



Potomac Hill

Campus Master Plan

7.27.2015

Consulting Parties Meeting No. 4

“Observing the Past, Planning the Future”

Welcome

The logo for the General Services Administration (GSA), featuring the letters "GSA" in white on a blue square background.

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Project Manager

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Section 106 Lead

Jean Carroon
Lead Preservation Planner

Nicolaas Veraart
Lead Environmental Planner

Section 106

Consulting Parties Meeting No. 1: July 24, 2014

- Introduced the undertaking for the project
- Presented the development chronology of the site and historic resources on the Potomac Hill campus
- Provided information on past and current cultural resource studies
- Presented preliminary planning principles
- Site tour

Consulting Parties Meeting No. 2: January 13, 2015

- Provided update on cultural resource documentation and Master Plan process
- Introduced the draft development alternatives and discussed comments
- Discussed future steps

Section 106

Consulting Parties Meeting No. 3: March 17, 2015

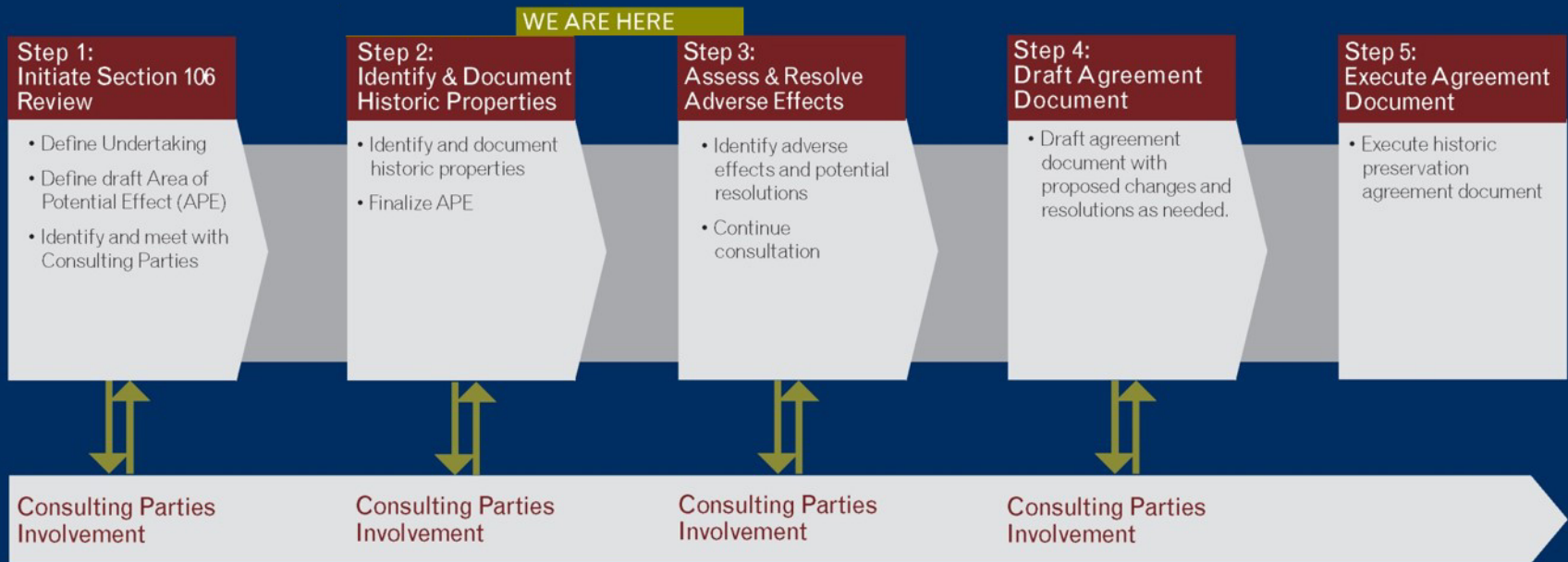
- Provided update on cultural resource documentation
- Summarized comments from consulting parties and peers
- Introduced the updated development alternatives
- Discussed future steps

Consulting Parties Meeting No. 4: July 27, 2015

- Provide update on cultural resource documentation
- Discuss response to Consulting Parties comments and transition from Alternative Development to Alternative Analysis
- Introduce the updated development alternatives
- Discuss future steps and project milestones

