



National  
Capital  
Planning  
Commission

# Year in Review

October 2011 | September 2012

# 2012

## Contents

<b>Chairman's Message</b>	1
<b>NCPC Members</b>	2
<b>What We Do</b>	3
<b>Priority Areas:</b>	
Sustainability	5
Commemoration	8
Security	10
<b>Core Programs:</b>	
Comprehensive Plan	13
FCIP	15
Plan Review	16
<b>Engagement</b>	18
<b>Recognition</b>	20
<b>Next</b>	22
<b>Resources</b>	24
<b>Staff</b>	25



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# Chairman's Message

Initiatives started several years ago when I joined the Commission reached major milestones in 2012.

I am inspired by our vision for the **SW Ecodistrict**. This innovative plan provides a framework for future actions by federal and local interests to create a sustainable neighborhood in the heart of Washington, DC. The project advances federal leadership in sustainable development, leverages the contributions of individual federal facilities and works across property and agency lines to achieve and exceed the goals of President Obama's Executive Order 13514. The "district-scale" approach of the SW Ecodistrict is a remarkable contribution to nation-wide efforts to reimagine older urban areas and campuses into the workplaces and neighborhoods of the future.

As new public and private investments help revitalize the National Mall, NCPC is exploring opportunities for future **commemorative works** to further reflect the breadth and diversity of the American experience.

Our guidance for balancing **security** and accessibility continues to shape federal development projects, even as we work with other agencies on more effective and comprehensive approaches.

Through our development and **plan review** process and long-range policies, we foster sustainable installation planning that looks to the future while ensuring that today's mission can be met. Working with federal and local partners, we find new ways to think about transportation, infrastructure, and the public realm to improve workplaces and integrate federal facilities into the fabric of their host communities.

As NCPC **guides federal development** across the region, our goal is not just an inspiring capital, but a great city at the heart of a thriving region. Our capital should serve as a showcase for innovative approaches to transportation and sustainable design, and careful stewardship of civic icons and communities. The Commission's composition represents the interests that must work together to achieve these goals.

What NCPC does best is **frame ideas for the future**, bring together the necessary stakeholders, and provide the hard work and perseverance that both inspires and empowers others to move plans forward.

..... “ .....  
**Our capital should serve as a  
showcase for innovative approaches**  
to transportation and sustainable design, and careful stewardship  
of civic icons and communities.

..... ” .....  
**L. Preston Bryant, Jr.**  
NCPC Chairman



# 2012

## NCPC Members

### Presidential Appointees

L. Preston Bryant, Jr.  
NCPC Chairman

Elizabeth Ann White

John M. Hart, AIA, AICP

### Mayoral Appointees

Arrington Dixon

Robert D. Miller  
NCPC Vice Chair

### Ex Officio Members

Honorable Leon E. Panetta  
Secretary of Defense  
Represented by Bradley Provancha

Honorable Ken Salazar  
Secretary of the Interior  
Represented by Peter May

Honorable Dan Tangherlini  
Acting Administrator of General Services  
Represented by Mina Wright

Honorable Joseph I. Lieberman  
Chairman, Committee on Homeland Security  
and Governmental Affairs  
United States Senate  
Represented by Elyse Greenwald

Honorable Darrell Issa  
Chairman, Committee on Oversight  
and Government Reform  
United States House of Representatives  
Represented by Howard A. Denis

Honorable Vincent C. Gray  
Mayor, District of Columbia  
Represented by Harriet Tregoning

Honorable Phil Mendelson  
Chairman, Council of the District of Columbia  
Represented by Councilmember Tommy Wells

“  
**NCPC excels at bringing together  
all of the diverse interests** that help  
shape the nation’s capital.  
”

**Marcel Acosta**  
Executive Director



# What We Do

**T**he National Capital Planning Commission (NCPC) 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. We also review the design of federal projects, oversee long-range planning for future development, and monitor capital investment by federal agencies.

Established by Congress in 1924, our agency works to protect and enhance the extraordinary resources of the National Capital Region. Our work focuses on those planning issues unique to the capital and to this region. NCPC excels at bringing together all of the diverse interests that help shape the nation’s capital. We remain committed to fostering an inspiring and livable capital city for the future.



## Core Responsibilities

### Signature Planning

NCPC, often in collaboration with federal and local agencies, develops policies and plans that address key issues such as sustainability, commemoration, and security.

### Comprehensive Planning

NCPC prepares and updates the Federal Elements of the *Comprehensive Plan for the National Capital*. The plan is used to guide future federal development.

### Annual Report of Planned Federal Projects

NCPC produces the *Federal Capital Improvements Program*, a compilation of proposed federal projects throughout the region.

### Plan Review

NCPC reviews and provides guidance on all federal development projects and master plans in the region.

# Priority Areas



..... “ .....  
**The SW Ecodistrict is a remarkable example of inspired planning for sustainable urban design.** I'm proud of the leadership the Commission and our federal and local partners are providing.  
..... ” .....

**Beth White**  
*Presidential Appointee*



# Sustainability

The SW Ecodistrict Initiative is a comprehensive effort to transform a federal precinct just south of the National Mall into a showcase of sustainable urban development.

## The Southwest Ecodistrict: A Vision for a More Sustainable Future

The SW Ecodistrict Initiative is a comprehensive and forward-looking approach to urban sustainability and livability. The vision calls for transforming a 110-acre largely federal office precinct in Southwest Washington, DC into a revitalized, well connected, mixed-use neighborhood and cultural destination, anchored by the Maryland Avenue and 10th Street corridors. The plan is the result of a collaborative process involving 17 federal and District agencies, in-depth technical studies, and extensive public outreach. NCPC commenced the SW Ecodistrict Initiative in 2009, responding to President Obama's Executive Order 13514, *Federal Leadership in Environmental, Energy and Economic Performance*. The resulting draft plan was released in July 2012 for public review.

