

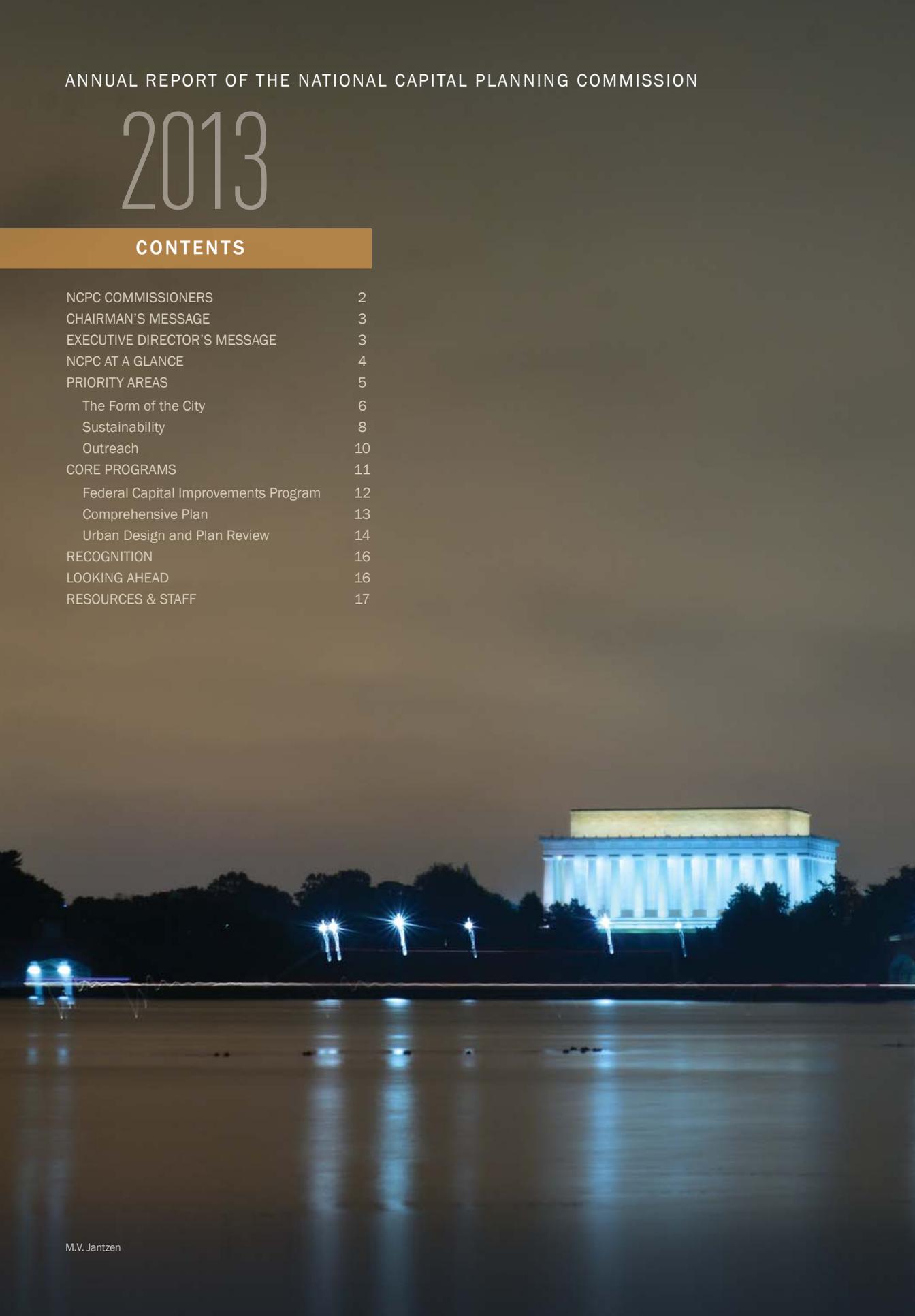


2013
YEAR IN REVIEW

2013

CONTENTS

NCPC COMMISSIONERS	2
CHAIRMAN'S MESSAGE	3
EXECUTIVE DIRECTOR'S MESSAGE	3
NCPC AT A GLANCE	4
PRIORITY AREAS	5
The Form of the City	6
Sustainability	8
Outreach	10
CORE PROGRAMS	11
Federal Capital Improvements Program	12
Comprehensive Plan	13
Urban Design and Plan Review	14
RECOGNITION	16
LOOKING AHEAD	16
RESOURCES & STAFF	17



What makes a capital city?



