



Potomac Hill

Campus Master Plan

1.13.2015

Consulting Parties Meeting No. 2

"Observing the Past, Planning the Future"

Welcome



Goody Clancy Berger

Stephanie Leedom Project Manager	David Grossweiler Project Manager	Tim Canan Project Manager
Nancy Witherell Regional Historic Preservation Officer	Bob Sanders Federal Preservation Officer, Special Projects	Steve Bedford Section 106 Lead
Mina Wright Director, Planning & Design	Adam Bodner, Director, Real Property Management	Jean Carroon Lead Preservation Planner
Dawud Abdur-Rahman Director of Planning		Nicolaas Veraart Lead Environmental Planner
Kristi Tunstall Williams Director, Historic Preservation and the Arts Division		



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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



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Section 106

Undertaking: The Potomac Hill Campus Master Plan

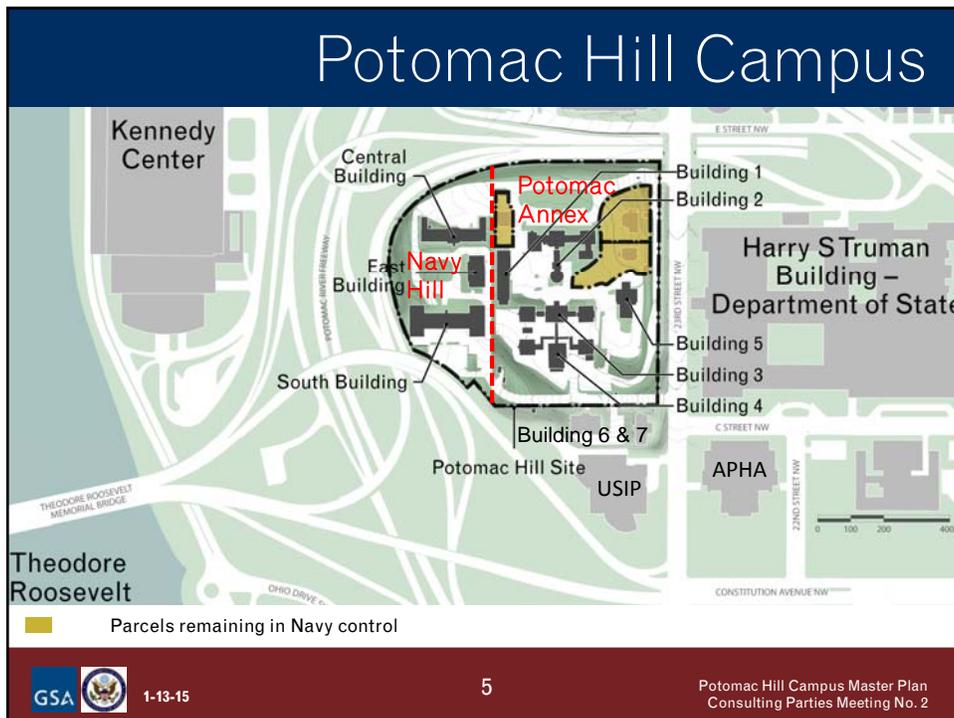
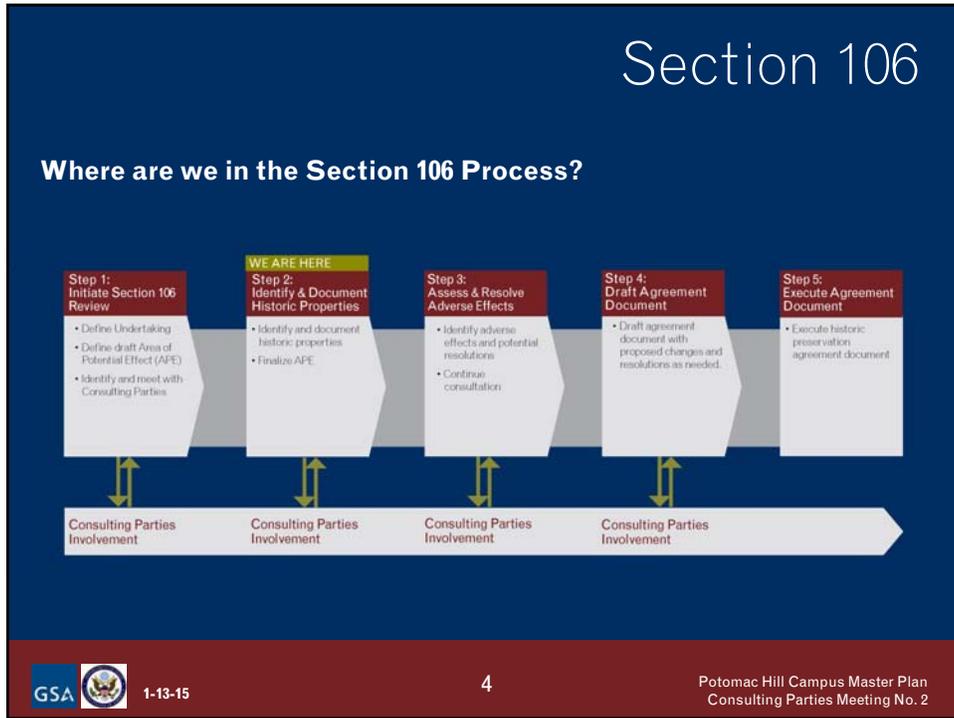
- The Undertaking is the preparation of a master plan to provide GSA and DOS with a structured framework for the future use of Potomac Hill that will transform the two adjoining parcels into a single, state-of-the-art federal campus to serve the long-term needs of DOS. The master plan will lay the foundation 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.



