Section 106 Consulting Parties Meeting

“Observing the Past, Planning the Future”
Welcome

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Mina Wright, Director, Planning & Design Quality
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Jean Carroon, Lead Historic Preservation Planner
Niek Veraart, Lead Environmental Planner
David Spillane, Lead Master Planner
Tim Canan, Project Manager

Potomac Hill Campus Master Plan Consulting Parties Meeting
Parcels that are not included within the master plan, which remain under Navy control
What is the Project?

- In addition to its Headquarters on 23rd Street, NW, the Department of State maintains operations in leased facilities elsewhere in the District of Columbia and nearby Northern Virginia.
- This creates inefficiencies in operation and security management.
- A site became available adjacent to the existing Department of State Headquarters – the Potomac Hill Site.
- GSA acquired this site so that the Department of State could relocate dispersed operations to the Site, next to its Headquarters to improve efficiencies in operation and security.
- A master planning effort is underway to guide the redevelopment of the Site.
National Register of Historic Places (NRHP) Status

**Building 2 (Old Naval Observatory)**
- Designated a National Historic Landmark on January 12, 1965.
- Listed on the National Register in 1978.

**Old Naval Observatory Historic District**
- 2011 draft nomination prepared by DCPL and submitted to DC HPD.

**E Street Complex Historic District (Navy Hill)**
- 2010 Draft National Register nomination prepared by GSA.
- 2013 nomination prepared by DCPL with expanded period of significance and submitted to DC HPD.

**Current Status**
- Entire site has been determined National Register-eligible
- GSA updating landscape assessment.
- GSA creating nomination unifying the entire campus into one historic district drawing on most recent nominations and updated assessment.
What is Section 106?

Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their undertakings on historic properties and afford the Advisory Council on Historic Preservation (ACHP) a reasonable opportunity to comment on such undertakings. The goal of consultation is to identify historic properties potentially affected by the undertaking, assess effects and seek ways to avoid, minimize, or mitigate any adverse effects on historic properties. (36 CFR 800.1a)
What is the Area of Potential Effect?

The Area of Potential Effect (APE) is the geographic area or areas within which an undertaking may directly or indirectly cause alterations in the character or use of historic properties, if any such properties exist. The APE is influenced by the scale and nature of an undertaking and may be different for different kinds of effects caused by the undertaking.
Kennedy Center

Potomac Hill
Georgetown Waterfront
Arlington Memorial Bridge

Potomac Hill
Site History

• The highest point in the L’Enfant planned area of the district.
• Proposed as a fortification on 1792 Ellicott Plan of Washington.
• Suggested by Thomas Jefferson as the location of the President’s house.
• Marine encampment predating the 8th and I Street, SE barracks.
• Topography was critical in the site’s selection as the U.S. Naval Observatory in 1842.

L’Enfant Plan of Washington, 1792
The Old Naval Observatory (Building 2) was constructed in 1844 for the Navy’s Depot of Charts and Instruments. Prime Meridian defined by Congress September 28, 1850.
Naval Observatory (1844-1893)

- Important scientific studies: speed of light measurements, observation of solar eclipses, and the transit of Venus Expeditions.
- Matthew Fontaine Maury, father of oceanography, completed research at the Naval Observatory.
- Asaph Hall discovered two moons of Mars, 1877.
- The poor condition of buildings and grounds and “malarial influences” led to the abandonment of the site in 1893 when the new Naval Observatory was completed.
Naval Museum of Hygiene, Hospital & Medical School (1894-1942)

- Naval Museum of Hygiene moved its location from 17th Street and Massachusetts Avenue in 1894. The museum was disestablished in 1905.
- The hospital was renowned for treatment and care of Navy personnel.
- Trained naval medical staff and conducted research in tropical medicine, aviation medicine, chemical warfare, venereal disease, and contagious diseases.
- Prominent role during the influenza epidemic of 1918.
Naval Museum of Hygiene, Hospital & Medical School (1894-1942)

- Naval Hospital and Medical School established in 1903 and 1902.
- Building 2 remodeled for Medical School use.
- Buildings 3 and 4 constructed as the Naval hospital complex with four pavilion-style wards, completed by 1911.
- Eleven new buildings eventually constructed.
- Ernest Flagg, architect.
Navy Bureau of Medicine and Surgery (1942-2012)

- Selected for use as administrative offices of the Bureau of Naval Medicine and Surgery when the Naval Hospital and Medical School moved to Bethesda (1942).
- Headquarters of the Surgeon General of the Navy.