In addition to accommodating the future space needs of the federal government, the SW Ecodistrict will extend the civic qualities of the National Mall to the waterfront. It will create new places to live, accommodate new cultural destinations, and foster a vibrant, walkable community. "District-scale" neighborhood and environmental strategies are recommended to establish a high-performance sustainability showcase that also serves as a model of successful economic development and urban design.

## Capturing Momentum

Southwest Washington is on the cusp of change. The federal government is re-examining its property to meet aggressive sustainability targets, create more efficient workplaces for a modern workforce, and reduce operating costs. Upgrades to the National Mall and a multi-billion dollar private waterfront development project bracket the study area, and sponsors are considering the ecodistrict for future museum and memorial projects. This momentum is helping advance the ecodistrict recommendations into action.

## The SW Ecodistrict in 2030

A revitalized  
neighborhood and  
cultural destination

A well-connected  
community

A high  
performance  
environmental  
showcase

A successful  
economic  
partnership

## Advancing Sustainability Discussions

Through our work on the SW Ecodistrict, NCPC is advancing regional and national discussions on innovative, successful strategies for more livable and sustainable neighborhoods. Staff is sharing ecodistrict ideas and lessons across the country at national conferences. Regionally, NCPC hosted a public panel discussion and industry workshop in which the organizers of five Washington-area ecodistrict projects discussed insights on finance, governance, policy, and design that are helping translate sustainability ideas into action. Led by the Portland Sustainability Institute, the April workshop provided insights on everything from organizing community stakeholders and staffing, to successful financing mechanisms.

# The SW Ecodistrict Vision

## Independence Quarter

A mixed-use community anchored by a national museum and a new headquarters for the U.S. Department of Energy.

## Maryland Avenue

An urban boulevard centered on a signature park and an expanded L'Enfant Station intermodal center.

## Southwest Freeway

A private mixed-use development atop the Southwest Freeway connecting the neighborhoods of Southwest Washington, the waterfront, and the National Mall.

## 10th Street and Banneker Park

An inviting civic corridor connecting the National Mall and Smithsonian Museums to the southwest waterfront, anchored by an improved Banneker Park, a nationally significant cultural destination.

## A Showcase of Green Building and Renewable Energy Technologies

The 15-block study area in Southwest Washington, DC is south of the National Mall and bounded by Independence and Maine Avenues on the north and south, and 4th and 12th Streets, SW on the east and west. The federal government controls 56 percent of the land area, including six federal agency headquarters and federal parkland. Important transportation infrastructure – a freeway, Metrorail, and rail lines – traverse the site.

## Project Benefits

Leveraging public and private investment will maximize benefits and provide a template for reuse of federal properties. These investments will ensure that federal operations and missions are maintained while offering private sector land and development opportunities.

- Reduces federal operating and maintenance expenses.
- Contributes to cleaner rivers and improved water quality.
- Helps preserve the historic landscape of the National Mall.
- Reduces federal lease expenses.
- Generates new tax revenue for the District of Columbia.
- Improves commuting capacity and travel time.
- Provides for residential and employment growth.

## Environmental Results

A combination of district and building scale strategies will create a high-performance environmental showcase.

### Energy



Lower green house gas emissions by **51%** while moving toward a zero-net energy district as measured in carbon.

### Water



Reduce potable water consumption by **70%** and improve stormwater management.

### Waste



Recycle **75%** of construction material as buildings are rehabilitated and divert **80%** of the everyday waste currently sent to the landfill.

### Green Infrastructure



Cover **40%** of the Ecodistrict with tree canopy, and make at least **35%** of the surface area pervious to absorb stormwater.

## Neighborhood Development Results

A mix of uses and neighborhood amenities, including new cultural destinations, residences, and offices, will foster community vitality.



A new signature park will anchor a re-envisioned Maryland Avenue, SW

### Civic Realm



Establish an inviting connection between the National Mall and the waterfront.

Create **14.3 acres** of new or improved parks and plazas for up to **five memorial sites**.

Develop **1.2 million** sq. ft. of space to accommodate up to **five museums**.

### Land Use



Improve **7.9 million** sq. ft. of existing federal office space to house **19,000** additional employees.

Accommodate at least **100,000** sq. ft. of street level convenience retail.

Create up to **1.8 million** sq. ft. of new residential or hotel development and at least **one million** sq. ft. of private or federal office space.

### Mobility



**Improve** access to, and between, all transportation modes by reconnecting the street grid for pedestrians, cyclists, and vehicles.

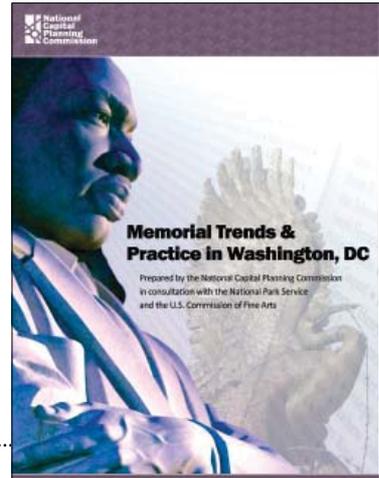
**Expand** the rail corridor and the L'Enfant Station intermodal center to increase commuter options and transit capacity in the region.

# Commemoration

Washington, DC is home to many of the nation’s iconic monuments and civic settings. NCPD reviews proposals for memorials, museums, and other improvements to ensure they fit within the city’s urban fabric and commemorative landscape. NCPD’s research and planning continues to explore ways to expand and improve opportunities for commemoration.