Section 106

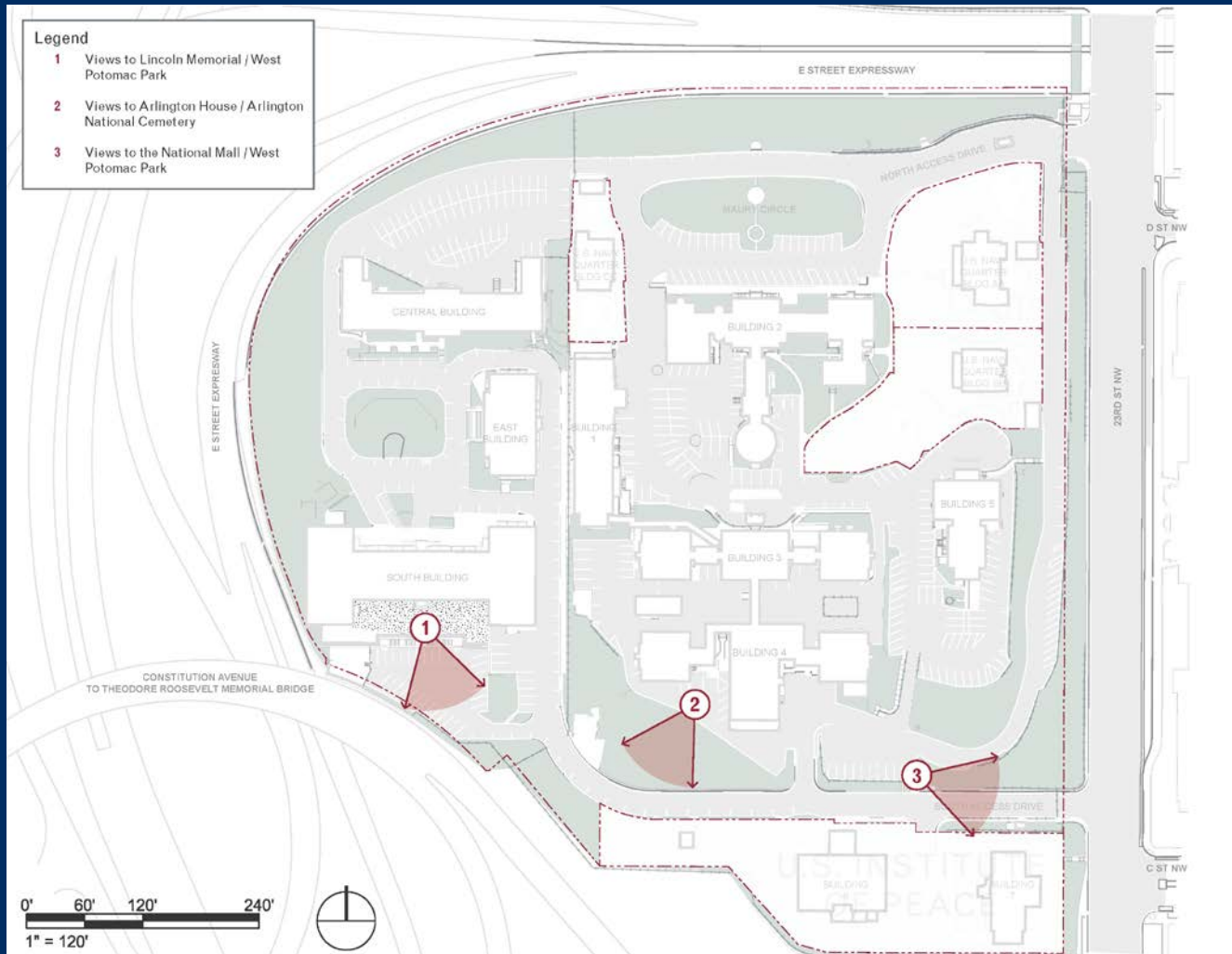
Where are we in the Section 106 Process?



Cultural Resources Documentation

- Historic Landscape Assessment
 - Draft distributed February 13, 2015
 - Final document in progress
- Design Guidelines
 - Draft distributed March 13, 2015
 - Final distributed July 23, 2015
- National Register Nomination
 - Draft distributed March 17, 2015
 - Comment response matrix and final document in progress

