



# Potomac Hill

## Campus Master Plan

3.17.2015

### Consulting Parties Meeting No. 3

*"Observing the Past, Planning the Future"*

# Welcome

The GSA logo consists of the letters "GSA" in a white, sans-serif font, with a white star to the right of the letter "A". The logo is set against a dark 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



3-17-15

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Potomac Hill Campus Master Plan  
Consulting Parties Meeting No. 3

# Section 106

## **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**

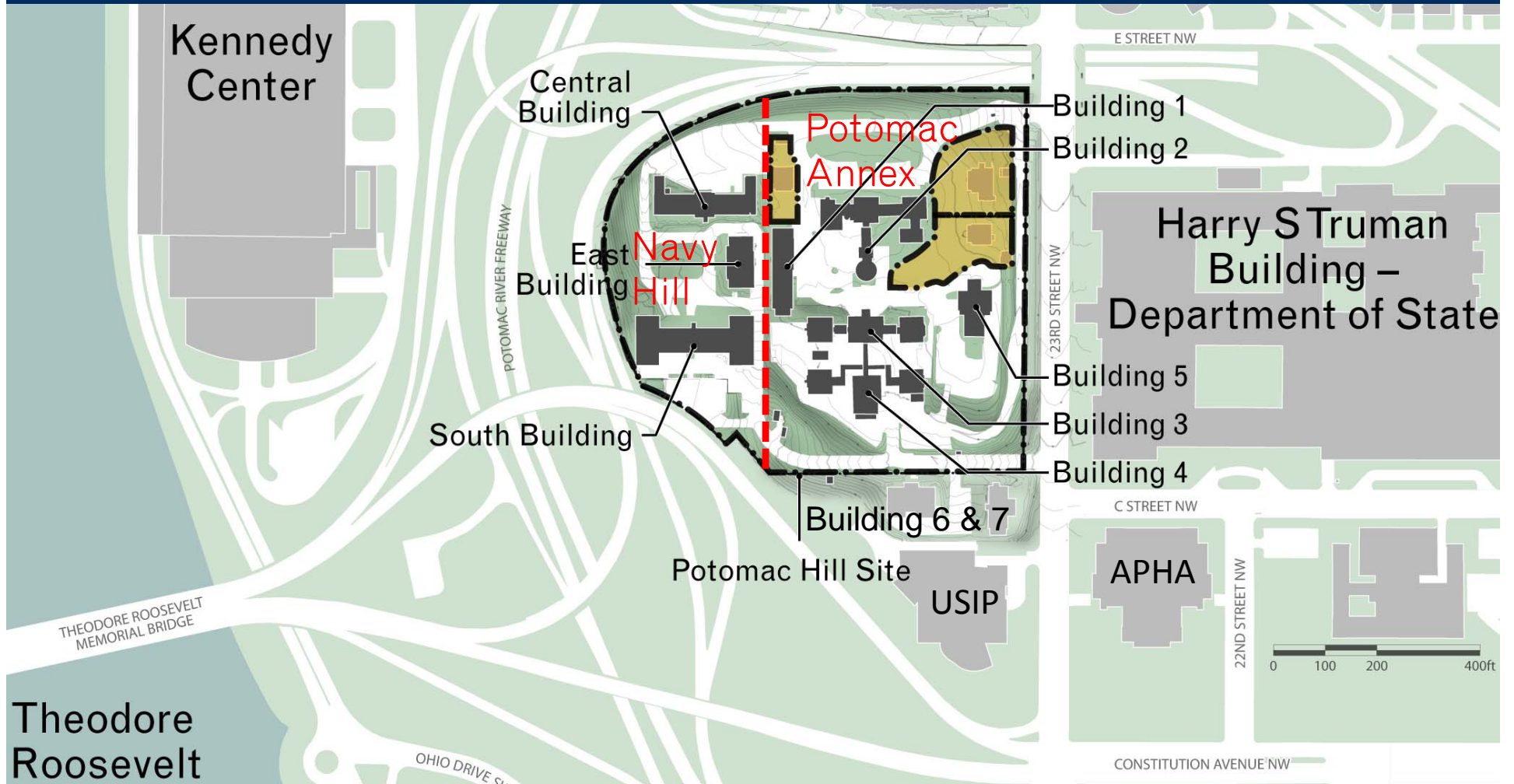
- Provide update on cultural resource documentation and Master Plan process
- Introduce the draft development alternatives and discuss comments
- Discuss future steps