NCPC

COMMISSIONERS

Presidential Appointees

L. Preston Bryant, Jr. (Virginia) | NCPC Chairman

John Hart (Maryland)

Elizabeth White (At-Large)

Mayoral Appointees

Arrington Dixon

Robert Miller | NCPC Vice Chairman

Ex Officio Members

Honorable Charles “Chuck” Hagel

Secretary of Defense

Represented by Bradley Provancha

Honorable Sarah “Sally” Jewell

Secretary of the Interior

Represented by Peter May

Honorable Daniel Tangherlini

Administrator of General Services

Represented by Mina Wright

Honorable Tom Carper

Chairman, Committee on Homeland

Security and Government Affairs

United States Senate

Represented by Deanne Millison

Honorable Darrell Issa

Chairman, Committee on Oversight

and Government Reform

United States House of Representatives

Represented by Howard Denis

Honorable Vincent Gray

Mayor, District of Columbia

Represented by Harriet Tregoning

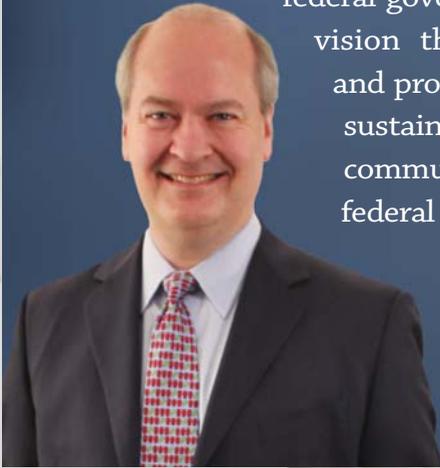
Honorable Phil Mendelson

Chair, Council of the District of Columbia

Represented by Jessica Jacobs



Washington is one of the world's great planned capitals. Yet, it is not a static place: Washington is evolving to meet 21st century demands, while also preserving those characteristics that make it unique among cities. Today our national capital region is growing, attracting an increasingly skilled workforce and diversifying into new sectors. NCPC, on behalf of the federal government, nurtures a planning vision that anticipates this growth and promotes goals for urban design, sustainability, transportation, and community. A capital city is where the federal government leads by example.



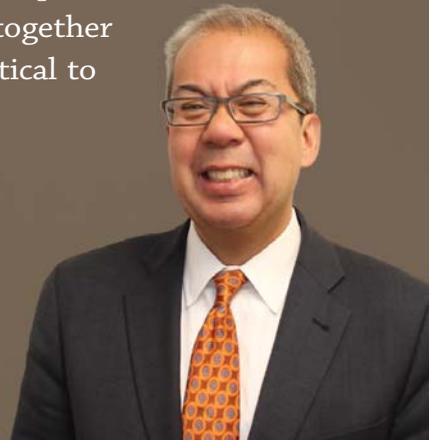
A handwritten signature in white ink on a dark blue background.

L. Preston Bryant, Jr. *Chairman*

NCPC provides a platform to solve local and federal planning issues in the capital. This plays out in many ways; for example, we host public meetings to explore possible changes to Washington's urban form, and we work with local governments, citizens and federal agencies to address the contributions and impacts of federal development. Bringing diverse stakeholders together to find common ground is critical to our success.

A handwritten signature in white ink on a dark brown background.

Marcel C. Acosta *Executive Director*



The National Capital Planning Commission (NCPC) is the federal government's central planning agency for the National Capital Region. Through planning, policymaking, and plan review, NCPC protects and advances the federal government's interest in the region's development. The Commission provides overall planning guidance for federal land and buildings in the region by reviewing the design of federal and certain local projects, overseeing long-range planning for future development, and monitoring capital investment by federal agencies.

Established by Congress in 1924, the agency protects and enhances the region's important natural and historic features. NCPC promotes a long-range vision for the development of Washington, DC and the surrounding area that respects our planning heritage while embracing new ideas for a modern capital.