Significant Views from Potomac Hill



View 1 to the Lincoln Memorial



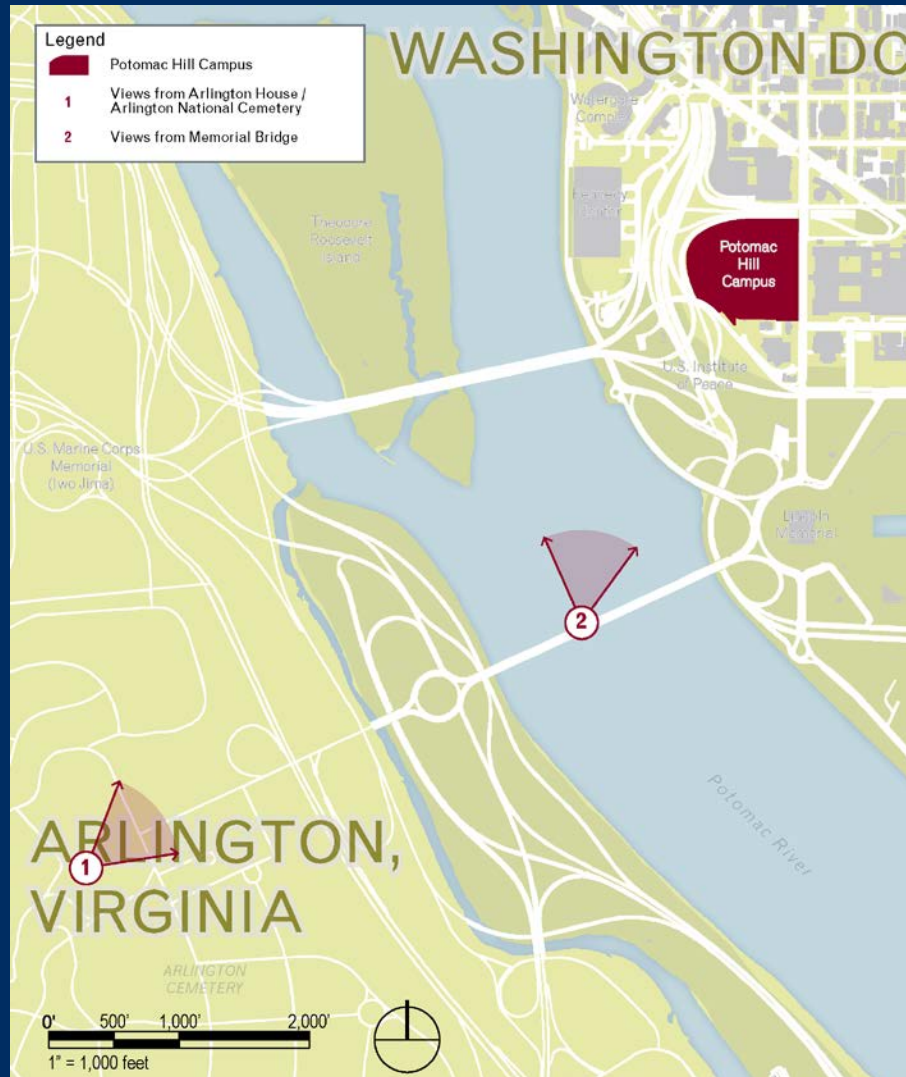
View 2 to Arlington Cemetery



View 3 to the National Mall



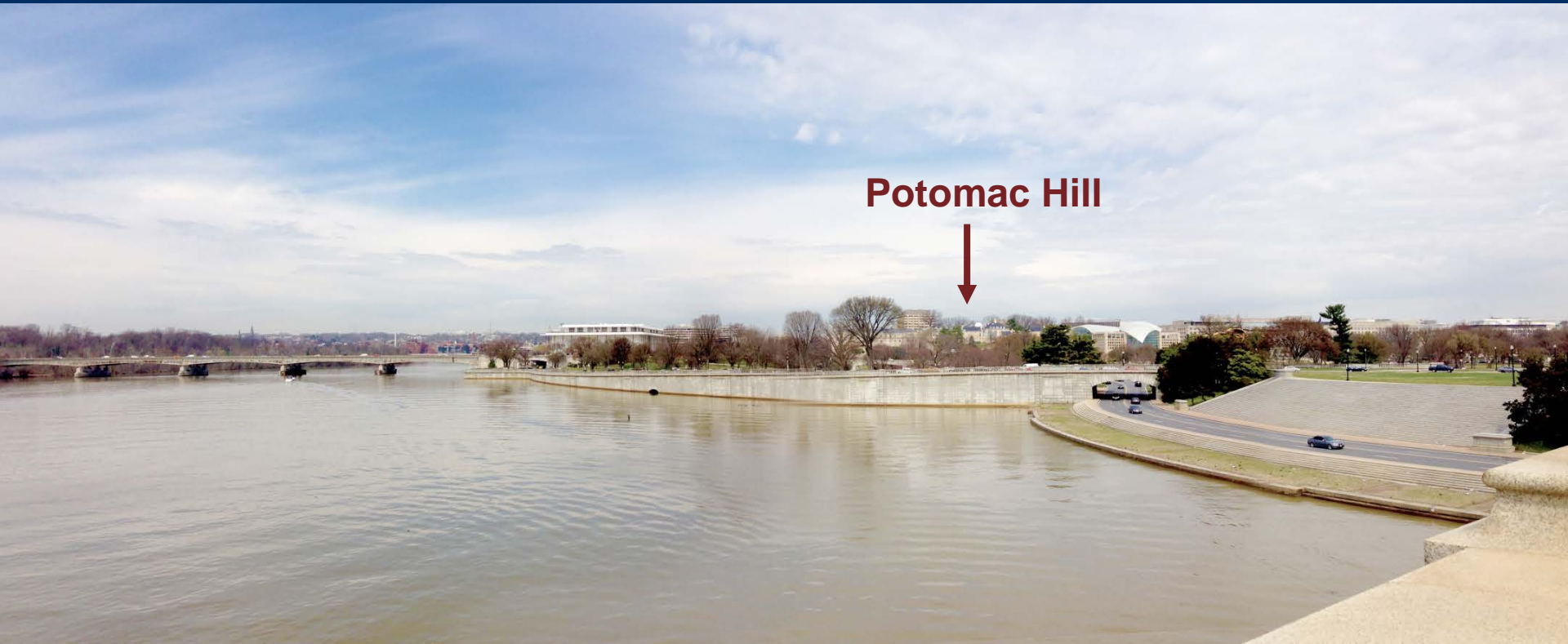
Significant Views to Potomac Hill



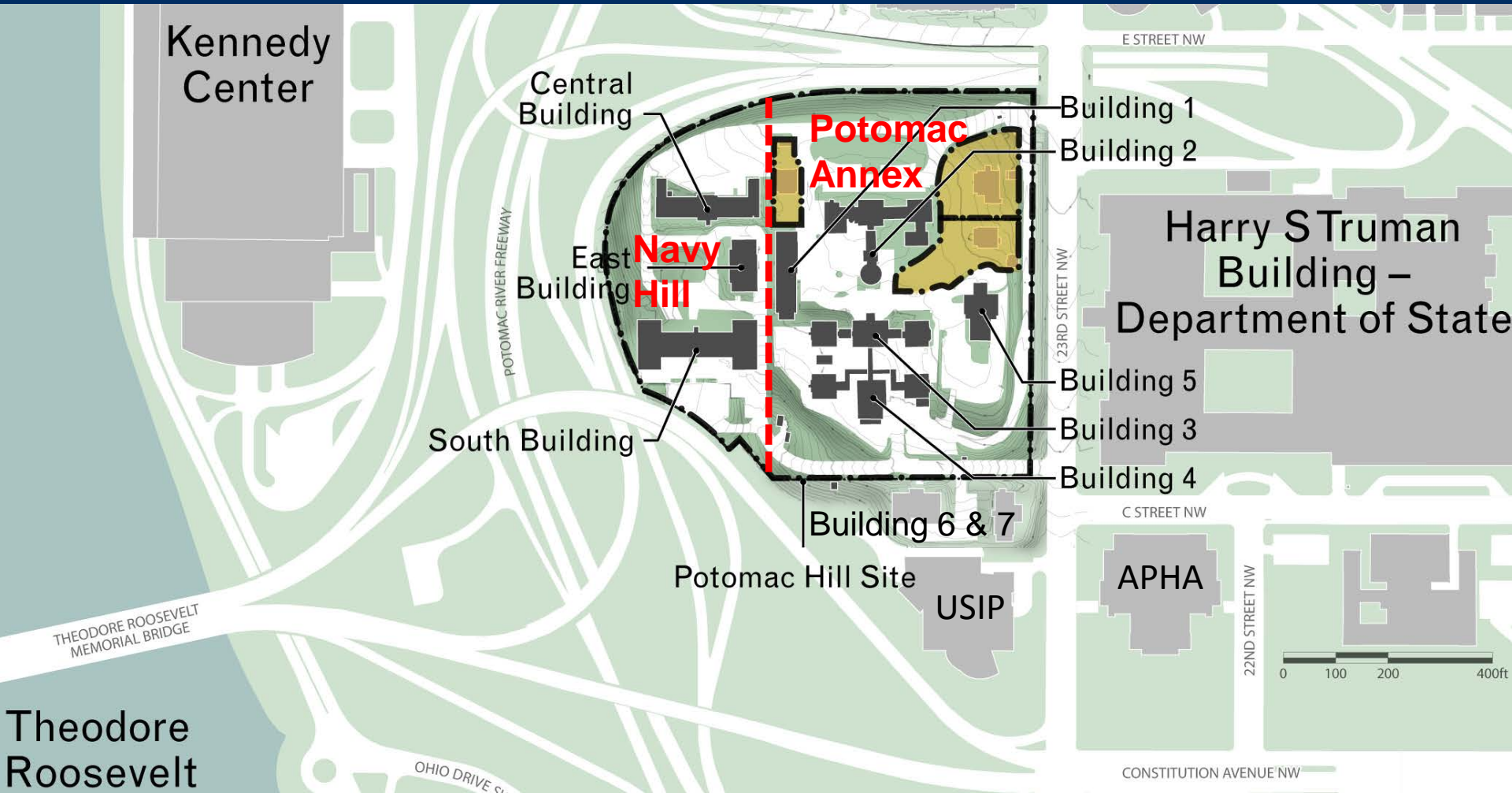
View 1 from Arlington House



View 2 From Arlington Memorial Bridge



Potomac Hill Campus



Parcels remaining in Navy control

Building 4



South Elevation



Southwest Ward, North Elevation

- Constructed in 1903
- Designed for the Naval Hospital and Medical School
- Followed hospital design and plan by Ernest Flagg along with Building 3 (located to the north)
- Initially built with a central operating room building and a southeast ward pavilion
- Architects Wood, Donn, and Deming designed and built the southwest ward/pavilion
- Alterations include removal of operating rooms

Central Building



South Elevation



North Elevation

- Constructed 1920-1921 as part of the Hygienic Laboratory as “annex” to the North Building (1904)
- North Building was the birthplace of the Hygienic Laboratory/NIH and the Central building created additional research space
- During OSS occupancy, the Central Building held laboratories and medical examination rooms for potential operatives
- The North Building’s demolition in 1963-1964 orphaned the Central Building and reoriented the building to the south
- The building’s integrity has been affected by the replacement of original windows, reconfiguration of the interior spaces, and the removal of almost all original materials from the interior

