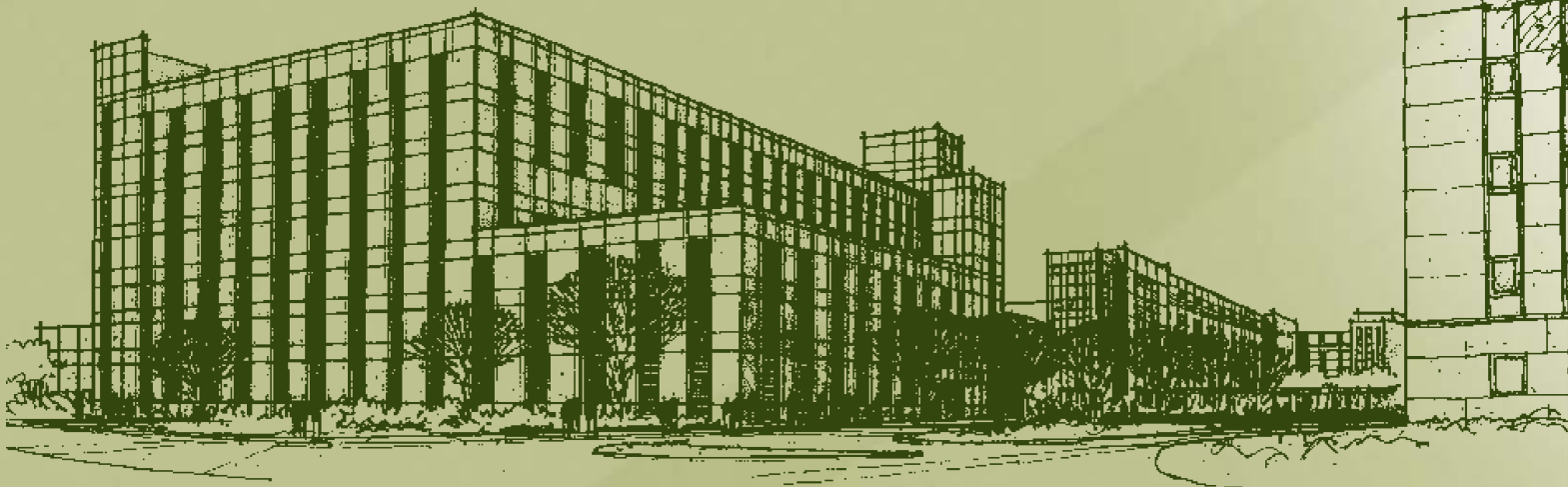




National Naval Medical Center Gets a Check-Up

In February 2009, NCPC approved a proposal by the United States Department of the Navy to update the Master Plan for the National Naval Medical Center (NNMC) located in Bethesda, Maryland. Per the 2005 Base Realignment and Closure (BRAC) action, the Walter Reed Army Medical Center in Washington, DC will close. Military medical services in the National Capital Area will therefore be split between the National Naval Medical Center and a new hospital at Fort Belvoir, Virginia.

The approved NNMC Master Plan will guide long-term development of the approximately 245-acre campus located on Rockville Pike in Bethesda. It is anticipated that by 2016 annual patients and visitors will nearly double and building square footage will increase from 4.7 million gross square feet to 6.35 million gross square feet.



NCPC Prepares Federal Capital Improvements

Each year, federal agencies in the National Capital Region (NCR) are required to submit to NCPC their plans for capital improvement projects for the coming six years. Through the Federal Capital Improvements Program (FCIP), NCPC compiles, reviews, and makes recommendations on the proposed improvements to the Office of Management and Budget (OMB). The recommendations assist OMB in reaching budgetary decisions about proposed regional federal capital projects. The FCIP is also used by the Commission to initiate early coordination of federal projects with state and local governments.

At its September 2009 meeting, the Commission adopted the FY 2010-2015 FCIP. The plan contains 181 proposed projects submitted by federal agencies with an estimated total cost of \$10.3 billion. Of these projects, 81 are in the District of Columbia, 54 are in Maryland, 44 are in Virginia, and two are elsewhere in the NCR. The GSA has the most projects with 42, the Army is second with 35.

