Consulting Parties Meeting No. 3

“Observing the Past, Planning the Future”
Welcome

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Federal Preservation Officer, Special Projects

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Director, Real Property Management

Tim Canan
Project Manager

Steve Bedford
Section 106 Lead

Jean Carroon
Lead Preservation Planner

Nicolaas Veraart
Lead Environmental Planner
Consulting Parties Meeting No. 1: Goals and Objectives

- Introduce the undertaking for the 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
Consulting Parties Meeting No. 3: Goals and Objectives

• Provide update on cultural resource documentation
• Summarize comments from consulting parties and peers
• Introduce the updated development alternatives
• Discuss future steps
Cultural Resources Documentation

- Draft Historic Landscape Assessment
  - Submitted February 13, 2015 - Comments due March 20, 2015

- Draft Design Guidelines
  - Submitted March 13, 2015 - Comments due April 7, 2015

- Draft National Register Nomination
  - Informational copy to be available soon
Consulting Parties Comment Summary

- The action alternatives propose the demolition of existing historic buildings rather than additions to historic buildings.

- The development alternatives propose an aggressive demolition plan and significant large-scale new construction.

- Suggest concentrating development in the northwest portion of the site. New construction at this location should take advantage of topography to reduce building height by incorporating more below-grade floors.

- A high value should be placed on open space. Should consider breaking up new building massing and scale to provide greater open space opportunities.

- Concerned that new construction might adversely affect important viewsheds from and to the campus.

- Concerned that lowering C Street and relocating the secure access point might adversely affect the historic nature of the site and may lead to security issues.

- Too much density is proposed and DOS should provide a program to justify the development need.
Peer Comment Summary

• It is important to retain the central portion of the campus, i.e. Potomac Annex; this will maintain the relationship with Buildings 6 & 7.

• Explore emphasizing the Prime Meridian on the north portion of the Potomac Annex, and how the landscape and its elements could improve that aspect of the site.

• Explore a design that would remove the Central and South Buildings and build a more elegant structure around the western edge of Navy Hill.

• Retain Building 4 so the topography can slope down and maintain the memory of the hill.

• Design a new entry pavilion that would be included on the southeast corner and would provide paths that lead through the campus.
No-Action Alternative

Site Plan - No Action Alternative

Potomac Hill Campus - No Action Alternative

<table>
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<tr>
<th>Building Name</th>
<th>Condition</th>
<th># of Levels above grade</th>
<th>GSF</th>
<th>RSF</th>
<th>USF</th>
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<tr>
<td>Building 1</td>
<td>Existing - Rehab</td>
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<td>24,423</td>
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<td>25,445</td>
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<td>277,925</td>
<td>246,838</td>
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No-Action Alternative

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No Action - Section - Looking East

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Columbia Place

E St, Eddy

Navy Quarter

Bldg 2

Bldg 3

Bldg 4

Bldg 6 & 7

Institute of Peace
No-Action Alternative
Potomac Hill Campus - Development Alternative 1

<table>
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<tr>
<th>Building Name</th>
<th>Condition</th>
<th># of Levels above grade</th>
<th>GSF</th>
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Parking garage New NA TBD TBD TBD

**Total**

970,425 871,186 620,564
Development Alternative 1

Alternative 1: Section - Looking North
Development Alternative 2

Alternative 2 - Section - Looking East
Development Alternative 2
Alternatives Comparison

No Action Alternative

Development Alternative 1

Development Alternative 2
Area of Potential Effect & Viewsheds
No Action From Arlington Memorial Bridge
No Action From Mt. Vernon Trail
Alt. 1 From Arlington Memorial Bridge
Alt. 1 From Mt. Vernon Trail
Alt. 2 From Arlington Memorial Bridge
Comments and Next Steps

• Comment Period on the Alternatives (March 17- April 7)

• Next Consulting Parties meeting: April 21, 2015

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