## Memorial Trends & Practice in Washington, DC

NCPD released a report, developed in consultation with the National Park Service and the U.S. Commission of Fine Arts, to provide guidance and general recommendations for how federal agencies might improve and clarify the existing planning process under the Commemorative Works Act. The report summarizes findings from a two-year research study, highlights data on memorial subject matter themes and locations, and features case studies from capital cities worldwide.



Courtesy of the Names Project

## 25th Anniversary of the AIDS Memorial Quilt in Washington

Recognizing the 25th anniversary of the original display of the AIDS Memorial Quilt, this powerful commemorative work returned to the National Mall as part of the 2012 Smithsonian Folklife Festival. It is a dynamic memorial, sewn by hand, and incorporates the many voices of those affected by HIV/AIDS. Challenging notions of the types of materials used in commemorative displays, the Quilt also expands our understanding of how people experience memorials. NCPD staff engaged organizers of the Quilt 2012 display in a video discussion to learn lessons about the power of a non-traditional commemorative work.

..... “ .....  
To fully represent the rich history of our nation in Washington’s commemorative landscape, **we must consider new locations, technologies, and materials.**  
..... ” .....

**Arrington Dixon**  
*Mayoral Appointee*





Brandon Kopp

### **Improvements to the National Mall**

The Commission continued its work with the National Park Service on a number of initiatives, including completion of key American Recovery and Reinvestment Act-funded projects that are enhancing places for civic celebrations, protecting historic landscapes, and improving the overall visitor experience on the National Mall. These include the Commission's review and approval of the turf reconstruction and the refurbished Reflecting Pool, complete with integrated security elements, a sustainable water filtration system, improved Elm Walks and sidewalks, new LED pedestrian lighting and handicap-accessible pathways.

### **Vietnam Veterans Memorial Visitor Center**

At its July 2012 meeting, NCPC approved the preliminary site and building plans for the Vietnam Veterans Memorial Visitor Center. Proposed for a 5.2 acre site on the Lincoln Memorial's northern grounds, the underground center will educate the public about the Vietnam War and the Vietnam Veterans Memorial. The two-level visitor center will house exhibit space, a bookstore, and restrooms. The exhibits will focus on three themes: Making the Names Visible, The Wall Collection, and The History Timeline.

### **Memorial to Victims of the Ukrainian Manmade Famine of 1932-1933**

At its September 2012 meeting, the Commission approved plans for a new memorial in honor of the victims of the Ukrainian Manmade Famine of 1932-1933. The memorial is a gift of the Ukrainian Government and people, recognizing the US's role as the foremost champion of human rights in the world. Located on a triangular park at the intersection of North Capitol and F Streets and Massachusetts Avenue, the memorial includes a six foot tall bas-relief, "Field of Wheat," by artist Larysa Kurylas.

### **Smithsonian National Museum of African American History and Culture**

The newest addition to the collection of museums lining the National Mall will be the Smithsonian National Museum of African American History and Culture. In April 2012, the Commission approved final foundation plans allowing construction activity to commence. The final site and buildings plans were approved in November 2012, with the museum's public opening scheduled for 2015.

### **National Museum of the United States Army**

In May NCPC approved final building plans for the National Museum of the United States Army on the North Post of Fort Belvoir in Fairfax County, Virginia. The new museum is designed to honor the Army and its extensive role in the building of America. The complex includes a main museum building comprised of various exhibitions and galleries, an educational learning center, café and retail spaces, and a rooftop Medal of Honor garden. The new facility is scheduled to open in 2015.

# Security

**NCPC has long advocated for effective security measures that protect and enhance public space. While the need to provide adequate security for federal facilities has not abated, federal agencies are now developing comprehensive security solutions incorporating NCPC's guidance to also address sustainability and community needs.**

## Defining the Federal Triangle's Security

Home to eleven federal facilities and the District's Wilson Building, the Federal Triangle's architectural heritage, public plazas, and proximity to national landmarks make it one of the most important and recognizable representations of federal buildings. Historically, these agencies have independently managed their physical security protection.

Recognizing an opportunity for coordinated and more efficient security solutions, NCPC, the General Services Administration, and the Interagency Security Committee jointly sponsored the *Federal Triangle Precinct Security Study*. Rather than a uncoordinated building-by-building approach, the study recommends addressing security needs at a precinct scale. Consistent, thoughtfully designed, area-wide physical security measures can enhance public spaces. This collaborative approach offers greater benefits to buildings and their users, agency budgets, and the public.



## Protecting the Public Realm

The Commission reviews proposals for security at federal facilities. As federal agencies become more familiar with NCPC's security guidelines and incorporate security planning early in the design process, projects are now better able to meet security and public space needs.

The Commission provided favorable comments on perimeter security designs for the Herbert C. Hoover Building, home to the U.S. Department of Commerce, the White House Visitor Center, and the National Aquarium. Following extensive coordination among NCPC staff, the applicant, and other stakeholders, the original design was modified so that the majority of the security features are located inside the building's property line and not in the adjacent public space.

Security elements were designed to blend seamlessly with the building and public amenities, incorporating a cable rail system, flag poles, lights, and bollards. Another successful example is the Albert V. Bryan U.S. Courthouse in historic downtown Alexandria, Virginia. Using stationary and retractable bollards, reinforced garden walls and expanded sidewalks, the courthouse design successfully balanced security with public access, creating a more walkable and connected neighborhood.



Albert V. Bryan U.S. Courthouse

**Coordinating with Defense Installations**

NCPC and Department of Defense (DoD) representatives are collaborating on solutions to meet mission and facility security needs while responding to evolving sustainability, operations, and community issues. NCPC and DoD staff held several meetings over the past year to better understand and align DoD project and funding cycles with NCPC review requirements. A number of installation master plans for DoD facilities started, or are preparing to start, the review and approval process. Approximately 40 DoD projects across the region, representing more than 3.2 million square feet of development, are anticipated to be proposed in 2013. Through its review and collaborative technical assistance, NCPC will continue to work with DoD to support facility planning that provides more transportation options, improved stormwater and energy management, and better connections to surrounding communities.