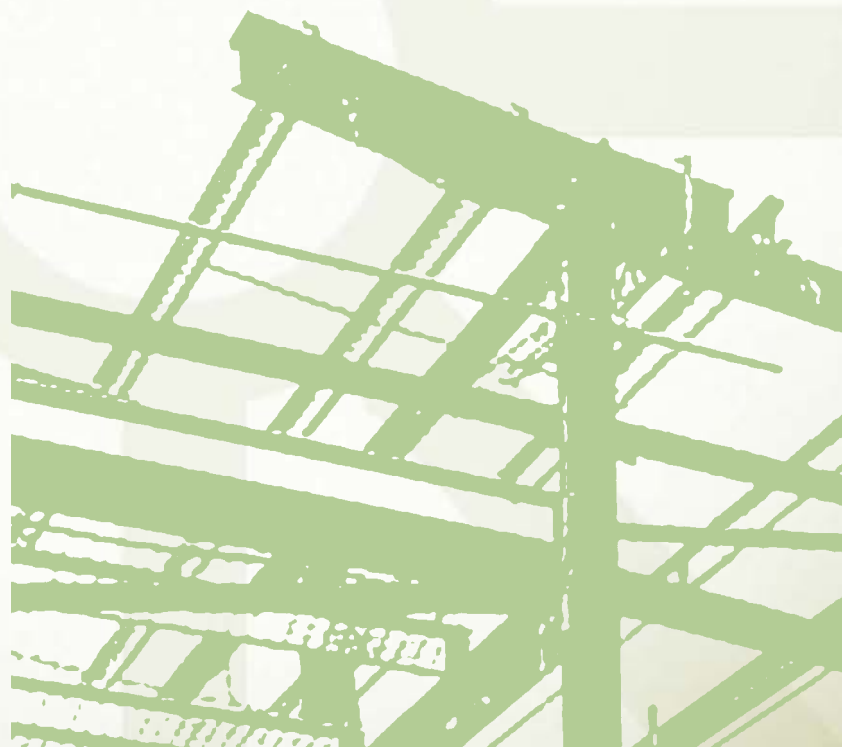
Two major federal acts, the American Recovery and Reinvestment Act (ARRA) and the Defense Base Closure and Realignment Act (BRAC), greatly impacted the current FCIP. By providing a significant infusion of funding for physical construction projects in the NCR, the ARRA enabled federal agencies to add a number of new projects to their capital programs. An example of a major physical investment planned for the NCR using ARRA funding includes the half billion dollar project submitted by GSA to support the conversion of the St. Elizabeths campus to a headquarters for the Department of Homeland Security.