Aerial View of Potomac Hill, 1992

Grand Staircase from E Street (Bureau of Medicine and Surgery Library, n.d.)

North View of Potomac Annex from the E Street Expressway, ca. 1960s (Bureau of Medicine and Surgery Library n.d.)
Navy Hill Hygienic Laboratory and NIH (1901-1940)

- Located on five acres of land allocated to the Marine Hospital Service in 1901.
- Completed research on infectious diseases including parrot fever and influenza.
- Research on pellagra and dietary-deficiency diseases at the Hygienic Laboratory led to pasteurization regulations still in place today.
- In 1930 the laboratory became the National Institutes of Health (NIH).
Hygienic Laboratory and NIH (1901-1940)

- North Building completed in 1904, addition in 1909 (demolished in 1963).
- Central Building completed in 1919.
- East and South buildings completed in 1933.
- Chronic need for additional space eventually led to the construction of new facilities in Bethesda, Maryland. By January 1941 the campus was mostly vacated.
Office of Strategic Services (1941-1945)

- Public Buildings Administration (PBA) moved the Coordinator of Information (COI) office to Navy Hill in 1941. PBA eventually became GSA.
- General William Donovan, COI, became the Director of the Office of Strategic Services (OSS) during World War II in 1942.
- The East Building, known as “The Kremlin,” housed administrative offices, including that of General Donovan.
- OSS disestablished in October 1945.
Central Intelligence Agency (1946-1961)

- Central Intelligence Group (CIG), subsequently Central Intelligence Agency (CIA), headquarters were established at Navy Hill in 1946.
- Operations management, technical support, information collection and analysis, and technologies research carried out.
- The development of a new, consolidated headquarters resulted in the CIA moving to Langley, Virginia in 1961.
- Some operations remained at Navy Hill until 1987.
CIA and Department of State (1961-present)

- Navy Hill retained by CIA for use as research facilities and technical service workshops.
- Department of State took occupation in 1987.
- Construction of the E Street Expressway in 1962-1963 resulted in a significant loss of land and the city street grid, changing the footprint of Potomac Hill.
The Site - Development

1850
The Site - Development

1911

White Buildings: On previous slide
Grey Buildings: New construction
The Site - Development

1933

White Buildings: On previous slide
Grey Buildings: New construction
The Site - Development

1970

White Buildings: On previous slide
Grey Buildings: New construction
The Site - Development

2014

White Buildings: On previous slide
Grey Buildings: New construction
The Site - Today
Existing Building Conditions

Building 1
- Exterior: Good
- Interior: Good
- Space Utilization: Fair
- Life Safety: Good
- Accessibility: Good
- Mechanical: Good
- Plumbing: Good
- Fire Protection/Alarm: Good
- Electrical: Good
- Communication/Security: Good

Building 2
- Fair (Poor in Isolated Areas)

Building 3
- Good

Good - system in useful condition, with no major deficiencies.
Fair - functioning system that has one or more major deficiencies.
Poor - requires immediate address.
## Existing Building Conditions

### Building 4
- Exterior: **Fair (Poor in West Wing)**
- Interior: Good
- Space Utilization: **Fair**
- Life Safety: **Fair**
- Accessibility: Good
- Mechanical: Good
- Plumbing: Good
- Fire Protection/Alarm: Good
- Electrical: Good
- Communication/Security: Good