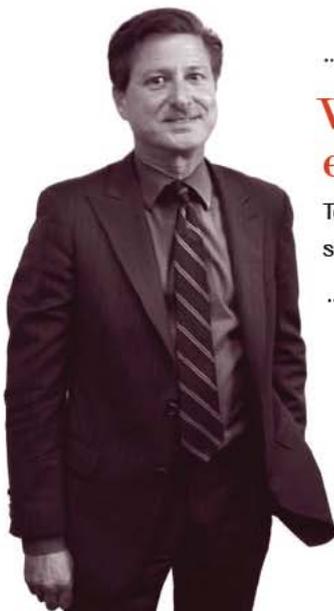
Intelligence Community Campus, Bethesda, MD

**Sustainable Installation Planning**

NCPC's May Speaker Series event, *Sustainable Installation Planning*, examined DoD's changing standards for master planning that emphasize sustainable development practices. At the event, former Deputy Undersecretary of Defense for Installations and Environment Dorothy Robyn announced DoD's updated Unified Facilities Criteria for Installation Master Planning. DoD faces increasing energy costs and changing operational requirements, and seeks to plan, build, and operate more energy efficient and environmentally sustainable facilities that support its mission and responds to the needs of host communities.



NCPC Speaker Series: *Sustainable Installation Planning*



..... “ .....  
**Washington, DC's physical design must embody our nation's democratic values.**

To ensure this, NCPC is continually exploring how best to balance security and accessible public space.

..... ” .....

**Robert E. Miller**  
*Mayoral Appointee and NCPC Vice Chair*

# Core Programs



..... “ .....  
**The Comprehensive Plan’s updated policies reflect emerging trends,** including the shift to smaller, more mobile workspaces, new transportation options, and the highest standards of urban design.  
..... ” .....

**Mina Wright**  
*Representing the Administrator of General Services*

# Comprehensive Plan

One of NCPC's primary tasks is to prepare and adopt a "comprehensive, consistent, and coordinated plan for the National Capital." The *Comprehensive Plan for the National Capital* is composed of both Federal and District Elements. NCPC prepares the Federal Elements, which guide federal development throughout the National Capital Region and serve as a decision-making framework for Commission actions. The companion District Elements, prepared by the District of Columbia, address issues such as local land use, housing, and economic development.

## Updating the Federal Elements

For the first time since 2004, NCPC is updating all of the Federal Elements, and preparing a new Federal Urban Design Element. In FY 2012, the Commission adopted revised Federal Transportation and Environment Elements. Policy updates address a range of issues including the location of federal facilities and their impact on host communities; how to encourage transit, bicycle, and pedestrian trips and better respond to local transportation challenges; and more thoughtfully designed federal facilities and active public spaces. Responding to Executive Order 13514 and President Obama's call for federal leadership in sustainability, the plan incorporates new guidance on multimodal transportation alternatives, energy efficiency, climate adaptation, and federal location choices. The process to update the remaining elements will continue through 2013.



To prepare for each element update, NCPC staff coordinates closely with interested federal agencies and regional stakeholders. Each finalized and updated element reflects community input. Adoption of each Federal Element includes a public comment period, including opportunities for in-person and online public engagement.

Generated from comments provided via an online public comment portal, this word cloud shows the most frequently submitted descriptions of goals for the Federal Urban Design initiative.

..... “ .....  
**Planning in Washington is complex,**  
and NCPC plays a critical role in bringing together federal and local interests.  
..... ” .....



**Harriet Tregoning**  
*Representing the Mayor, District of Columbia*

**First-Ever Federal Urban Design Element**

What design values contribute to the character of the capital? How can federal facilities be better integrated into the fabric of cities? How should federal public spaces better support daily use?

Answers to questions such as these led to development of the draft Federal Urban Design Element, crafted in concert with an Urban Design Task Force composed of federal and local representatives. It consolidates existing design-related policies and provides new guidance for the design of federal facilities and public spaces. The element also establishes a framework for the federal government’s interest in the character of the city and the National Capital Region. Development of the element was informed by a variety of public workshops, Speaker Series sessions, and conversations about the form of the city with design leaders such as landscape architect Walter Hood and Georgia Institute of Technology Professor of Urban Design Michael Dobbins. A combination of in-person and online interactive sessions invited public participation to help define and refine the policies of the new element.



NCPC Live: A Conversation with Landscape Architect Walter Hood



NCPC Speaker Series  
*Agents of Change: Local Perspectives on Federal Design – Regional Planning Directors Forum*



Federal Urban Design Element Public Workshop

# Federal Capital Improvements Program

Federal capital improvement projects help agencies fulfill missions and shape regional development. Each year, the federal government must choose which projects are priorities, and which should be deferred. NCPC prepares the *Federal Capital Improvements Program (FCIP)* to assist in this process, documenting projects proposed by federal agencies in the National Capital Region. To prepare the FCIP, NCPC reviews project proposals and provides recommendations to the Office of Management and Budget (OMB) regarding projects' consistency with NCPC's approved plans and policies, as well as the policies and plans of local jurisdictions. The OMB considers this information when reviewing federal agency budget submissions and in developing the President's annual budget. Adoption of the FCIP does not provide Commission approval of included projects.

The latest FCIP, adopted in November 2011 by the Commission, covers fiscal years 2012 to 2017. It contains 145 projects. Highlighted projects include flood control measures to protect downtown Washington, National Mall turf reconstruction, and Pentagon renovations.