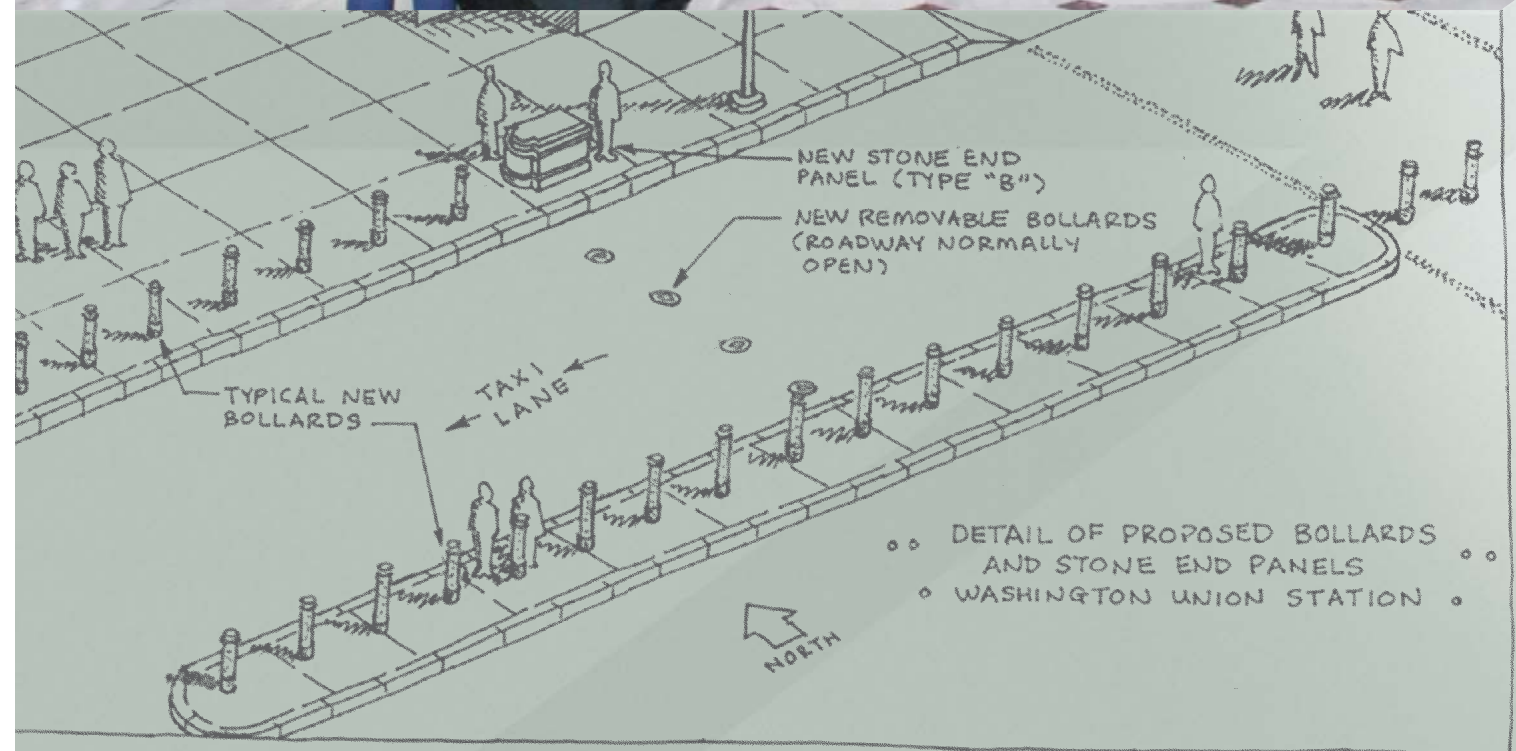
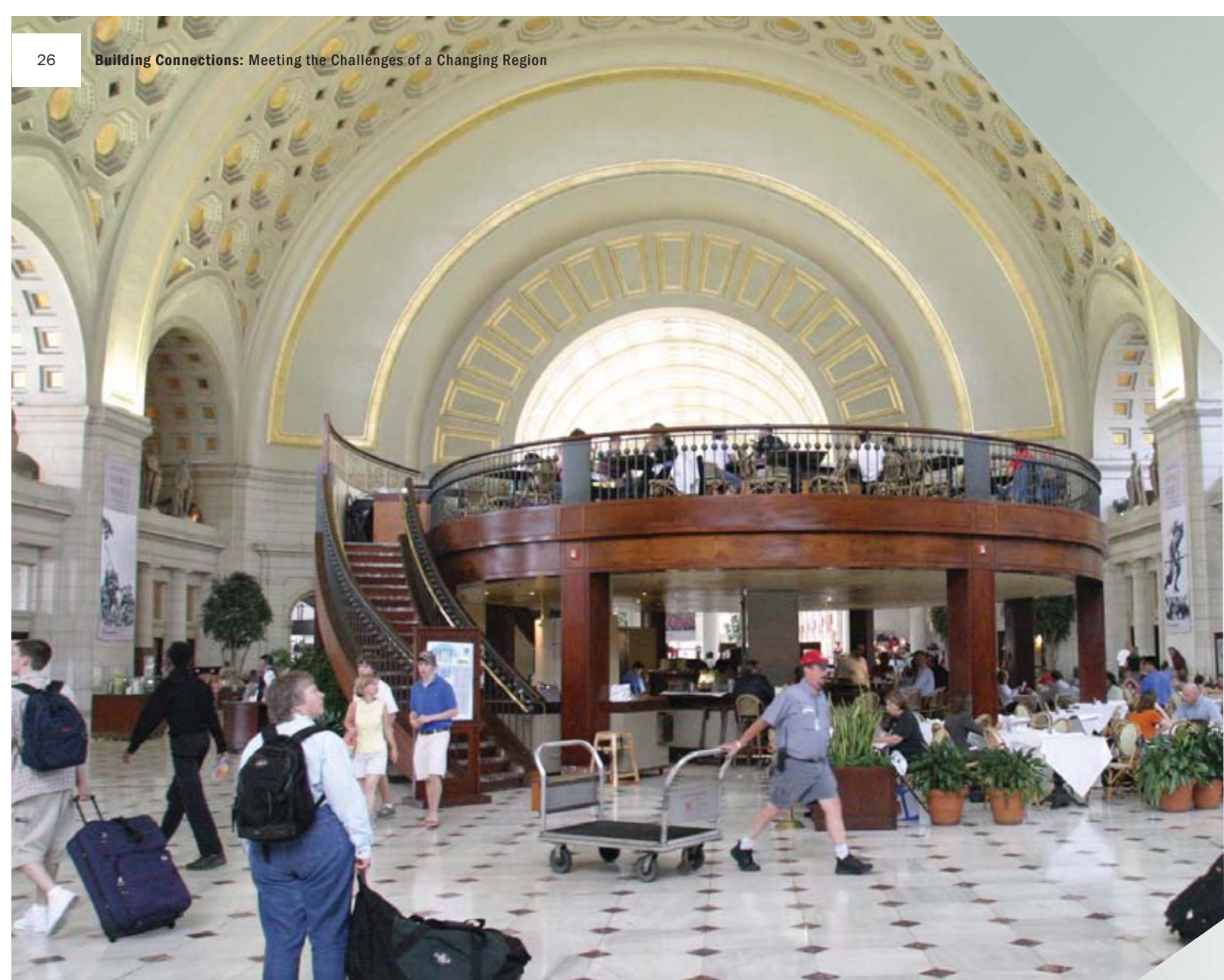
BRAC, the Congressionally-authorized process that the Department of Defense uses to reorganize its base structure, continues to play a role in determining defense related capital improvements. Among the most significant projects are the transfer of thousands of new jobs to Fort Belvoir, Virginia and the reorganization of the Walter Reed Army Medical Center, which is estimated to cost \$747 million dollars.

NCPC's Advisory Role

In its advisory role to other planning jurisdictions in the National Capital Area, the NCPC staff analyzed and prepared responses to multiple planning initiatives undertaken by various metropolitan Washington planning agencies. These included the Metropolitan Washington Council of Governments, Prince George's County Planning Department, Montgomery County Planning Department, and the Maryland National Capital Park and Planning Commission, among others.

In any given year NCPC typically reviews between four to eight regional initiatives from local planning authorities. Among the projects reviewed by NCPC in 2009 were Montgomery County's Purple Line Transit Alignment Draft Environmental Impact Statement, the Draft EIS on White-Tailed Deer Management Plan for Rock Creek Park, Prince George's County Subregion 1 Preliminary Master Plan and Proposed Sectional Map Amendment, and the Staff Draft of the Historic Sites and Districts Plan for Prince George's County.