South Building



North Elevation



South Elevation

- Constructed in 1933 in tandem with the East Building in Stripped Classicism style
- Used for NIH research laboratory, animal rooms and office space from 1933-1941
- During World War II the building housed the Naval Command, Security, and Courier Offices and the Communications and R&D Branches of the OSS
- Beginning in 1947, the CIA used the South Building to house the Office of Operations, the Communications Division, Secret Writing activities, the Office of Collection and Dissemination Division
- The interior of the building contains no evidence of the 1933-1941 occupancy by NIH and there are no significant interior features reflecting uniqueness of Navy, OSS, CIA occupancy



Major Milestone: Alternatives Development

- Responded to CP comments and concerns
 - Reduced square footage and massing (from 620k USF/970k GSF to 375k USF/600k GSF)
 - Respected context and scale of historic campus
 - Protection of the NHL (Section 110(f))
 - Located new construction to improve landscape features and open space
- Meeting DOS goals for programs, operations, security, and financial metrics
- Meeting Planning Principles to create an integrated 21st century campus

Next Phase: Alternatives Analysis

- Assessment of adverse effects
- Completion and submission of National Register nomination to the Keeper
- Consultation on mitigation measures and execution of Programmatic Agreement
- Preparation of the Environmental Impact Statement (EIS)