# Section 106

## **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

# Potomac Hill Campus



 Parcels remaining in Navy control

# 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



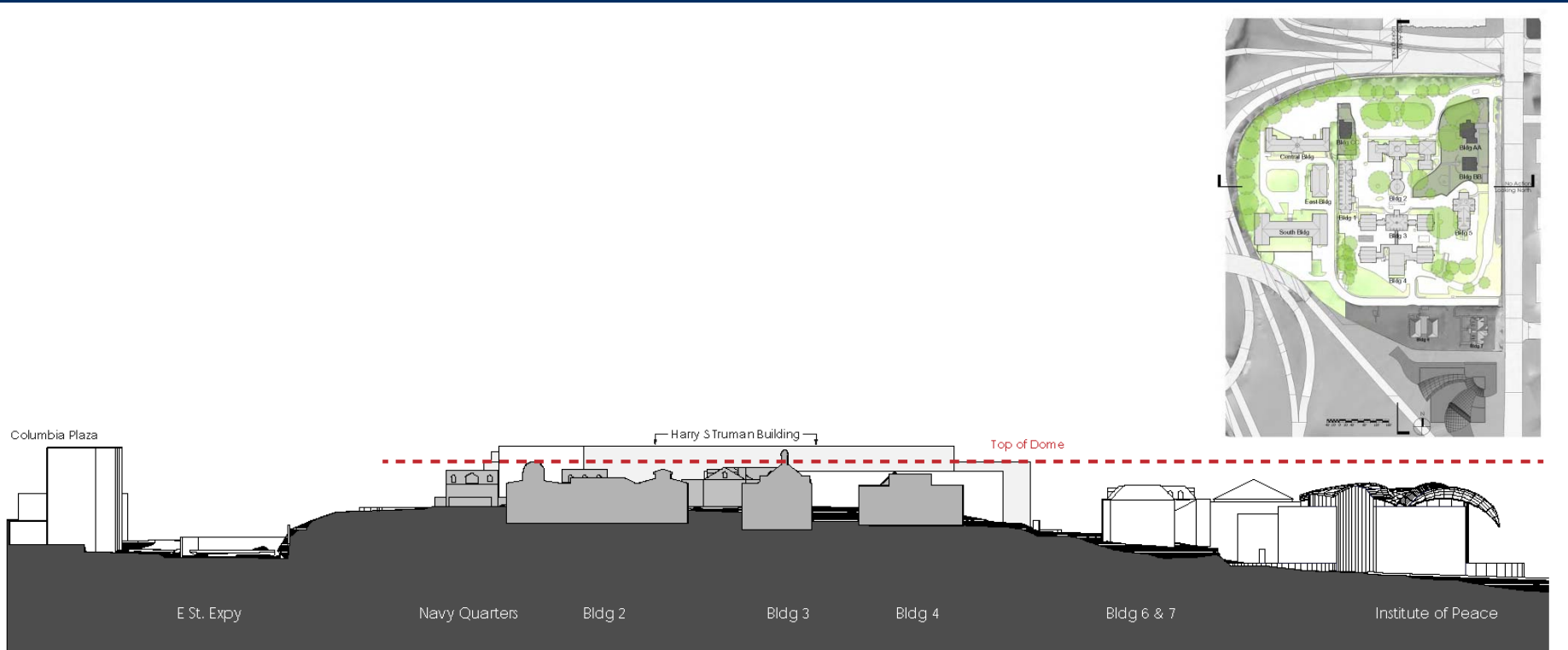
① Site Plan - No Action Alternative



② Perspective - No Action Alternative

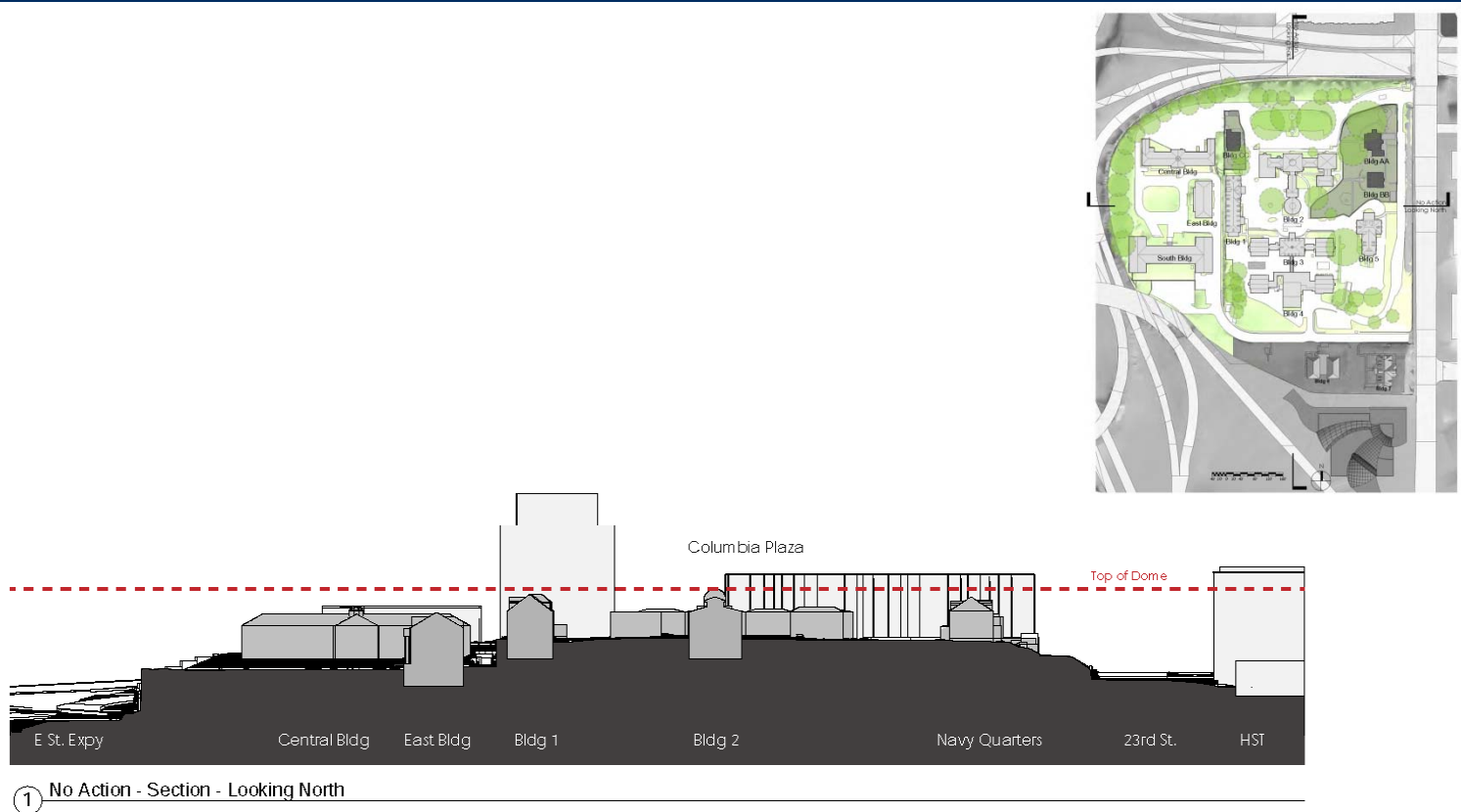
Potomac Hill Campus - No Action Alternative					
Building Name	Condition	# of Levels above grade	Area		
			GSF	RSF	USF
Building 1	Existing - Rehabilitate	3	24,423	23,678	13,282
Building 2	Existing - Maintain	2	37,848	34,002	20,059
Building 3	Existing - Rehabilitate	3	27,180	24,689	17,993
Building 4	Existing - Rehabilitate	3	22,717	20,445	14,766
Building 5	Existing - Rehabilitate	2	19,657	13,795	10,515
Central Building	Existing - Maintain	3	43,000	38,270	24,940
East Building	Existing - Maintain	3	16,300	14,507	9,454
South Building	Existing - Maintain	4	86,800	77,252	50,344
<b>Total</b>			<b>277,925</b>	<b>246,638</b>	<b>161,353</b>