NCPC's Core Responsibilities

Signature Planning

Collaborate with stakeholders to develop federal policies and plans that address key issues such as land use, infrastructure, physical form, revitalization, and sustainability.

Comprehensive Planning

Update the *Comprehensive Plan for the National Capital: Federal Elements*, a statement of principles, goals, and policies to guide future federal development.

Federal Capital Improvements Program

Compile and review proposed federal capital projects throughout the region.

Plan Review

Review and approve plans and projects for federal and District of Columbia public buildings and installations.

A capital city plays a vital role in reflecting a country's identity.

Washington, DC is home to our democratic institutions as well as extraordinary historic, cultural and natural treasures. In form and operations, the capital city tells the nation's story and reflects the country's aspirations and heritage. At the same time, the city is part of a growing metropolitan hub with its own local character, where the needs and goals of residents and workers must be met.

In 2013, NCPC engaged citizens in conversations about Washington, DC's image and form, a process that reaffirmed the value of the capital's unique horizontal skyline and the prominence of iconic national symbols. Key components of the agency's sustainability agenda were advanced, laying the foundation for a more resilient future for generations to come. Inherent in NCPC's work is the goal to integrate the presence of the federal government with the fabric of everyday city life.



The Form of the City

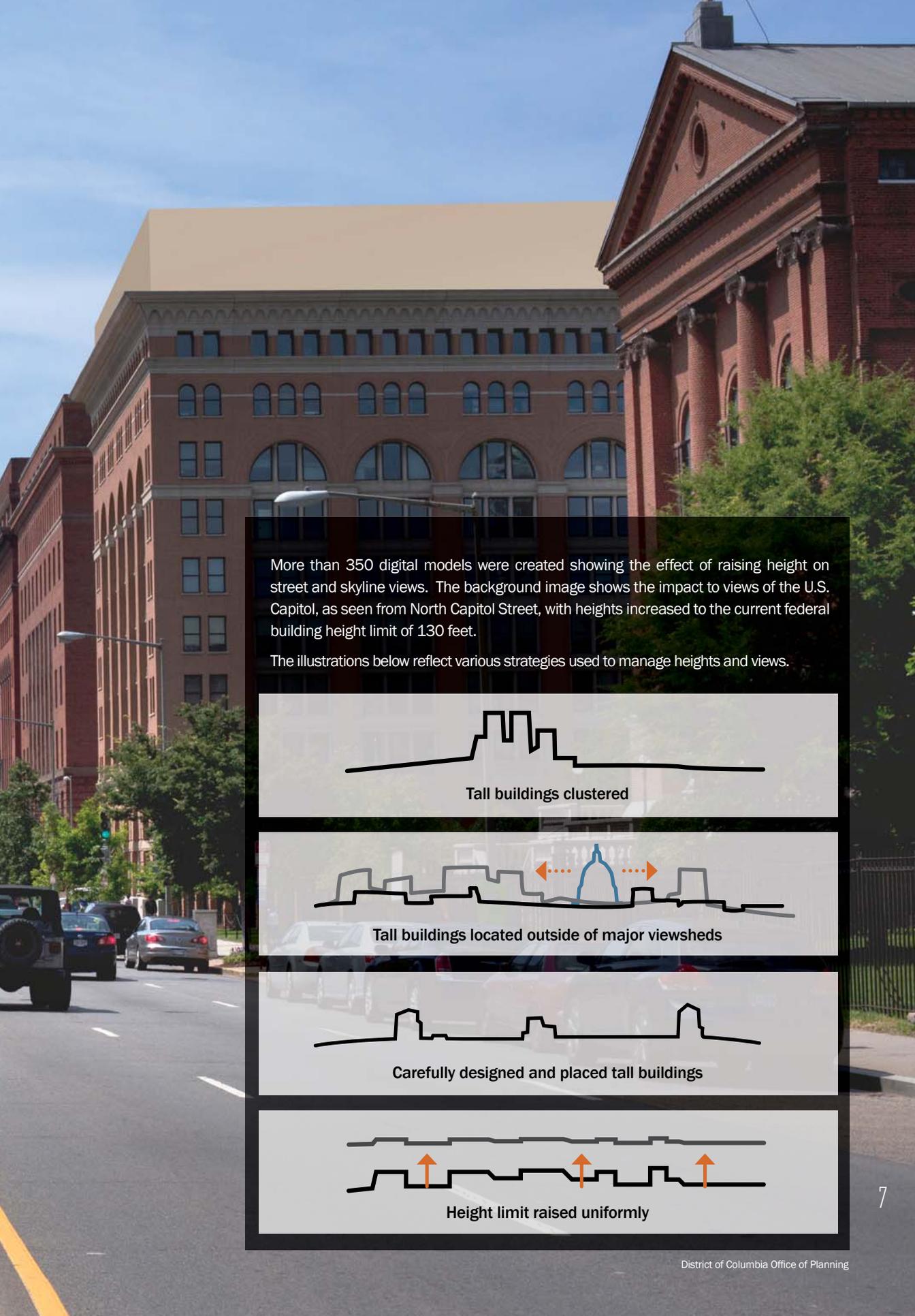
Height Master Plan for Washington, DC

For more than 100 years, the federal Height of Buildings Act has fundamentally shaped the form and experience of the nation's capital. This year, NCPD and the District of Columbia undertook a Congressionally-requested joint study of the law's impact and considered opportunities for strategic changes. The initiative included international case studies, digital models exploring options for increased height, and extensive public outreach.

The Commission reaffirmed the value of the Height Act in protecting national interests in the capital's form and character, and recommended retaining the Height Act with only modest changes. The Act's contribution to the city's distinctive skyline and neighborhood character were equally important to many local stakeholders.

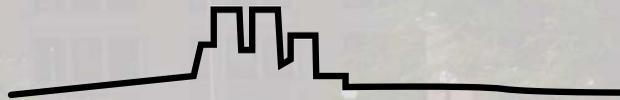
The District of Columbia is a thriving city that will need multifaceted strategies to successfully accommodate new growth and a diversifying economy. Recognizing this, the Commission's report contemplates considering strategic changes to height requirements outside of the historic core following a future comprehensive planning process.