Security for a Changing World

Union Station Secures Travelers

In October 2008, NCPC reviewed and approved a submission from the Federal Railroad Administration, Amtrak, and the Union Station Redevelopment Corporation for preliminary and final site development plans for perimeter security at Union Station. The approved plans involve a line of bollards and other security elements around the south, east, and west sides of the portico at the front of Union Station, along with widened sidewalks at the south and east sides of the station, and associated modifications to the curb line.

The perimeter security plans include 194 fixed and eleven removable bollards designed to meet architectural and urban design considerations appropriate for the station. The bollards will be painted black to correspond to the historic rostral columns in Columbus Plaza. Four new granite neoclassical elements will be added to punctuate the bollard line at prominent piers on the station's façade.

The Commission based its approval in part on a threat assessment and an Environmental Assessment provided by the applicants. The project design was developed and modified through the National Environmental Policy Act (NEPA) and National Historic Preservation Act (NHPA) processes to balance urban design and pedestrian circulation requirements with the security requirements for the station.

Daniel Burnham sited and designed Union Station. He was a member of the McMillan Commission, known for its role in envisioning and implementing modern improvements to the nation's capital one hundred years ago. Union Station continues to represent and evoke the social, planning, and architectural history of that era. It is listed in the National Register of Historic Places, along with Columbus Plaza.



Security Task Force

Since spring of 2001, NCPC's Security Task Force has led the agency's work in addressing the growth of unsightly perimeter security measures in the nation's capital. Most recently, during fiscal year 2009, the Task Force developed a set of recommendations for improving the way security projects are prioritized, planned, and implemented in Washington, DC.

The Task Force recommends creating a committee consisting of security, planning, and design professionals to prioritize the security needs of federal facilities. The group will develop recommendations for cost efficient and appropriate solutions, all of which will consider potential impacts to the environment and public spaces.

To ensure that creation of this committee moves forward, the Task Force suggested that the proposed committee and its responsibilities be specifically outlined. NCPC's Director of Physical Planning, William Dowd, addressed this matter during testimony before the House Subcommittee on Economic Development, Public Buildings, and Emergency Management Oversight in September.

Also under review by the Task Force is the closure of E Street south of the White House. The impact of the street's closure in the wake of September 11 is not only unsightly, but it has negatively affected east-west traffic flow through downtown Washington. The Task Force reached an agreement with the U.S. Secret Service and the National Park Service, which owns the street, to generate creative and thoughtful ideas to best address urban design and security issues caused by the closure.

Currently chaired by NCPC Chairman L. Preston Bryant, Jr., the Task Force consists of a subset of Commission members and key security partners including representatives from the Department of Defense, Department of Homeland Security, Department of the Interior, General Services Administration, the Senate and House Committees with oversight of the District, and the District of Columbia government.

Commemoration in the Nation's Capital

Vietnam Veterans Memorial Visitor Center Advances

At the June 2009 meeting, NCPC commented on revised concept designs submitted by the National Park Service (NPS) for the Vietnam Veterans Memorial Visitor Center. The Center is slated for the grounds of the Lincoln Memorial bounded by Constitution Avenue, Henry Bacon Drive, Lincoln Memorial Circle, and 23rd Street, NW in Washington, DC.

The Commission acknowledged the project's significance and the difficult challenge in designing a Visitor Center at this historically significant and sensitive site on the National Mall. The project is required to meet 14 specific design guidelines jointly developed by NCPC and the U.S. Commission of Fine Arts to comply with the Commemorative Works Act.

NCPC noted that the submitted design met seven of the 14 design guidelines, did not meet four others, and that three remaining design guidelines needed to be addressed by the National Park Service. The Commission also reminded the Park Service of the additional requirement that it identify a site within one half of a mile of the current location for a displaced ball field.

The Commission recommended three changes to the design to which the applicant agreed: eliminating the proposed walkway from Constitution Avenue, eliminating the building's skylights, and reducing the size of the building's courtyard.

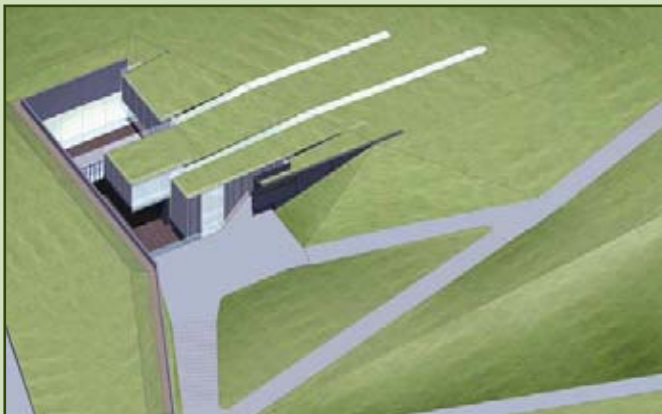


Dwight D. Eisenhower Memorial Finds a Home, DC Gets a Gehry

In November 2008, representatives of the Dwight D. Eisenhower Memorial Commission provided a status report on plans to build a memorial honoring America's 34th president. The memorial will be located on a four-acre site on Independence Avenue, across from Smithsonian's Air and Space Museum.