No-Action Alternative



① Site Plan - Alternative NA

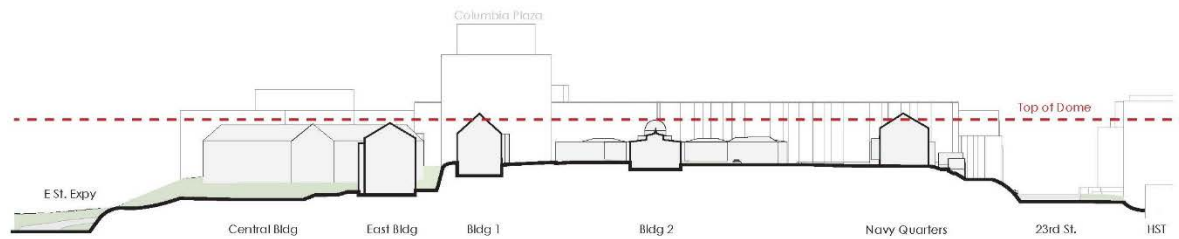


② Aerial - Alternative NA

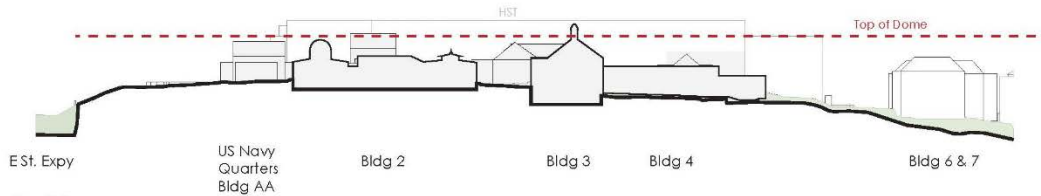
Potomac Hill Campus - No Action Alternative					
Building Name	Condition	# of Levels above grade	Area		
			GSF	RSF	USF
Building 1	Existing - Rehabilitate	3	24,423	23,678	13,282
Building 2	Existing - Maintain	2	37,848	34,002	20,059
Building 3	Existing - Rehabilitate	3	27,160	24,689	17,993
Building 4	Existing - Rehabilitate	3	22,717	20,445	14,766
Building 5	Existing - Rehabilitate	2	19,657	13,795	10,515
Central Building	Existing - Rehabilitate	3	43,000	38,270	24,940
East Building	Existing - Rehabilitate	3	16,300	14,507	9,454
South Building	Existing - Rehabilitate	4	86,800	77,252	50,344
Total			277,925	246,638	161,353

③ SF Table - Alternative NA

No-Action Alternative



① Section East-West - Alternative NA



② Section North-South - Alternative NA

Development Alternative A



1 Site Plan - Alternative A



2 Aerial - Alternative A

Potomac Hill Campus - Development Alternative A					
Building Name	Condition	# of Levels above grade	Area		
			GSF	RSF	USF
Building 1	Existing	3	24,423	23,678	13,282
Building 2	Existing - Rehabilitate	2	37,848	34,002	20,059
Building 3	Existing	3	27,180	24,689	17,993
Building 4	Existing - Demolish		0	0	0
Building 5	Existing	2	19,657	13,795	10,515
Central Building	Existing - Demolish		0	0	0
East Building	Existing	3	16,300	14,507	9,454
South Building	Existing	4	86,800	77,252	50,344
Sub Total			212,208	187,923	121,647
North Buildings	New	5,4	219,100	197,190	142,415
South Slope Buildings	New	5	65,000	58,500	42,250
Pavilion	New	5	107,000	96,300	69,550
Sub Total			391,100	351,990	254,215
Parking garage	New (400 space @ 300 sqft each)	0	120,000		
Total *			603,308	539,913	375,862