## Federal Capital Improvements Program 2012-2017

**145** projects reviewed

**14** submitting agencies

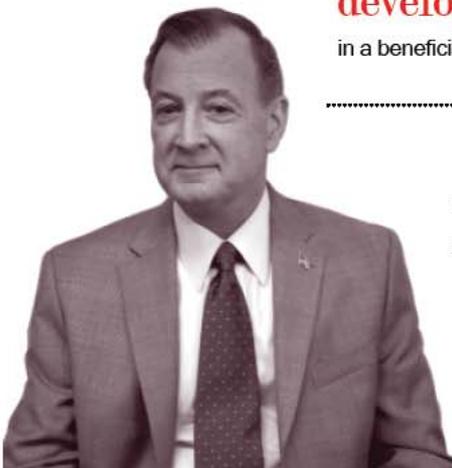
**5.3** billion cost estimate

“

**The presence of the federal government continues to anchor and shape the region's development.**

NCPC has a special responsibility to help guide development in a beneficial and sensitive manner.

”



**Bradley Provancha**

*Representing the Secretary of Defense*

# Plan Review

One of NCPC's principal responsibilities is to plan and regulate federal land in and around Washington, DC to ensure that new developments enhance the region's historic, cultural, and natural resources. The Commission meets monthly to review submitted projects using the policies of the Comprehensive Plan as a guide.

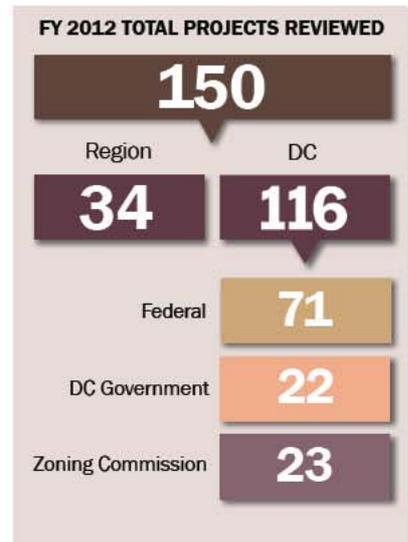
## Enhanced Reports, Presentations, and Tools

NCPC implemented a new format for its Executive Director Recommendations, as well as for its project summary briefing presentations, to make the reports easier to read and use. These documents are published on the NCPC website in advance of Commission meetings to allow the public to become familiar with proposed project and staff analysis before Commission deliberation.

To further communicate design alternatives to the public and members of the Commission, NCPC staff explored technologies including development of a mobile application. While in the development phase, this "augmented reality" mobile application will allow users to view designs and alternative concepts in context as they move around physical locations.

## Agency Partnership Building

NCPC staff and leadership continued to cultivate strong working relationships with the primary agencies that supervise and sponsor new development within the region, including the General Services Administration, the National Park Service (NPS), the District of Columbia, and the Department of Defense (DoD). In particular, joint briefings with DoD representatives helped all parties better understand and coordinate project development and review processes. Early and continuing consultation helps NCPC and partner agencies identify and resolve issues more easily and ensures that often complex review processes are coordinated.



“The Commission seeks innovative approaches for federal development while respecting the region's incredible

historic, cultural, and environmental legacy.”

**Peter May**  
*Representing the Secretary of the Interior*



“  
**NCPC’s review provides a broader context that helps federal facilities meet their mission**  
 ”

while responding to the surrounding community.



**Elyse Greenwald**

*Representing the Chairman,  
 Committee on Homeland Security and Governmental Affairs  
 United States Senate*

**Community Coordination and Early Consultation**

An important aspect of NCPC’s review process is coordinating with federal agencies, neighborhoods, and jurisdictions to ensure that submitted proposals balance agency and local needs. NCPC solicits formal public comment at its meetings, and staff works throughout the review process to encourage agencies and local stakeholders to collaborate on mutually agreeable solutions.

A strong example is the continuing coordination for the new Intelligence Community Campus – Bethesda. When the DoD sought to repurpose an existing federal campus to consolidate several intelligence organizations, concerns were raised about transportation impacts, stormwater management, and design compatibility. These issues were largely resolved through ongoing discussions with all parties, including a commitment to continue meeting with the community to evaluate impacts following campus construction.

**Walkable, Bikeable, and Public-Friendly**

Several Commission-reviewed projects in 2012 improved the public spaces adjacent to, and on, federal properties within Washington’s monumental core. New Federal Triangle Heritage Trail signage encourages the public to explore and learn about this historic and beautiful federal campus. The National Mall Plan prepared by the NPS identified improvements to the Mall’s grand green lawn as a priority. The Commission provided comments on concept designs for Phases II and III of the Mall’s turf and soil reconstruction which encompass the center lawn between 7th and 14th Streets, NW. The proposal includes removing and replacing the top soil, adding drainage, re-grading the surface, and installing new irrigation systems.

Visitors and locals alike were delighted by the inclusion of new Capital Bikeshare stations on the Mall just in time for the annual Cherry Blossom Festival. In its approval the Commission commended the NPS for extending the Bikeshare program to the National Mall and providing expanded transportation options for visitors. The Commission encouraged the NPS to work with the District Department of Transportation to monitor demand for the bicycles and determine if additional bikes should be added on the Mall and in East Potomac Park.



Turf reconstruction on center lawn panels of the National Mall



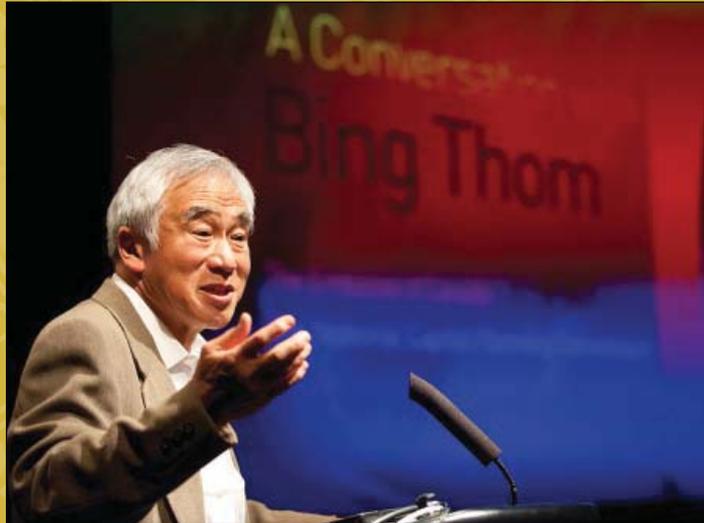
Capital Bikeshare stations on the National Mall provide greater mobility and access to important sites.