The Commission received an overview of key objectives and critical design elements that will reflect Eisenhower's best known roles as Supreme Allied Commander in World War II and later as President of the United States.

The Memorial Commission said its goal is to transform the site into a great urban space that can serve as a benchmark for memorialization in the 21st century. In March 2009, the Dwight D. Eisenhower Memorial Commission announced that it selected architect Frank Gehry to design the facility.





Memorial to Victims of the Ukrainian Manmade Famine

In October 2008 NCPC approved a parcel of federally owned land west of Union Station as the site for the Memorial to Victims of the Ukrainian Manmade Famine of 1932-1933. The approval is conditioned upon mitigation required in the Executive Director's Finding of No Significant Impact (FONSI) for the site selection.

Reservation 78, which is 3,100 square feet in size, was one of two sites submitted by the National Park Service on behalf of the government of Ukraine. The site is located at the intersection of North Capitol Street, Massachusetts Avenue, and F Street in Northwest Washington, DC near the National Postal Museum.

The proposed memorial has not yet been designed, but the applicant has stated that it is expected to be a contemplative space with a small-scale memorial element appropriate for a landscaped setting.



Designs on the National Museum of African American History and Culture

In December 2008 representatives from the National Museum of African American History and Culture and the Smithsonian Institution provided members of the Commission with an update on the future museum.

The Smithsonian has finished the programmatic requirements for the projected 350,000-400,000 gross square foot building. Forty percent of the space will be devoted to permanent and temporary exhibitions and twenty-one percent to other public uses. The Smithsonian anticipates having outdoor public spaces, incorporating perimeter security elements into the design, and making sure that green and sustainability aspects are major features.

In April, the Smithsonian announced the winner of the museum's design competition as Freelon Adjaye Bond/SmithGroup. The building will take up to three years to complete, with construction slated to begin in 2012. The museum's total cost is estimated to be \$500 million.

Outreach

Visiting Delegations Keep NCPC Planners Engaged Locally and Abroad

Interest in the agency's work in planning for the National Capital Region remains strong. Numerous groups visited the Commission this past year to learn about its role in planning for the nation's capital, including delegations from China, Japan, Kenya, and Vietnam.

Sustainability and commemoration were among the topics of interest to many of the visiting delegations. In February, senior-level professionals from the Federal Executive Institute met with NCPC staff to examine the short and long-term challenges of making the federal government a more sustainable entity. In May, Australia's chair of the Walter Burley Griffin Society in Canberra spent a day at NCPC learning about the *Monumental Core Framework Plan* and how it incorporates sustainable practices into proposed strategies designed to enliven federal precincts. Mr. Bret Odgers also was eager to learn how NCPC's 1997 *Extending the Legacy* plan served as a guide to Canberra's National Capital Authority when it prepared the *Griffin Legacy* plan in 2004.

The process of commemoration and NCPC's role in reviewing and approving memorials was the focus of several student presentations during the fiscal year. In February, a class from Virginia Tech's Urban Design Seminar participated in an exercise designed to engage them in the process of siting and designing a commemorative work. Working with NCPC staff, the class reviewed the Ukrainian Manmade Famine Memorial, walking through the various steps of project review. In April, students participating in the College of William & Mary's program in Washington learned the various aspects of moving a national commemorative work from vision to reality. The students were both fascinated and surprised to learn that the length of completing the memorial process averages ten years from

concept to dedication. Commemoration was also the topic at hand when more than 40 students from Canada's Ryerson University visited NCPC in September to explore the similarities and differences between the commemorative process in Canada and the United States.

NCPC looks forward to hearing the findings prepared by a visiting professor from Cambridge, England who spent time at NCPC in the spring to examine how urban renewal plans helped shape the National Capital Region. Professor Goran Therborn is preparing a research paper on how national capitals function as seats of power. He expects to publish his report in 2010.

NCPC also was delighted to have a visitor from down under kick off the agency's speaker series in May. Australian architect Melinda Dodson spoke before a lively audience weeks prior to her induction as the president of the Australian Institute of Architects. Ms. Dodson addressed a group of architects and planners about Australia's efforts to battle urban sprawl and make the country more green and sustainable. The event was a preview to the speaker series NCPC will hold in 2010.