*Total does not including parking

3 SF Table - Alternative A

Development Alternative A



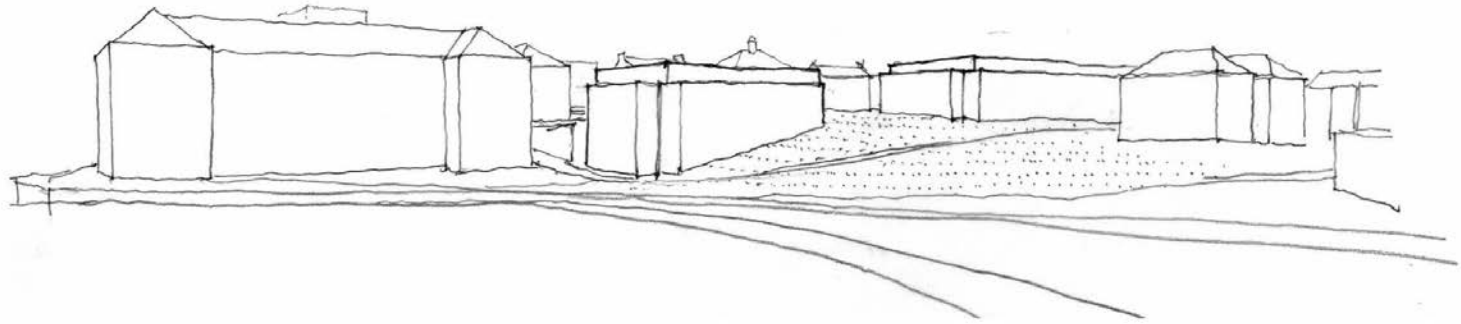
Development Alternative A



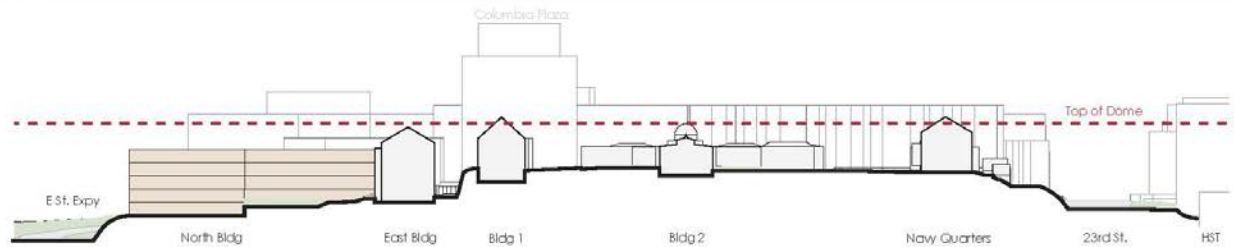
Development Alternative A



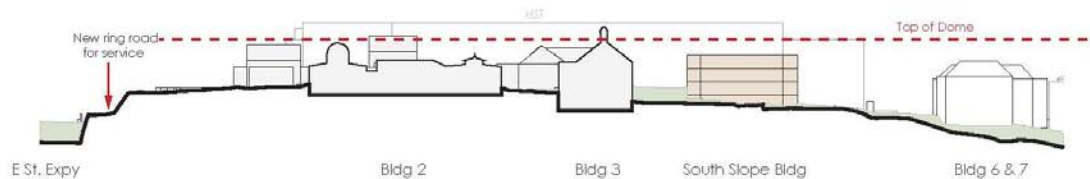
Development Alternative A



① Perspective - Alternative A

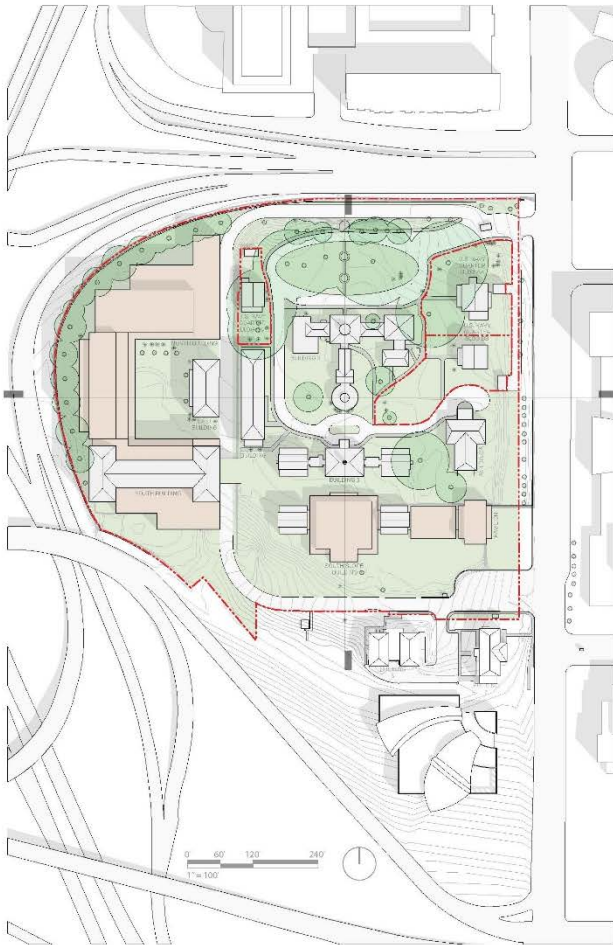


② Section East-West - Alternative A



③ Section North-South - Alternative A

Development Alternative B



① Site Plan - Alternative B



② Aerial - Alternative B

Potomac Hill Campus - Development Alternative B					
Building Name	Condition	# of Levels above grade	Area		
			GSF	RSF	USF
Building 1	Existing	3	24,423	23,678	13,282
Building 2	Existing - Rehabilitate	2	37,848	34,002	20,059
Building 3	Existing	3	27,180	24,689	17,993
Building 4	Existing - Rehabilitate	3	15,600	13,884	9,048
Building 5	Existing	2	19,657	13,795	10,515
Central Building	Existing - Demolish		0	0	0
East Building	Existing	3	16,300	14,507	9,454
South Building	Existing - Rehabilitate	4	86,800	77,252	50,344
Sub Total			227,808	201,807	130,695
North Buildings	New	6	311,000	279,900	202,150
South Slope Buildings	New	3	42,800	38,520	27,820
Pavilion	New	5	20,200	18,180	13,130
Sub Total			374,000	336,600	243,100
Parking garage	New (400 space @ 300 sqft each)	0	120,000		
Total*			601,808	538,407	373,795