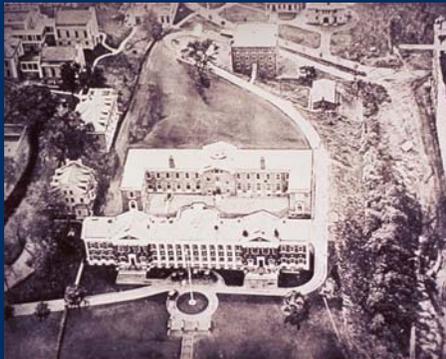
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Cultural Resource Studies Update



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



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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.



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Additional Documentation Updates

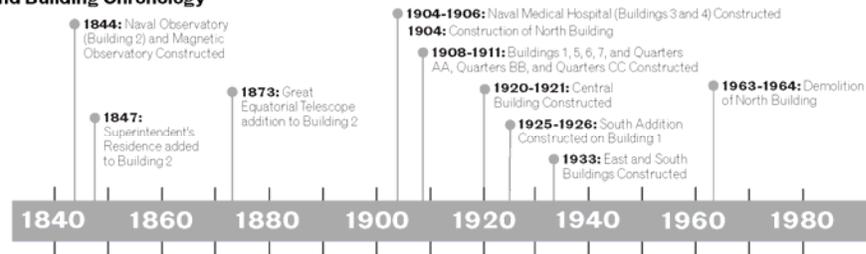
- Design Guidelines – in development for consultation
- Archaeology Report – AECOM 2014
- Historic Landscape Assessment – draft in preparation for consultation



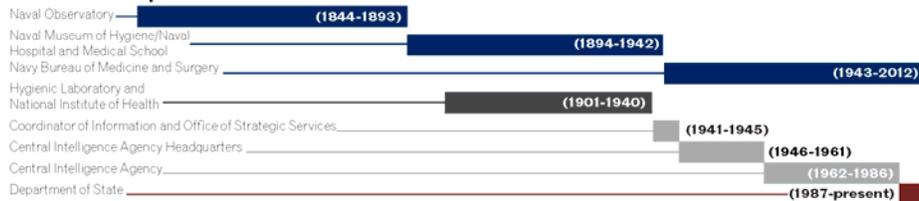
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Site Chronology and Period of Significance

Potomac Hill Period of Significance: 1844-1961 Site and Building Chronology



Periods of Occupation



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No-Action Alternative



1 Site Plan - No Action Alternative



2 Perspective - No Action Alternative

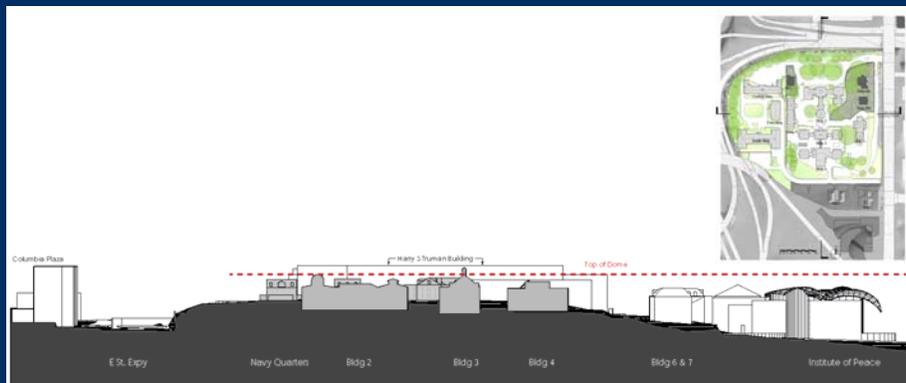
Potomac Hill Campus - No Action Alternative