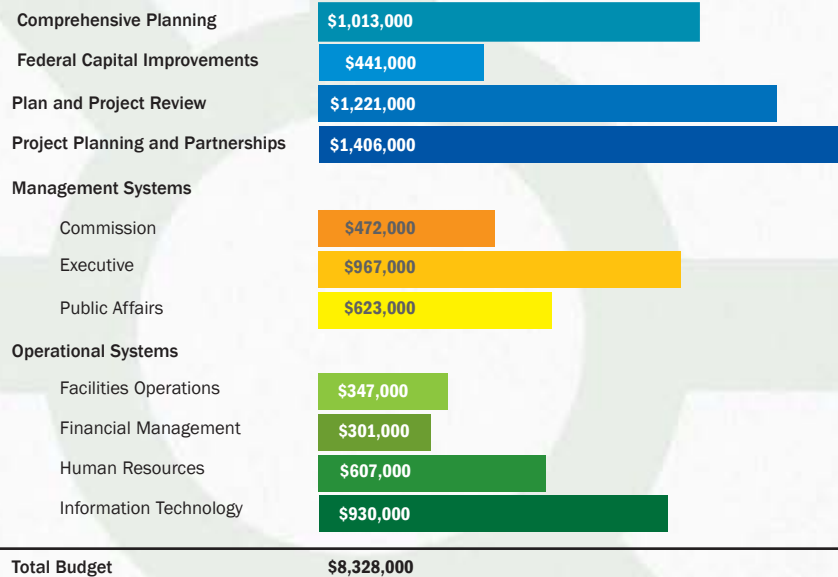
Australian architect Melinda Dodson and NCPC Executive Director Marcel Acosta, shown prior to the evening lecture.

Financial Report

The National Capital Planning Commission met its core objectives, undertook several new initiatives, and completed a major signature planning effort, the *Monumental Core Framework Plan* in Fiscal Year 2009, without increasing expenditures above the previous year's levels.

NCPC maintained its plan and project review activities at peak efficiency, while continuing its work on key initiatives aimed at enhancing the nation's capital and surrounding region. Efforts included CapitalSpace, a joint initiative to improve the city's parks and open spaces, and Building the Region Together, a joint event with the Metropolitan Washington Council of Governments aimed at improving partnerships between the region and the federal government.

NCPC also conducted numerous outreach efforts to extend the reach of effective planning to the design community and the general public. In times of on-going financial scrutiny, the agency has once again improved its efforts to elevate Washington's standing as a world class city.



The Next Generation

To develop the next generation of planners, urban designers, and architects, NCPC staff members contribute time and expertise to programs for students ranging from middle school to graduate school.

CityVision

The agency continued its work with the National Building Museum's CityVision program, which helps middle school students learn about the built environment and the basic principles of architecture and urban design. In the 2009 spring semester, NCPC staff volunteered as teachers, mentors, and project reviewers.

Students designed development plans for the area along Interstate-395 between Penn Quarter and Union Station. The project focused on connecting the two neighborhoods with green and open spaces as well as mixed uses. During the fall program students explored ways to make three sites near the White House more meaningful and accessible to visitors. The sites are Lafayette Square, Pennsylvania Avenue, and E-Street/South Lawn. Each site poses unique challenges that can include a variety of design solutions such as underground structures, an improved pedestrian environment, and informational kiosks.

Investigating Where We Live

NCPC staff members also served as volunteer instructors for the National Building Museum's Investigating Where We Live program (IWWL). The four-week summer session teaches area high school students how to use digital cameras to explore, document, and interpret the built environment of DC neighborhoods. Many former CityVision participants participate in IWWL. The 2009 class surveyed the Shaw, U Street, and Columbia Heights neighborhoods and upon completion displayed their photographs, writings, and artwork at the Building Museum.

Future Design

During the year NCPC staff provided guidance to students of Charles Hart Middle School in Southeast Washington, DC. They worked with the students on their entry for the National Association of Realtors' annual School of the Future Design Competition. Schools from around the country competed to

redesign their schools to enhance learning, conserve resources, be environmentally responsive, and engage the surrounding community. The Charles Hart students placed among the top six teams, receiving an Honorable Mention and \$500.

Higher Learning

The agency continued to support college students through its internship program, hosting three students over the summer from MIT, Cornell University, and Tufts University. The students hailed from diverse backgrounds and experiences, majoring in engineering, urban and regional studies, and art history. NCPC staff from three divisions provided guidance to the interns and gained from their enthusiasm and fresh perspectives. The agency welcomes the opportunity to host student interns on a year-round basis.

Several NCPC initiatives are serving as studio projects for graduate students across the country. Graduate students from Catholic University's School of Architecture and Planning created a concept design for the North Capitol Street Cloverleaf, which is adjacent to the university's campus. A community meeting for the project was the impetus for a studio exercise. The design uses the concept of "ribbons" to improve the connections across the cloverleaf, particularly between the university and the Petworth neighborhood to the west.

The *Monumental Core Framework Plan* sparked the imagination of faculty at the University of Notre Dame's School of Architecture. First-year graduate students are working with the U.S. Commission of Fine Arts (CFA) and NCPC during their fall semester to design a science museum for the current site of the FBI headquarters. CFA is coordinating the project, and NCPC's planners are providing background information and contacts to help the students analyze the site.



News & Notes & Achievements



Shown left to right: Commissioner Arrington Dixon, former Chairman John V. Cogbill, III and NCPC Vice Chairman Robert Miller.

Transition

John V. Cogbill, III ended eight years of distinguished service to the Commission in September 2009. During his tenure, Mr. Cogbill oversaw the work of many key planning initiatives including the *Monumental Core Framework Plan*. He also guided the final efforts on the joint *Memorials and Museums Master Plan*, and the award-winning *Comprehensive Plan for the National Capital: Federal Elements*.