■ www.ncpc.gov/heightstudy

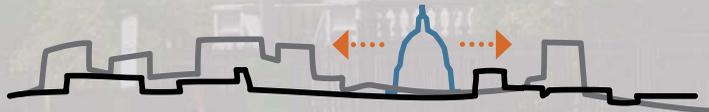


More than 350 digital models were created showing the effect of raising height on street and skyline views. The background image shows the impact to views of the U.S. Capitol, as seen from North Capitol Street, with heights increased to the current federal building height limit of 130 feet.

The illustrations below reflect various strategies used to manage heights and views.



Tall buildings clustered



Tall buildings located outside of major viewsheds



Carefully designed and placed tall buildings



Height limit raised uniformly

Sustainability

SW Ecodistrict

Advancing the President's call for federal leadership in sustainable practices, the *SW Ecodistrict Plan* demonstrates how the federal government can showcase progress in environmental, energy, and economic performance. The *SW Ecodistrict Plan* lays out a strategy to transform a 110-acre federal enclave south of the National Mall into a highly sustainable mixed-use neighborhood and cultural destination that meets the needs of future generations. Since the Commission acted on the plan in January 2013, NCPC has worked with its partners to coordinate public and private projects leveraging federal and local assets to address the area's complex land use and infrastructure challenges.



To strengthen the connection between the National Mall and the SW Waterfront, NCPC and its partners developed concept designs for the 10th Street corridor (shown above). While build-out will occur over time, the recently authorized Southwest Business Improvement District is interested in facilitating interim improvements. The SW Ecodistrict Task Force commented favorably on the concept design for the corridor and interim Banneker connection to Maine Avenue. The National Park Service will lead the interim Banneker connection through final design, which will then be privately funded.

Infrastructure improvements are essential to meet the plan's livability and sustainability objectives. NCPC completed a study showing that a "district" stormwater infrastructure system that collects, treats, and reuses rainwater is technically feasible and has a favorable return on investment. In consultation with NCPC, the District of Columbia is analyzing the feasibility of establishing Maryland Avenue above the rail corridor between 7th and 12th Streets, SW.

The General Services Administration (GSA) is leading the Federal Triangle South Initiative, with NCPC's support, to leverage the value of the area's federal assets to achieve the federal government's office space needs while advancing Southwest Washington's ongoing revitalization.