Jonathan Maus/BikePortland

# Engagement

## Thought-Provoking Conversations

Local perspectives on federal planning. Ideas for (r)Evolutionary Parks. Reimagining midcentury development with sustainable, contemporary designs. These are just a few of the thought-provoking topics raised at our quarterly Speaker Series and related events throughout the year. NCPC partnered with the National Archives, the National Building Museum, the Trust for the National Mall, George Mason University, and the Canadian Embassy to host these sessions. Additional public events featured discussions on London's experiences redeveloping transit hubs, looked at the latest data on regional housing and transportation costs, and explored cutting edge approaches to parking management.



Architect Bing Thom shared his thoughts on midcentury design and Southwest Washington as part of the agency's quarterly Speaker Series.

## Live and Online

Serving those not able to attend in person, NCPC streamed each monthly Commission meeting and many public events live. We hosted live video chats with Councilmember Tommy Wells on city initiatives, talked about inclusive urban design with landscape architect Walter Hood, and hosted a discussion on how the AIDS Memorial Quilt inspires new forms of commemoration. Every event, both in person and online, engaged the public with real time questions and was posted to our website for future on-demand viewing.

## Bringing Together Regional Stakeholders

NCPC promotes the successful development of the National Capital Region by coordinating plans and facilitating discussions between federal and local agencies. Monthly coordination meetings with District and federal agencies ensure that proposed projects in Washington are comprehensively reviewed. NCPC provides a federal perspective through its representation in regional planning efforts, including the Metropolitan Washington Council of Governments and the DC Board of Zoning Adjustment. Staff organized information exchanges with Prince George's County, Montgomery County, and the City of Fairfax to more effectively coordinate planning processes.

## Providing Expert Testimony

NCPC is called upon by Congress to offer expert testimony on key urban planning issues that affect the National Capital Region. In July, Executive Director Marcel Acosta, in tandem with DC Director of Planning Harriet Tregoning, presented testimony on Washington's federal Height of Buildings Act before the House Committee on Oversight and Government Reform. Mr. Acosta explained how the landmark legislation contributes to the overall character of the city by creating a distinctive skyline and protecting views to and from iconic national buildings and locations. Earlier in the year, Chairman L. Preston Bryant discussed the agency's role in the development of new memorials in the nation's capital before a House Subcommittee on National Parks, Forests and Public Lands Oversight hearing on the future of the National Mall.

## Extending Our Reach

While our work directly affects local and regional stakeholders, our audience is national and even international in scope. Reaching and engaging these constituencies requires a variety of tools. In addition to formal public comment opportunities at Commission meetings, NCPC hosts public meetings at our offices and within the community. This included an interactive federal urban design workshop to gather ideas for how federal facilities can create better public spaces across the region. A collection of 38 NCPC-produced videos posted and distributed online helped summarize agency work on a variety of topics, including agency efforts in the realm of flooding, sustainability, transportation, and changing federal workplaces.

Expanding beyond the Beltway, agency staff spread the word about our planning efforts by presenting at events and conferences nationwide, as well as via webcasts online. Our social media and outreach techniques were showcased at the American Planning Association national conference, and NCPC staff made several presentations on our sustainability projects at this year's American Institute of Architects conference held in Washington, DC, and at other national forums. Executive Director Acosta presented at the University of Virginia and at Harvard University on the role of commemoration in the nation's capital.

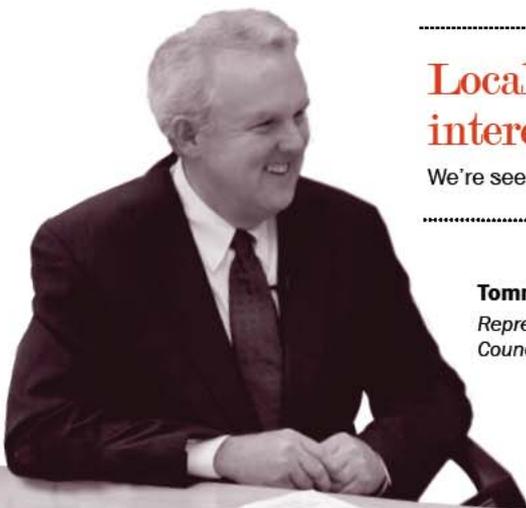
NCPC welcomed 14 foreign delegations throughout the year, including officials from China and Vietnam. These groups are often interested in learning how NCPC balances local and federal interests when reviewing projects, current sustainability initiatives, and the role of public engagement in our work.



The winning designs for the Trust for the National Mall-sponsored National Mall Design Competition on display at the National Building Museum.

## Accessible and Transparent

Both online and through monthly e-newsletters, we encourage a public and interactive dialogue. For our urban design initiative, the public was invited to post ideas and images directly onto a regional map. For the roll-out of the draft *SW Ecodistrict Plan*, we provided an online forum that encouraged page-by-page review and comment, making it easy for the public to see ideas shared by others.