Mr. Cogbill chaired the Commission's review of hundreds of development projects. Among these were prominent commemorative works, such as those honoring the Air Force and Martin Luther King, Jr. Noteworthy security projects included the redesign of the Washington Monument grounds and Pennsylvania Avenue in front of the White House. Mr. Cogbill also helped pave the way for the construction of federal facilities, including the U.S. Department of Transportation Headquarters and the St. Elizabeths campus, which will serve as the future home for the Department of Homeland Security.

Mr. Cogbill will continue his practice as a real estate and land use attorney with the Richmond, Virginia office of McGuireWoods LLP.

It has been a great honor and privilege to serve as chair of the National Capital Planning Commission. The planning and review work performed by the agency is of the utmost importance to our nation's capital and to the National Capital Region.

John V. Cogbill, III
Former Chairman, NCPC

January 2009 also brought a change in the make-up of NCPC when **John M. Hart** replaced **José Galvez** as the presidentially-appointed Commission member representing the state of Maryland. Commissioner Galvez concluded his six-year term on January 1 and Commissioner Hart began his term on January 5.

Mr. Hart is a principal with RTKL Associates' Planning and Urban Design Group in Washington, DC. He serves as a project manager and lead designer for domestic and international master planning and urban design projects. Mr. Hart earned a Bachelor of Architecture from Miami University, and a Master of Architecture and a Master of City Planning from the University of Pennsylvania.

During his six-year term, Mr. Galvez lent his urban design and architecture skills to many initiatives throughout his tenure at NCPC. He served as a member of the Commission's Executive Committee, and as chairman of the South Capitol Street Task Force, where he led the effort to transform the street into a grand urban boulevard. Mr. Galvez also played a key role in the agency's 2008 Capitals Alliance conference, *Greening the World's Capital Cities*, during which he helped to lead the Green DC tour.

Contributions

NCPC staff members gave generously of their time and resources. They started off the fiscal year by raising more than \$10,000 through a charity auction for the Combined Federal Campaign. Staff members donated and bid on items ranging from concert tickets and gift certificates to homemade baked goods.



U.S. Attorney General Eric Holder, shown with NCCPC staff member Carlton Hart on Earth Day

Recognition



NCCPC's 2008 annual report, *Toward a Sustainable Future*, received a first-place Thoth Award in its category from the Public Relations Society of America's National Capital Chapter. Members of the Office of Public Affairs attended the September 2009 awards

ceremony at Washington, DC's Willard Hotel. The awards committee commended NCCPC's effort to unite form and function by using sustainable methods for its production with vegetable-based inks, with paper from sustainably cultivated trees, and at a printing plant powered entirely by renewable wind energy. This is the third award in three years for NCCPC's annual reports.

Capitals Alliance

As a follow-up to the successful Capitals Alliance meeting, *Greening the World's Capitals*, hosted by NCCPC in September 2008, the Office of Public Affairs released an in-depth summary report describing the sixth gathering of the organization.

The 2009 *Greening the World's Capital Cities* Summary Report outlines the strategies that are being put in place by national capitals around the world to make their cities more livable and sustainable.

The 90 page document begins with a look at the history of the Alliance, launched in 2001 by the capital cities of Brasilia, Canberra, Ottawa, and Washington, DC. It highlights the various planning activities held throughout the week-long September conference and chronicles the changes that are already underway in the respective capital cities that participated in the event.

One section of the report is devoted exclusively to the series of challenges and strategies for leading the world to a more sustainable future. This ranges from devising smart economic incentives to embracing new technology that can help jumpstart the desired transformation.

The conference revealed broad consensus on what cities need to do to become sustainable: promote denser, transit-oriented, human-scale development, with energy-efficient heat, water, power and waste systems that mimic natural processes. Discussions on how to arrive at this common endpoint covered a wide range of tactics and strategies, many of which emphasized the importance of planning.

Delegates closed out the week with a pledge to promote green practices and policies. Thirteen of the national capitals signed a non-binding declaration to express their desire to build and promote sustainable communities. A copy of the declaration is included in the Summary Report, which can be accessed online at www.capitalsalliance.org.



Coming in 2010

Exploring Commemoration in America's Capital



NCPC and the National Park Service are in the early stages of collaboration on a study, *Washington as Commemoration*. The joint project will explore the themes that are important to Americans, such as the pursuit of freedom and sacrifice in war. The initiative will compile historical and factual information about existing commemorative works in the nation's

capital. It also will build upon the agency's goal identified in *Extending the Legacy* and the *Memorials and Museums Master Plan* to recognize the city as a whole as a commemorative landscape. The public will be invited to engage in the study as project managers further define the scope of the project. Stay tuned in the coming months for details on how to participate.

Establishing the Region as a Dynamic Model of Cooperative Leadership

NCPC will continue to partner with the Metropolitan Washington Council of Governments in 2010 to build strong partnerships between the federal government and regional jurisdictions. The agencies are currently working together on plans to help establish the region as a dynamic model of cooperative leadership. During the upcoming year, the partners plan to outline specific strategies for reaching three key objectives. They include fostering regional coordination around shared goals and creating a regional business plan; establishing the National Capital Region as a showcase for sustainability; and linking federal investments to community, economic, and innovation development.