NCPC convened a panel of experts to advise local and federal agencies on how to advance infrastructure projects and governance in the SW Ecodistrict. As recommended by the panel, the stakeholders agreed to enter into a memorandum of agreement that includes a coordinated program management plan for the multiple projects now underway.

Climate Adaptation

Changing climate poses risks of more severe storms, long-term sea level rise, and increased dangers from flooding and extreme heat and precipitation. The federal government's continuity of operations and physical assets in the Washington region depend on the region's resiliency to climate change.

Kicking off a new initiative, NCPC convened the Monumental Core Climate Adaptation Working Group, comprised of federal and local agencies and infrastructure owners, to collaborate on addressing climate change. This provides a forum to coordinate individual efforts, support broader objectives, exchange technical information and best practices, present current resiliency planning efforts, and share opportunities for training and education.

NCPC is partnering with NASA, GSA, the Smithsonian Institution, and the Metropolitan Washington Council of Governments to provide webinars and workshops about the region's vulnerability to climate change. The first workshop attracted 25 agencies.



National Park Service

Outreach

At the heart of NCPC's work is a commitment to foster meaningful opportunities for public engagement.

NCPC's year-long height study, conducted in partnership with the District of Columbia, attracted widespread public interest. More than a dozen public meetings, hearings, and a dedicated website provided stakeholders ways to consider and comment on the potential impacts of increased building heights citywide. To kick off the study, NCPC hosted HeightenedDC Conversations, where international experts shared how other major cities manage height.

Promoting coordination between the region's federal and local agencies is critical to advancing all of NCPC's initiatives. Examples this year include forging partnerships among agencies to achieve the goals outlined in the SW Ecodistrict Initiative; bringing together Prince George's County, Maryland staff and representatives of federal facilities located in the county to share information and plans; and convening federal agencies to examine security within the Federal Triangle.

Building upon its previously released report *Memorial Trends & Practice in Washington, DC*, NCPC refined the interactive map of memorials cataloged in the study. The online map now allows users to browse nationally-significant memorials throughout the region by theme and location, while also providing short descriptions and histories of each.

NCPC's Speaker Series represented a second "British invasion" with Helen Marriage sharing the powerful impact of event art, and Camilla Ween discussing London's transit planning through the lens of reconnecting neighborhoods.

Throughout the year, NCPC staff shared successes and lessons learned regarding Washington, DC's symbolic role as a purpose-built capital city, foreign missions, memorial trends, and the SW Ecodistrict at international, national, and local conferences. NCPC continues to be a popular stop for domestic and foreign delegations and academic groups visiting the nation's capital.



A capital city is both the seat of government and a livable urban center.

Metropolitan Washington's concentration of federal assets has long shaped—and been shaped by—regional development activities. Recent federal budget constraints, changing workplace space use, sustainability, new technologies, and evolving mission objectives impact federal operation, location, and design decisions. These issues are transforming how and where growth occurs.

The National Capital Planning Commission guides federal development through three core programs: the *Federal Capital Improvements Program*, the *Comprehensive Plan for the National Capital*, and project review. The changing nature of the federal presence in the region is reflected in the agency's activities.

Federal Capital Improvements Program (FCIP)

FCIP FIGURES
FY 2013-2018

129 Projects
SUBMITTED

ESTIMATED TOTAL
\$4.8 Billion

NCPC prepares the annual FCIP, documenting and evaluating the capital projects proposed by federal agencies throughout the National Capital Region over a six-year period. This year, NCPC implemented an FCIP scorecard to more clearly link proposed capital projects to the policy goals of the *Comprehensive Plan for the National Capital*.

Federal budget constraints and directives requiring agencies to be more efficient and sustainable are reflected in the most recent FCIP. In contrast to prior years, where regional construction activity was driven by Base Realignment and Closure activity and the American Recovery and Reinvestment Act, fewer and smaller projects were submitted in this year's FCIP.

Comprehensive Plan for the National Capital

NCPC prepares the Federal Elements of the *Comprehensive Plan for the National Capital* which directs regional federal development and serves as a decision-making framework for Commission action. Updates to the Federal Elements are underway to better address emerging trends, reflect new directives, and fully support recent planning initiatives.