Building Name	Condition	# of Levels above grade	Area		
			GSF	RSF	USF
Building 1	Existing - Rehabilitate	3	24,423	23,678	13,282
Building 2	Existing - Maintain	2	37,644	34,002	20,050
Building 3	Existing - Rehabilitate	3	27,180	24,089	17,003
Building 4	Existing - Rehabilitate	3	22,317	20,445	14,705
Building 5	Existing - Rehabilitate	2	10,657	13,795	10,513
Central Building	Existing - Rehabilitate	3	43,000	38,270	24,940
East Building	Existing - Rehabilitate	3	18,300	14,501	9,454
South Building	Existing - Rehabilitate	4	86,800	77,252	50,344
Total			277,922	246,636	161,353



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No-Action Alternative

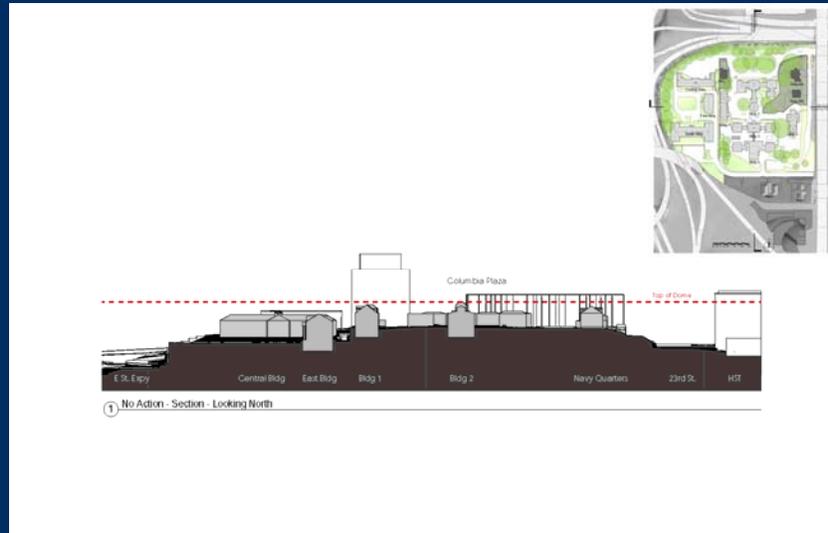


1 No Action - Section - Looking East



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No-Action Alternative



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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



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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



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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



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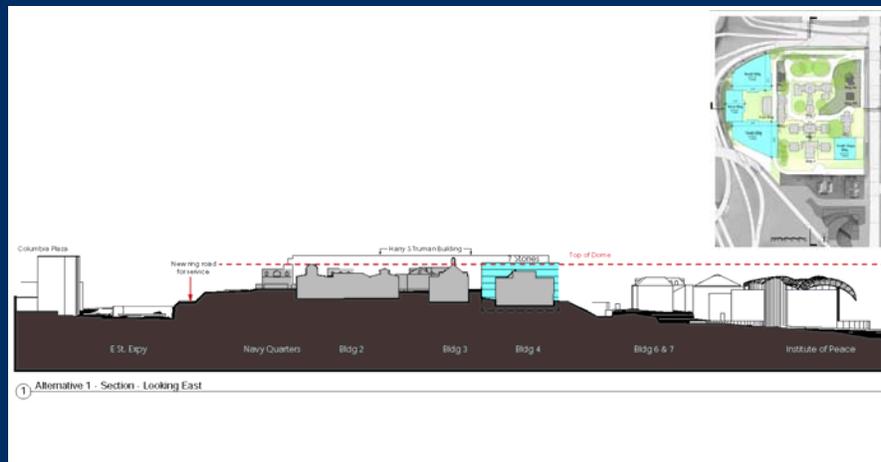
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Development Alternative 1