### Building 5
- Exterior: Good
- Interior: Good
- Space Utilization: **Fair**
- Life Safety: **Fair**
- Accessibility: Good
- Mechanical: Good
- Plumbing: Good
- Fire Protection/Alarm: **Fair**
- Electrical: Good
- Communication/Security: Good

### East
- Exterior: Good
- Interior: Good
- Space Utilization: **Fair**
- Life Safety: **Fair**
- Accessibility: Good
- Mechanical: Good
- Plumbing: **Fair**
- Fire Protection/Alarm: Good
- Electrical: Good
- Communication/Security: Good

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*Good - system in useful condition, with no major deficiencies.*

*Fair - functioning system that has one or more major deficiencies.*

*Poor - requires immediate address*
**Existing Building Conditions**

**Central**
- Exterior: Good
- Interior: **Fair**
- Space Utilization: Good
- Life Safety: Good
- Accessibility: **Fair**
- Mechanical: **Fair**
- Plumbing: **Fair**
- Fire Protection/Alarm: Good
- Electrical: Good
- Communication/Security: Good

**South**
- Exterior: Good
- Interior: Good
- Space Utilization: **Fair**
- Life Safety: Good
- Accessibility: **Fair**
- Mechanical: **Fair**
- Plumbing: **Fair**
- Fire Protection/Alarm: Good
- Electrical: Good
- Communication/Security: Good

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**Good** - system in useful condition, with no major deficiencies.

**Fair** - functioning system that has one or more major deficiencies.

**Poor** - requires immediate address.
A landscape study was completed in 2005; a draft update including Navy Hill is under review.

Topography
- Hilltop location prominent in Washington Landscape.
- Grading during nineteenth and twentieth centuries associated with significant uses of the site by the Naval Observatory, Naval Hospital, and Hygienic Laboratory/NIH.
Archaeology

Previous Studies
• Construction monitoring
• 2005 archaeological assessment
• 2007 cultural resources report
• 2014 draft AECOM report

Archaeological features and deposits identified in 2007, evaluated as National Register-eligible. Features and deposits are associated with the Naval Observatory and Naval Hospital.

Areas of archaeological probability identified in survey, will be consulting with DC HPD in August 2014.
Development of the Master Plan

What is the Master Plan Process?

Step 1: Data Collection & Inventory
- Program information
- Study area information
- Site information

Step 2: Defining the Project
- Problem statement/context
- Define project vision
- Define planning principles
- Define purpose and need
- Define goals & objectives

WE ARE HERE

Step 3: Preliminary Alternatives Development
- Develop a range of preliminary alternatives
- Peer Review

Step 4: Alternatives Refinement
- Refine alternatives
- Present alternatives to NCPC and CFA in a briefing
- Peer Review

Step 5: Preliminary Master Plan
- Prepare preliminary master plan in parallel with draft EIS preparation
- Preferred alternative selected by GSA
- NCPC Submission

Step 6: Final Master Plan
- Prepare final master plan in parallel with final EIS
- Conclude Section 106
- Record of Decision

Public Involvement/Agency Coordination & Consultation

Agency Coordination & Consultation

Agency Coordination & Consultation

Public Involvement/Agency Coordination & Consultation

Public Involvement/Agency Coordination & Consultation
Planning Principles

What are Planning Principles?
The planning principles will guide the development of the Potomac Hill Campus Master Plan. The planning principles address major defining characteristics of the site and provide a framework for developing land use and design concepts that respond to the project’s Purpose and Need, and Goals and Objectives.

What do the Planning Principles Address?

- Site Topography and Visibility
- Views from the Site
- Campus Edges
- Connections
- Planning Relationships and Operational Efficiency
- Preservation and Reuse of Historic Resources
- Campus Landscapes
- Campus Identity, Structure and Cohesiveness
- Site Environment/Sustainability
- Access and Circulation
- Parking
- Security
- Prior Agreements with USIP and Navy
Next Steps

- Use planning principles to develop alternatives
- Next consulting parties meeting: October 2014
For More Information

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