Potomac Hill Campus Master Plan

Consulting Parties Meeting No. 2

“Observing the Past, Planning the Future”

Welcome

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Lead Environmental Planner
Section 106

Consulting Parties Meeting No. 1: Goals and Objectives

- Introduce the Master Plan/purpose and need for project
- Present the development chronology of the site and historic resources on the Potomac Hill campus
- Provide information on past and current cultural resource studies
- Present preliminary planning principles
- Site tour

Consulting Parties Meeting No. 2: Goals and Objectives

- Provide update on cultural resource documentation and Master Plan process
- Introduce the draft development alternatives and discuss comments
- Discuss future steps

Undertaking: The Potomac Hill Campus Master Plan

- The Undertaking is the preparation of a master plan to provide GSA and DOS with a structured framework for the future use of Potomac Hill that will transform the two adjoining parcels into a single, state-of-the-art federal campus to serve the long-term needs of DOS. The master plan will lay the foundation for the development of the campus with the goal of preserving the cultural legacy of the site while also responding to the development needs of DOS.
Section 106

Where are we in the Section 106 Process?

Step 1: Identify Section 106 Review
- Define the aspects of the project
- Identify and involve with consulting parties

Step 2: Identify & Document Historic Properties
- Identify and document historic properties
- Identify and involve with consulting parties

Step 3: Assess & Mitigate Adverse Effects
- Identify adverse effects and potential resolutions
- Continue consultation

Step 4: Draft Agreement Document
- Draft agreement document
- Review with proposed changes and resolutions as needed

Step 5: Execute Agreement Document
- Execute agreement document

Potomac Hill Campus

Parcels remaining in Navy control

Potomac Hill Site

Theodore Roosevelt

Kennedy Center

Central Building

Navy Hill

South Building

Building 6 & 7

Building 1

Building 2

Building 3

Building 4

Building 5

Harry S Truman Building – Department of State

USIP

APHA
Cultural Resource Studies Update

1. Area of Potential Effect (APE)
2. Historical documentation
3. Design Guidelines
4. Archaeology
5. Historic Landscape Assessment

Area of Potential Effect & Viewshed

- Expanded Secondary APE to the National Mall (West Potomac Park) and to include Washington Monument, GWMP, and other historic properties
- Identified vistas from prominent historic resources
- Identified historic districts within the APE
- Included detail map of Potomac Hill Campus.
Additional Documentation Updates

- Design Guidelines – in development for consultation
- Archaeology Report – AECOM 2014
- Historic Landscape Assessment – draft in preparation for consultation

Site Chronology and Period of Significance

Potomac Hill Period of Significance: 1844-1961

Site and Building Chronology

<table>
<thead>
<tr>
<th>Periods of Occupation</th>
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<tbody>
<tr>
<td>Naval Observatory</td>
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<tr>
<td>Naval Museum of History and Industry</td>
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<tr>
<td>Hospital and Medical School</td>
</tr>
<tr>
<td>Navy Bureau of Medicine and Surgery</td>
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<tr>
<td>Signal Corps Laboratory</td>
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<tr>
<td>National Institute of Health</td>
</tr>
<tr>
<td>Coordinator of Information and Office of Strategic Services</td>
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<tr>
<td>Central Intelligence Agency Headquarters</td>
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<tr>
<td>Central Intelligence Agency</td>
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<tr>
<td>Department of State</td>
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No-Action Alternative
No-Action Alternative

Site Characteristics and Context

- High promontory site, rises from south and west
- Distinct topographical character
- Northwest corner – alteration from freeway; urban context to the north
- Southeast corner- Truman Building; retaining wall; site access
- Uniform scale and character around Old Naval Observatory (NHL);
  Architectural character varies at Navy Hill
- Flag Officer residences
- Trees and landscape features; Prime Meridian axis
- Views
Planning Principles

- Sense of Place
- 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

Development Alternatives Commonalities

1. Adaptive use of as many buildings and site features as possible while meeting the DOS Purpose and Need
2. Preservation of the NHL Building 2 (Old Naval Observatory)
3. Create a unified campus
4. Maximize office use, minimize dining facilities and other amenities
5. Protection of landscape features and trees
6. ISC Level 4
7. Parking accommodated in a below-grade parking garage
8. Increased public access
Development Alternative 1

Development Alternative 2
Development Alternative 2
Development Alternative 3
Development Alternative 3

No Action Alternative

Development Alternative 1

Development Alternative 2

Development Alternative 3
Comments and Next Steps

• Comment Period on the Alternatives (January 13 - February 17)

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• Project Website: www.gsa.gov/potomachill

• Next Consulting Parties meeting: Early March