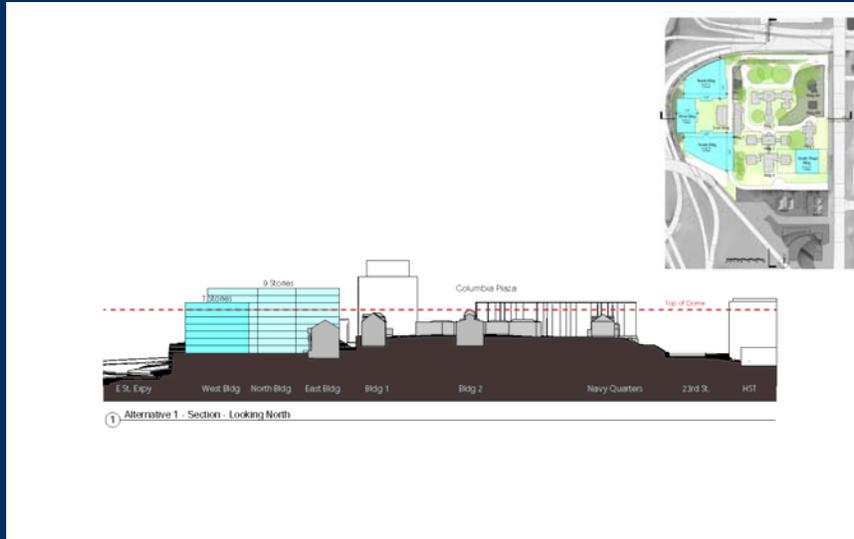
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Development Alternative 1