“  
**Locally and nationally, people are interested in how Washington grows.**  
 We're seen as a leader in walkable, bikeable, and green neighborhoods.  
 ”

**Tommy Wells**  
 Representing the Chairman,  
 Council of the District of Columbia

# Recognition

## **Stormwater Study Wins APA Planning Award**

The American Planning Association's Federal Planning Division named NCP's *Federal Triangle Stormwater Drainage Study* the winner of its' Outstanding Collaborative Planning Project Award. NCP worked with more than a dozen federal and local partners to study strategies to reduce stormwater drainage flooding risks in this important federal precinct.

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## **Government Communications Association Honors NCP's Efforts**

The National Association of Government Communicators' 2012 Blue Pencil & Gold Screen Awards presented NCP with two first place awards. The 2011 NCP Year in Review won this honor in the annual report category, while the materials produced for the Speaker Series event *Meet RIC—Introducing the Homeland Security Regional Innovation Cluster* won first place in the Conference Materials category.

More than 90 percent of NCP employees walk or take public transit daily, helping the agency exceed its FY2011 sustainability goals.





“ .....  
**Agency staff brings tremendous commitment and skill to their work.**  
 It’s clear that they are invested in making this a better community.  
 ..... ”

**John M. Hart**  
*Presidential Appointee*

**Commission Changes**

President Obama appointed Beth White to a six-year term as the Commission’s At-Large member. Ms. White, director of the Trust for Public Land’s Chicago office, has extensive experience in city planning, housing, and transportation. The Commission also welcomed DC Councilmember Tommy Wells, representing DC Council Chairman Phil Mendelson.

**ASLA Award for Coolidge High School Service Project**

The Calvin Coolidge High School Greenhouse Garden and Outdoor Classroom Legacy Project was recognized by the American Society of Landscape Architects with the organization’s 2012 Community Service Presidential Honor Award. The ASLA Potomac Chapter partnered with the ACE Mentoring Program of the Greater Washington Metropolitan Area, Inc. to undertake the project. Improvements were undertaken in conjunction with the 2010 ASLA National Convention held in Washington, DC. NCPC and the General Services Administration were two of several organizations that supported the initiative. NCPC’s Elizabeth Miller served as volunteer chair.



**National Guard Honors Agency**

The National Guard presented NCPC with an Employer Support for the Guard and Reserve—Above and Beyond Award for NCPC’s continued support of Policy and Research Director and Army Lt. Col. Mike Sherman during his one-year tour of duty in Iraq. He returned to NCPC in February.



**NCPC Achieves FY 2011 Sustainability Goals**

NCPC successfully met its agency sustainability goals for FY 2011. The agency reduced its greenhouse gas emissions 13.5 percent from FY 2010 (and 14.5 percent from the FY 2008 baseline). More than 90 percent of agency employees walk, bike, or take public transit between home and work daily. The reduced emissions are mostly due to an increase in the percent of employees teleworking and less conference travel.

**Tradition of Giving Back Maintained**

Once again NCPC staff rose to the challenge of participating in the federal government’s 2012 Combined Federal Campaign. NCPC’s total contribution of \$16,825 was raised through contributions and an auction of staff-donated items. More than 70 percent of the agency participated.

# Next



## **SW Ecodistrict Action Agenda**

In 2013 the final *SW Ecodistrict Plan* will be presented to the Commission. Efforts to move this groundbreaking initiative closer to implementation are underway, including concept design development for the 10th Street, SW streetscape, and the Banneker Park to Maine Avenue pedestrian connection; a stormwater infrastructure phasing study; and a more detailed economic and financing feasibility analysis. The General Services Administration is collaborating with NCPC on a Request for Interest (RFI) to solicit input from the private sector on the possible redevelopment of several federal properties in the Ecodistrict.

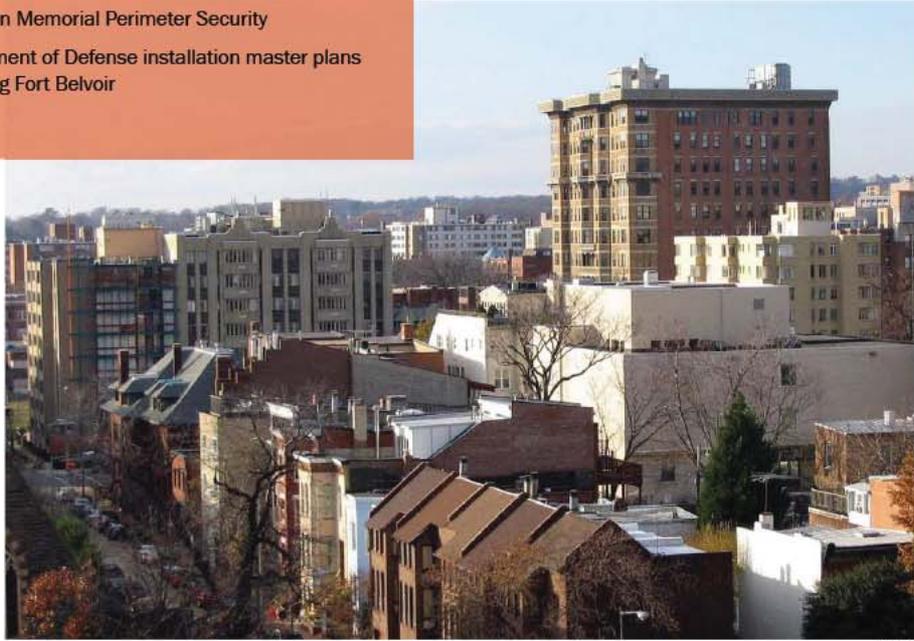
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## **The Federal Elements of the Comprehensive Plan**

Updates to the remaining Federal Elements—Visitors, Open Space, Foreign Missions, and Historic Features—will be completed in 2013. The new Federal Urban Design element will be finalized following public review. This element will provide guidance for the design of federal facilities and promote more active public space, protecting and enhancing the character of the capital city and better integrating federal facility designs into regional communities.