* Total does not include parking

③ SF Table - Alternative B

Development Alternative B



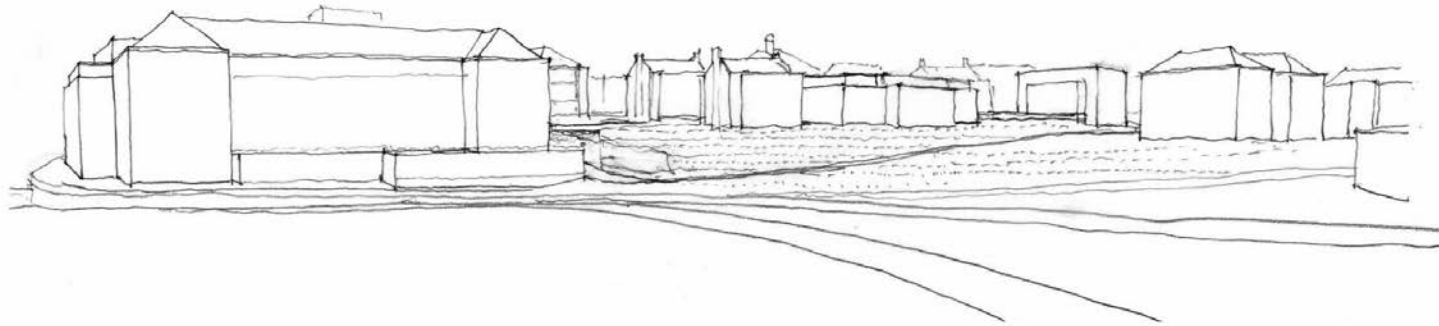
Development Alternative B



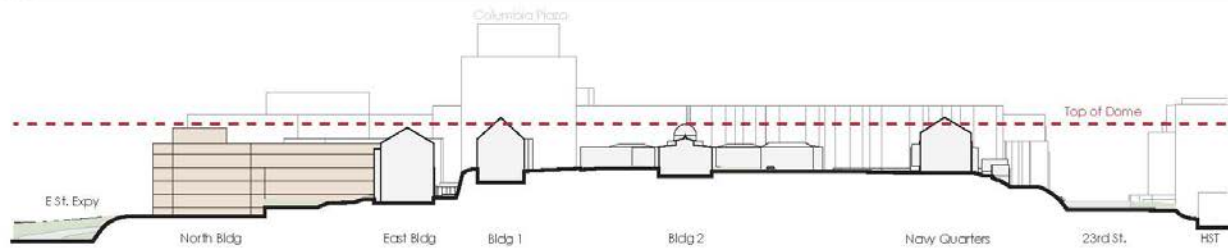
Development Alternative B



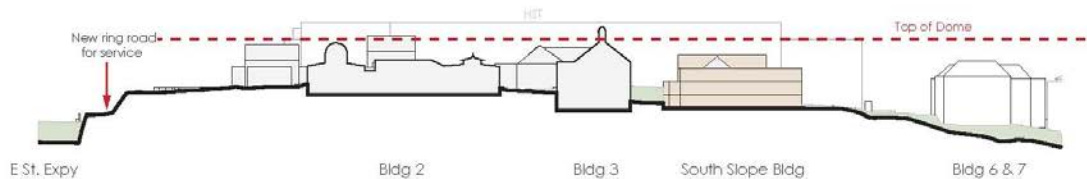
Development Alternative B



① Perspective - Alternative B



② Section East-West - Alternative B



③ Section North-South - Alternative B

Development Alternative C



① Site Plan - Alternative C



② Aerial - Alternative C

Potomac Hill Campus - Development Alternative C					
Building Name	Condition	# of Levels above grade	Area		
			GSF	RSF	USF
Building 1	Existing	3	24,423	23,678	13,282
Building 2	Existing - Rehabilitate	2	37,848	34,002	20,059
Building 3	Existing	3	27,180	24,689	17,993
Building 4	Existing - Demolish		0	0	0
Building 5	Existing	2	19,657	13,795	10,515
Central Building	Existing - Demolish		0	0	0
East Building	Existing	3	16,300	14,507	9,454
South Building	Existing		0	0	0
Sub Total			125,408	110,671	71,303
North Buildings	New	5	308,900	278,010	200,785
South Slope Buildings	New	5	127,700	114,930	83,005
Pavilion	New	5	25,000	22,500	16,250
Sub Total			461,600	415,440	300,040
Parking garage	New (400 space @ 300 sqft each)	0	120,000		
Total *			587,008	526,111	371,343