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Development Alternative 1

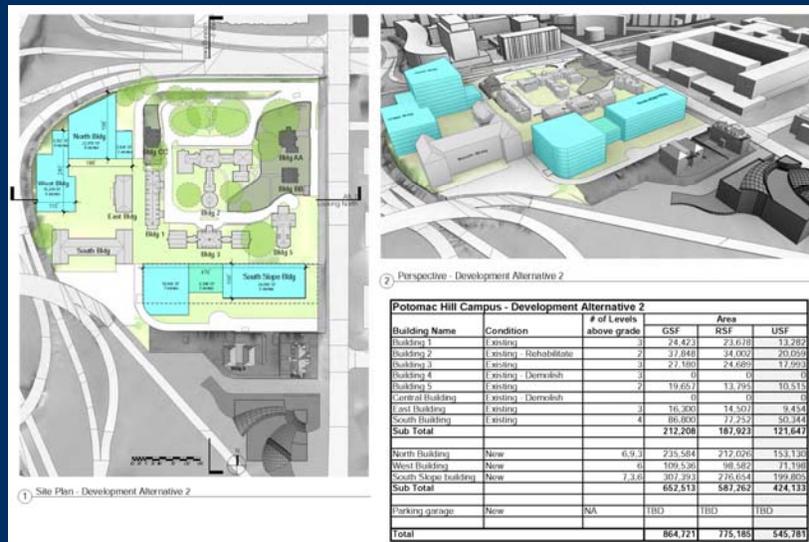


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Development Alternative 2

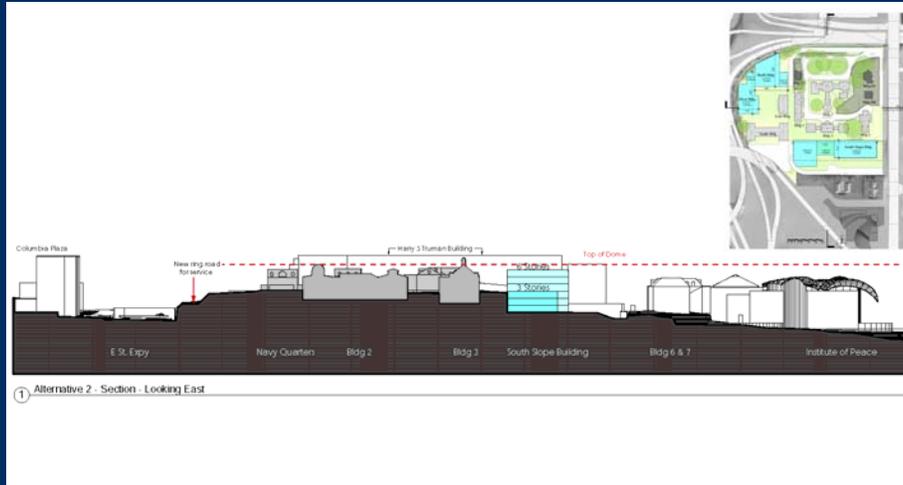


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Development Alternative 2



1 Alternative 2 - Section - Looking East

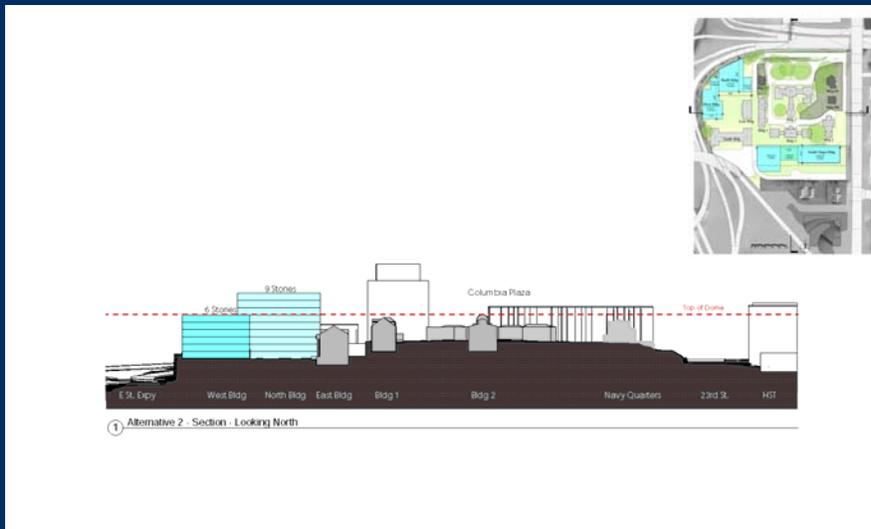


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Development Alternative 2



1 Alternative 2 - Section - Looking North

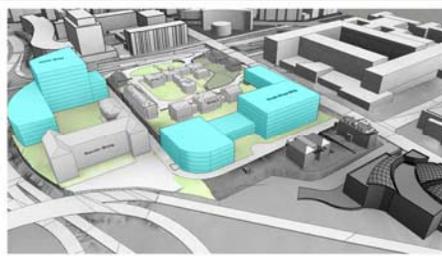


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Development Alternative 3



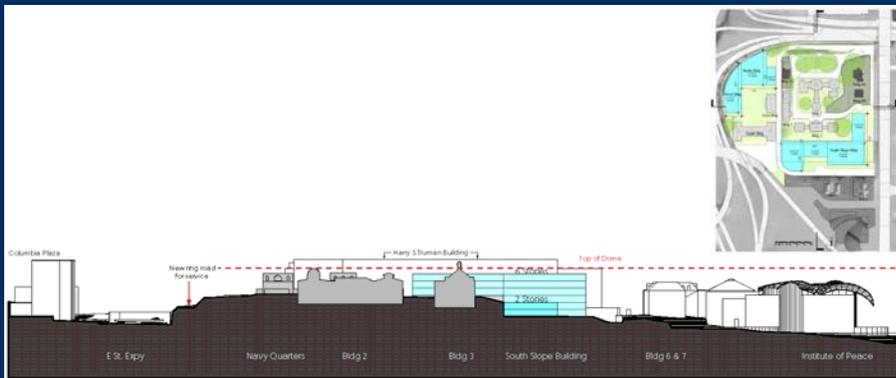
Potomac Hill Campus - Development Alternative 3

Building Name	Condition	# of Levels above grade	Area		
			GSF	RSF	USF
Building 1	Existing	3	24,473	23,639	13,287
Building 2	Existing - Rehabilitation	2	37,848	34,603	20,056
Building 3	Existing	3	27,180	24,699	17,993
Building 4	Existing - Demolish	0	0	0	0
Building 5	Existing - Demolish	0	0	0	0
Central Building	Existing - Demolish	0	0	0	0
East Building	Existing	3	16,924	14,603	9,444
South Building	Existing	4	86,830	77,272	50,344
Sub Total			192,551	174,126	111,124
North Building	New	10.5	251,585	220,427	162,530
West Building	New	9	180,538	197,113	203,713
South Slope Building	New	3.4, 2.20	300,075	270,389	195,500
Sub Total			661,030	594,928	428,670
Parking garage	New	NA	1783	1783	1783
Total			853,581	769,056	540,807



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Development Alternative 3



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Development Alternative 3



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No Action
Alternative

Development
Alternative 1

Development
Alternative 2

Development
Alternative 3



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Comments and Next Steps

- Comment Period on the Alternatives (January 13 - February 17)
- Contact:
 - Stephanie Leedom
Project Manager, GSA
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202.401.2196
 - Nancy Witherell
Regional Historic Preservation Officer, GSA
nancy.witherell@gsa.gov
202.260.0663
- Project Website: www.gsa.gov/potomachill
- Next Consulting Parties meeting: Early March



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