Highlights

Federal Workplace Element | Federal workplaces continue to transform as agencies reduce their space needs through consolidation, make technological changes, and increase energy efficiency.

Visitors & Commemoration Element | Revised policies reflect greater emphasis on the federal government's support of the visitor experience in the National Capital Region. A new section provides policies guiding commemoration.

Federal Environment Element | New Executive Order guidance to address climate change and adaptation, light pollution, and energy efficiency shaped Element updates.

Urban Design Element | This new Element will shape the design of federal facilities and open space and promote more active, attractive public spaces. Work from the Height Master Plan, including viewshed studies, will inform this Element.

Urban Design and Plan Review

A principal responsibility of NCPC is to ensure that individual projects and plans within the National Capital Region are consistent with federal interests on all planning matters. This work is carried out through the project review process. While most projects are federal, NCPC reviews District of Columbia public buildings and changes to the District zoning map and regulations.

As with NCPC's other core programs, broader federal and regional development trends shaped the agency's project review activities. There were fewer major new construction projects and a greater emphasis on modernizations and rehabilitations to increase efficiency, consolidate operations, and integrate sustainability and security features.



MASTER PLANS

Regional federal installations focused on updating master plans. In particular, the Department of the Navy initiated an ambitious effort to update master plans region-wide, including facilities in Bethesda, Maryland; Arlington County, Virginia; and at the Naval Observatory in the District of Columbia.

SECURITY AND SUSTAINABILITY

Site improvements at the U.S. Department of Commerce Headquarters in the District of Columbia balanced perimeter security with improvements to create a more appealing and walkable public realm. The Internal Revenue Service in New Carrollton, Maryland and the U.S. Department of Energy in Germantown, Maryland incorporated new sustainability features, including photovoltaic arrays.

VISITOR EXPERIENCE

The Commission reviewed proposals for new and revitalized visitor destinations, including the National Museum of African American History and Culture, the National Law Enforcement Museum, the Renwick Gallery renovation, and the Carter G. Woodson National Historic site rehabilitation (all in the District of Columbia) and the National Museum of the United States Army at Fort Belvoir, Virginia.

REUSE OF EXISTING FACILITIES

The Old Post Office Building in the District of Columbia, recently leased by GSA to the Trump Corporation, epitomizes creative reuse of an existing, underutilized federal building. The historic Pennsylvania Avenue building will be converted from federal offices and tourist-oriented retail uses to a luxury hotel and conference facility with street level dining.



Redesigned parking and circulation preserves existing trees, protects views, and reduces roadway congestion while meeting stringent security requirements.

LEED Silver certified buildings and grounds include plazas and gathering spaces for employees.

On-site stormwater management systems reuse water, address stormwater erosion, and restore areas damaged by the prior site occupant.

Spotlight: Planning Together

The Intelligence Community Campus–Bethesda project in Maryland will transform an inefficient and outdated federal campus into a sustainable, interconnected workplace, fostering a secure and collaborative environment for the U.S. intelligence community to carry out its mission. This project highlights how NCPC works with applicants and stakeholders during the review process. Extensive coordination with the community, adjacent federal agencies, and local jurisdictions resulted in project refinements addressing parking, building design, and stormwater management.



DIA/USACE

RECOGNITION

Commission Changes | President Obama reappointed Chairman L. Preston Bryant, Jr. through January 2019.

SW Ecodistrict Honored | *The SW Ecodistrict Plan* was recognized by three organizations: the American Planning Association National Capital Area Chapter's Current Topic Award for Innovative Smart Growth Initiative; the American Society of Landscape Architecture's Potomac and Maryland Chapters' 2013 Honor Award for Outstanding Professional Achievement; and the Committee of 100's 2013 Vision Award.

Climate Adaptation | NCPC was a co-recipient of GSA's Special Achievement Award as part of the 17th Annual Real Property Innovations Program.

NCPC Gives Back Through the Combined Federal Campaign | NCPC staff generously supported the 2012 Combined Federal Campaign with 100 percent participation. The agency received the Participation Award and the President's Award.