NCPC Responds to the President's Call for Increased Sustainability



Per Executive Order 13514, federal agencies must take active steps to reduce their level of greenhouse gases and employ more sustainable practices in the very near future. NCPC is responding by leading the 10th Street

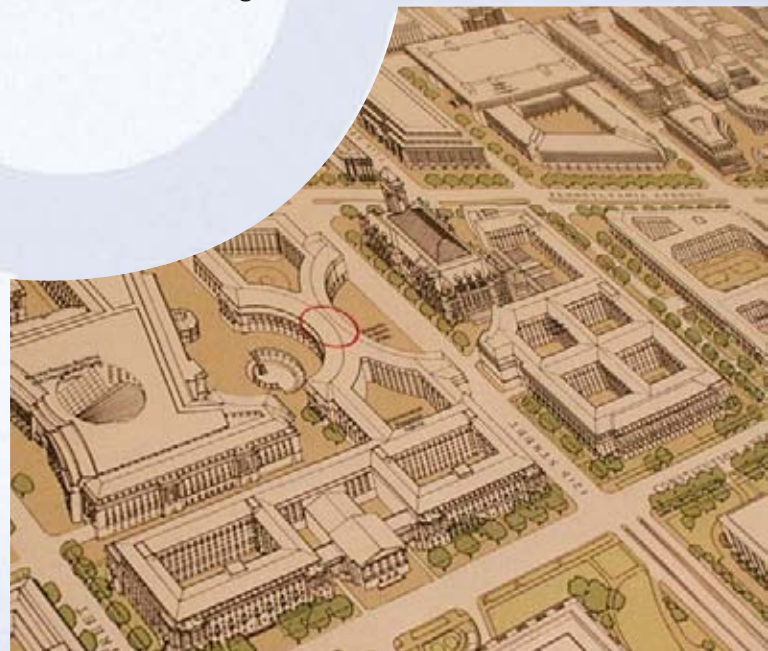
corridor ecodistrict project. A plan will be developed for the approximately ten-block precinct that captures, manages, and reuses energy, water and waste on site. NCPC's ecodistrict will show how a community comprised of federal buildings, related public infrastructure, and open space can function together as an environmentally low-impact unit.

CapitalSpace Offers Comprehensive View of City's Green Space

Following a 60-day public comment period held early in the 2010 fiscal year, the CapitalSpace partners will issue a final plan for the city's parks and open space in early 2010. The plan's partners are now reviewing dozens of comments offered by members of the public on the draft plan. The final plan will guide future parks decisions in order to improve the use, accessibility, and maintenance of the city's green space.

Federal Triangle Heritage Trail

NCPC will soon release the *Federal Triangle Heritage Trail Assessment Study*, a report that identifies the research, outreach, and collaboration necessary to successfully implement a Neighborhood Heritage Trail in the Federal Triangle. As a key objective in the *Monumental Core Framework Plan*, the heritage trail has the potential to improve connections between downtown and the National Mall, while at the same time highlighting the rich social, cultural, architectural, and agency history of the Federal Triangle through a series of illustrated signs.



Commission and Staff

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Presidential Appointees

L. Preston Bryant, Jr., *NCPC Chairman*
Herbert F. Ames
John M. Hart

Mayoral Appointees

Arrington Dixon
Stacie S. Turner

Ex Officio Members

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Secretary of Defense
Represented by Ralph E. Newton

The Honorable Ken Salazar
Secretary of the Interior
Represented by Peter May

The Honorable Paul F. Prouty
Acting Administrator of General Services
Represented by Michael S. McGill

The Honorable Joseph I. Lieberman
Chairman, Committee on Homeland Security and Governmental Affairs
U.S. Senate
Represented by Elyse Greenwald

The Honorable Edolphus Towns
Chairman, Committee on Oversight and Government Reform
U.S. House of Representatives
Represented by William Miles

The Honorable Adrian M. Fenty
Mayor, District of Columbia
Represented by Harriet Tregoning

The Honorable Vincent C. Gray
Chairman, Council of the District of Columbia
Represented by Robert E. Miller, *NCPC Vice Chairman*

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Barry S. Socks, Chief Operating Officer
Christine L. Saum, Chief Urban Designer
Lois Schiffer, General Counsel

Office of the Secretariat

Deborah B. Young, Secretariat
Marcella M. Brown, Information Resources Specialist
Long Diep, Management and Program Assistant

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Paul A. Jutton, Graphic Designer
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Jeffrey L. Hinkle, Urban Planner
Cheryl Kelly, Urban Planner
Michael W. Weil, Urban Planner
Nancy Witherell, Historic Preservation Officer



L. Preston Bryant, Jr.



Herbert F. Ames



John M. Hart



Arrington Dixon



Stacie S. Turner



Ralph E. Newton



Peter May



Michael S. McGill



Elyse Greenwald



William Miles



Harriet Tregoning



Robert E. Miller





The Federal Planning Agency for America's Capital