### Anticipated Major Project Reviews in 2013

- Dwight D. Eisenhower Memorial
- The Old Post Office Building redevelopment
- Foreign Missions Center at the former Walter Reed Army Medical Center
- Washington Monument Visitor Screening Pavilion
- Jefferson Memorial Perimeter Security
- Department of Defense installation master plans including Fort Belvoir



DCMud

Construction of the Cairo Apartments in NW Washington was the impetus for the 1910 Height of Buildings Act. NPCPC and the District of Columbia Office of Planning will jointly study this landmark Congressional act throughout 2013.

### Studying Washington's Building Heights

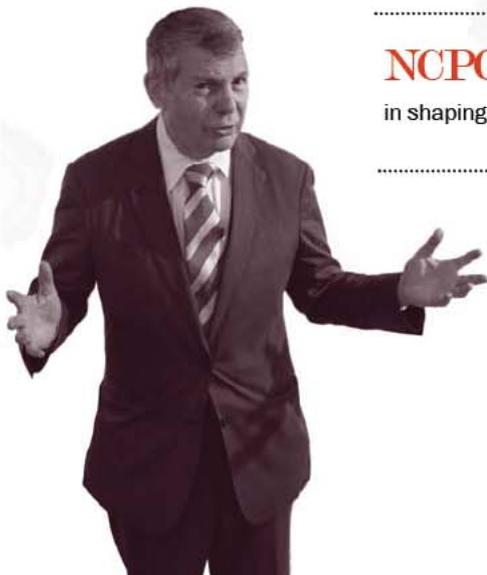
For more than 100 years Washington's development has been shaped by the federal Height of Buildings Act, producing a distinctive skyline that ensures the prominence of the capital's iconic landmarks. Height limits are of ongoing interest, reflecting an appreciation for the resulting city form and pedestrian-scaled streets, as well as concerns that current regulation may affect the ability to accommodate and encourage future growth. NPCPC and the District of Columbia Office of Planning will undertake a joint study to explore how alternative building heights might affect federal interests and city development goals, and to reach a shared consensus on those areas of the city where changes to current federal height requirements may be appropriate. A 2012 Congressional hearing resulted in a request to NPCPC and the District to conduct the study.

..... “ .....

**NPCPC's work is critically important**

in shaping how visitors and locals alike will experience our capital city in the future.

..... ” .....



**Howard A. Denis**

Representing the Chairman,  
Committee on Oversight and Government Reform  
United States House of Representatives

# Resources

NCPC met its core objectives without increasing expenditures for the second consecutive year.

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. Efforts included updates to the Federal Elements of the Comprehensive Plan and release of *Memorial Trends & Practice in Washington, DC*, an analysis developed in close coordination with the National Park Service and the U.S. Commission of Fine Arts.

The agency increased outreach and public engagement efforts to extend the reach of effective planning throughout the National Capital Region. In an age of increased financial scrutiny, the agency once again improved its efforts by decreasing expenditures by 4.1 percent while meeting both its core mission and strategic objectives.

## FY12 NCPC BUDGET

Planning Programs

\$4,792,230

Operational Systems

\$1,991,387

Management Systems

\$1,357,337

**TOTAL**

**\$8,140,954**



## Staff

### Office of the Executive Director

Marcel Acosta, Executive Director  
Barry S. Socks, Chief Operating Officer

### Office of the General Counsel

Anne R. Schuyler, General Counsel

### Office of the Secretariat

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

### Office of Public Engagement

Julia A. Koster, Director  
William H. Herbig, Urban Planner  
Paul A. Jutton, Graphic Designer  
Christian P. Madera, Web and New Media Manager  
Scott Sowers, Multimedia Specialist  
Stephen O. Staudigl, Public Affairs Specialist

### Office of Administration

Charles 'Jody' Rieder, Director  
Stefanie D. Brown, Support Services Specialist  
Tony D. Champ, Information Technology Manager  
Camille R. Lewis, Human Resources Assistant  
Patricia Thompson, Information Receptionist  
Phyllis A. Vessels, Human Resources Officer  
Roszonna E. Whitsett, Management Assistant

### Physical Planning Division

William G. Dowd, Director (on detail)  
Elizabeth D. Miller, Acting Director  
Sarah Moulton, Urban Planner  
Diane Sullivan, Urban Planner  
Amy Tarce, Urban Planner  
Maureen Tighe, Urban Planner  
Kenneth T. Walton, Architect - Urban Design

### Policy & Research Division

Michael A. Sherman, Director  
Kael W. Anderson, Urban Planner  
Eugene A. Keller, Urban Planner\*  
Lucy Alden Kempf, Urban Planner  
Stacy T. Wood, Urban Planner  
David A. Zaidain, Senior Urban Planner

### Urban Design & Plan Review Division

David W. Levy, Director\*  
Christine L. Saum, Director  
Dereth Bush, Urban Planner  
Shane L. Dettman, Senior Urban Planner  
Carlton E. Hart, Urban Planner  
Jennifer Hirsch, Historic Preservation Officer  
Jeffrey L. Hinkle, Urban Planner  
Cheryl Kelly, Urban Planner  
Michael W. Weil, Urban Planner

\* Departed agency service mid-year.

### Student Volunteer Associates

Julia Benjamin, Virginia Tech  
Martha Cardoza, George Washington University  
Hannah Dolan, College of St. Benedict/St. John's University  
Kristen Fulmer, Virginia Tech  
Cecelia Hagan, Wake Forest University  
Matthew Killian, Harvard University  
Michael Limburg, University of Maryland-College Park

### DC Summer Youth Employment Program (SYEP)

Johnwilliam Carroll, University of Oklahoma  
Mary Mease, Frank Ballou High School





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