Staff Updates | Elizabeth Miller was named Director of the Physical Planning Division. The Policy and Research Division's Lucy Kempf and the Physical Planning Division's Diane Sullivan were named Senior Urban Planners. Diane Stolz was detailed from GSA National Capital Region to NCPC as a Policy Advisor, assisting with the *SW Ecodistrict Plan* and other planning studies.

LOOKING AHEAD

Form of the Federal Capital City for the 21st Century | The Comprehensive Plan's Urban Design, Parks and Open Space, and Preservation Elements will be reviewed and updated collectively to address broader urban form issues raised during the Height Master Plan study.

Beyond Granite | NCPC and GSA are advancing the Beyond Granite competition, a temporary site-specific installation honoring the founding principles of Earth Day using a non-traditional approach to commemoration.

The Northwest Rectangle | *The Monumental Core Framework Plan* calls for an interconnected system of parks and open space linking the National Mall to the John F. Kennedy Center for the Performing Arts, the Lincoln Memorial, and the White House. NCPC will commence planning to establish the precinct as an accessible, walkable cultural destination and high-quality workplace.

Anticipated Major Project Reviews in 2014

- Kennedy Center Expansion
- U.S. Department of State Perimeter Security and Site Improvements
- Arlington National Cemetery Master Plan
- Washington Monument Visitor Screening Pavilion
- National Institutes of Health Bethesda Campus Master Plan
- Dwight D. Eisenhower Memorial

FY 13 NCPD BUDGET

Planning Programs	\$5,072,525
Operational Systems	\$2,027,821
Management Systems	\$614,787
Total	\$7,715,133

NCPD met its core missions and objectives without increasing expenditures for the third consecutive year; the agency actually decreased 2013 expenditures by 5.2 percent. NCPD maintained its plan and project review activities while continuing work on key initiatives aimed at enhancing the nation's capital including updates to the Federal Elements of the Comprehensive Plan and the Height Master Plan for Washington, DC.

STAFF

Office of the Executive Director

Marcel Acosta, *Executive Director*
Barry Socks, *Chief Operating Officer*

Office of the General Counsel

Anne Schuyler, *General Counsel*

Office of the Secretariat/Office of Administration

Deborah Young, *Director, Secretary to the Commission*
Marcella Brown, *Staff Assistant*
Stefanie Brown, *Support Services Specialist*
Tony Champ, *Information Technology Manager*
Camille Parks, *Human Resources Assistant*
Patricia Thompson, *Information Receptionist*
Roszonna Whitsett, *Management Assistant*

Physical Planning Division

Bill Dowd, *Director**
Elizabeth Miller, *Director*
Sarah Moulton, *Urban Planner*
Diane Sullivan, *Senior Urban Planner*
Amy Tarce, *Urban Planner*
Maureen Tighe, *Urban Planner*
Kenneth Walton, *Architect - Urban Design*

Policy and Research Division

Michael Sherman, *Director*
Kael Anderson, *Urban Planner*
Angela Dupont, *Urban Planner*
Lucy Kempf, *Senior Urban Planner*
Stacy Wood, *Urban Planner*
David Zaidain, *Senior Urban Planner**

Urban Design and Plan Review Division

Christine Saum, *Director*
Dereth Bush, *Urban Planner*
Shane Dettman, *Senior Urban Planner*
Carlton Hart, *Urban Planner*
Jeffrey Hinkle, *Urban Planner, BZA Representative*
Jennifer Hirsch, *Federal Preservation Officer*
Cheryl Kelly, *Urban Planner*
Michael Weil, *Urban Planner*

Office of Public Engagement

Julia Koster, *Director*
William Herbig, *Urban Planner*
Paul Jutton, *Graphic Designer*
Steve Morgan, *Web and New Media Manager*
Stephen Staudigl, *Public Affairs Specialist*

*Departed agency service mid-year

Thanks to a great group of student volunteer associates

Johnwilliam Carroll, *University of Oklahoma*
Annaly Galeas, *University of Maryland*
Justin Hyde, *Rutgers University*
Andrew Peng, *Tufts University*



401 9th Street, NW Suite 500 Washington, DC 20004
202.482.7200 | www.ncpc.gov | info@ncpc.gov
facebook.com/ncpc.gov | [@NCPCgov](https://twitter.com/NCPCgov)