* Total Does not include parking

③ SF Table - Alternative C

Development Alternative C



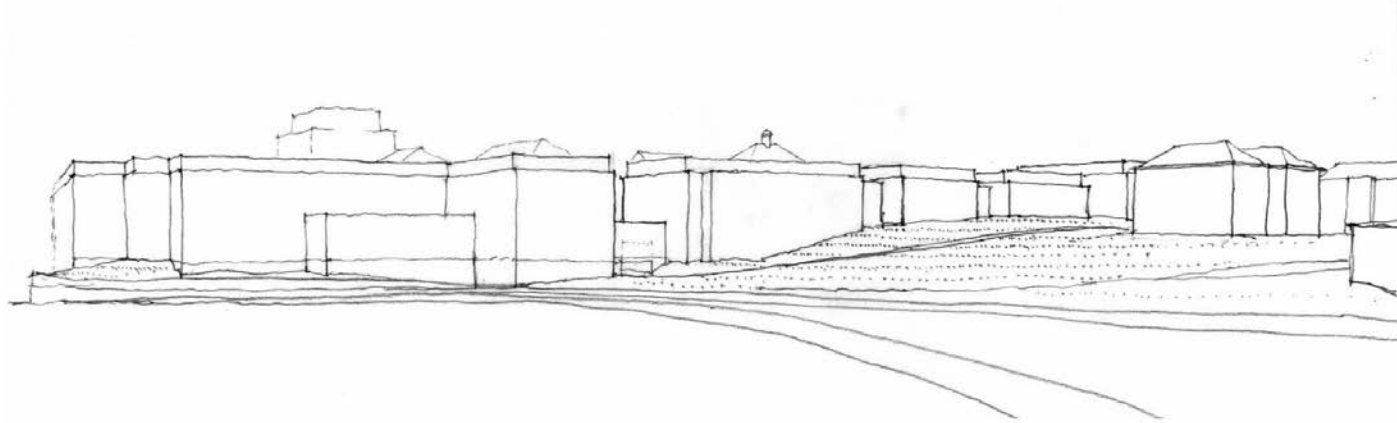
Development Alternative C



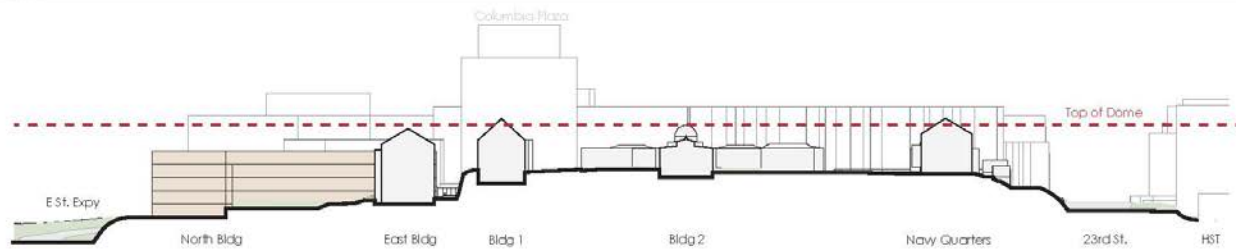
Development Alternative C



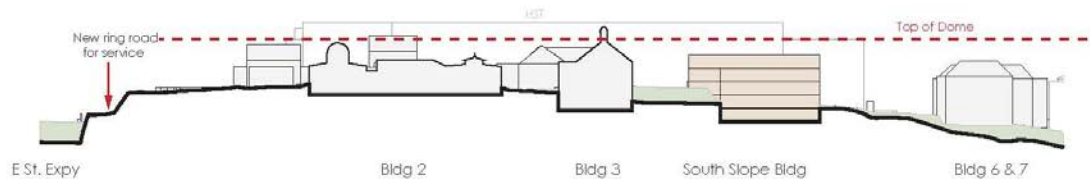
Development Alternative C



① Perspective - Alternative C

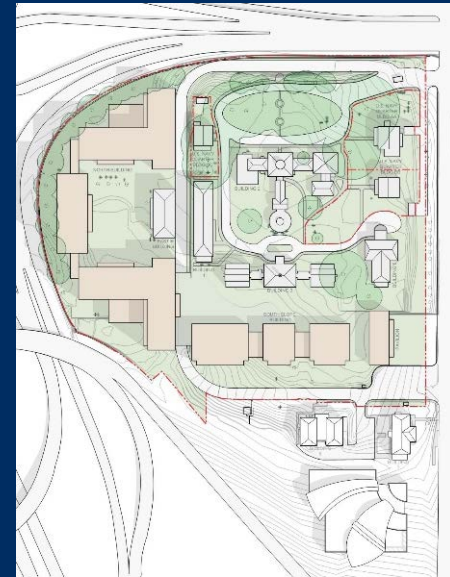
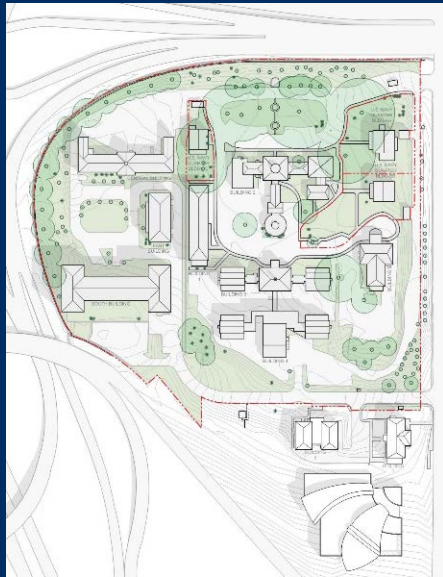


② Section East-West - Alternative C



③ Section North-South - Alternative C

Alternatives Comparison



No Action

Construction Type	Area	
	GSF	USF
Existing	277,925	161,353
New	0	0
Total	277,925	161,353

Alternative A

Construction Type	Area	
	GSF	USF
Existing	212,208	121,647
New	391,100	254,215
Total	603,308	375,862

Alternative B

Construction Type	Area	
	GSF	USF
Existing	227,808	130,695
New	374,000	243,100
Total	601,808	373,795

Alternative C

Construction Type	Area	
	GSF	USF
Existing	125,408	71,303
New	461,600	300,040
Total	587,008	371,343

Projected Milestones

Milestone	Projected Date
Comments on Alternatives Due	August 28, 2015
Consulting Parties Meeting: Effects and Mitigation	November 2015
Draft Environmental Impact Statement (EIS)	February 2016
Draft Programmatic Agreement	March 2016
CFA Meeting on Preliminary Master Plan	March 2016
NCPC Meeting on Preliminary Master Plan	April 2016
Executed Programmatic Agreement	July 2016
Final Environmental Impact Statement (EIS)	August 2016
CFA Meeting on Final Master Plan	November 2016
Signed Record of Decision	November 2016
NCPC Meeting on Final Master Plan	December 2016

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