# No-Action Alternative

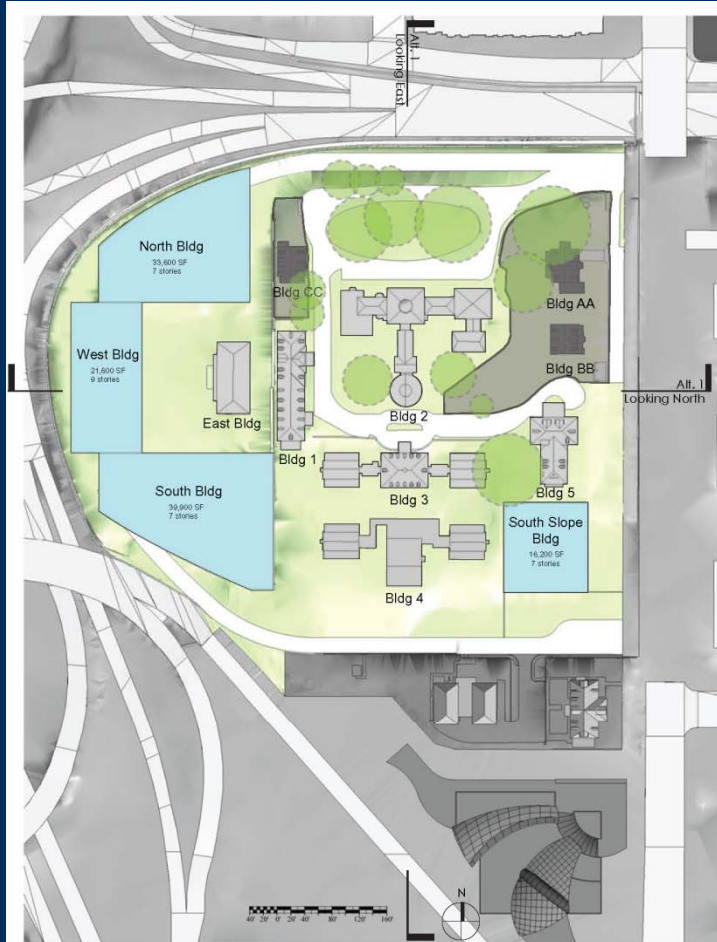


① No Action - Section - Looking East

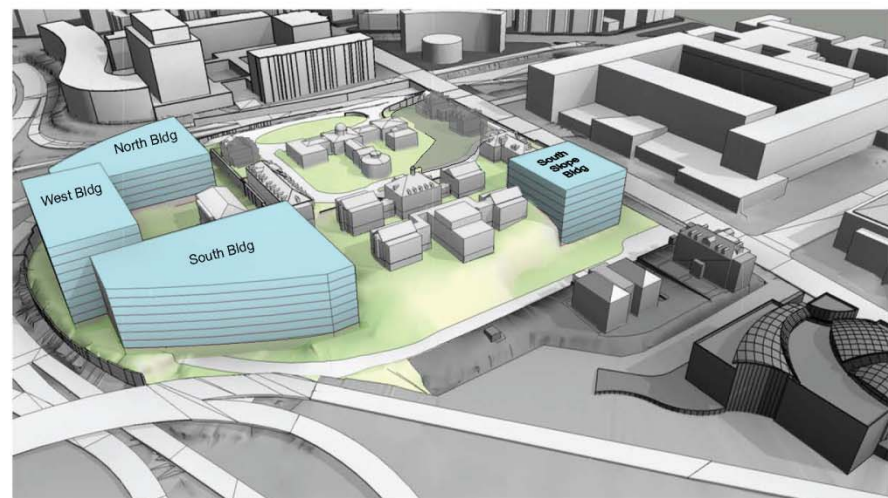
# No-Action Alternative



# Development Alternative 1



① Site Plan - Development Alternative 1

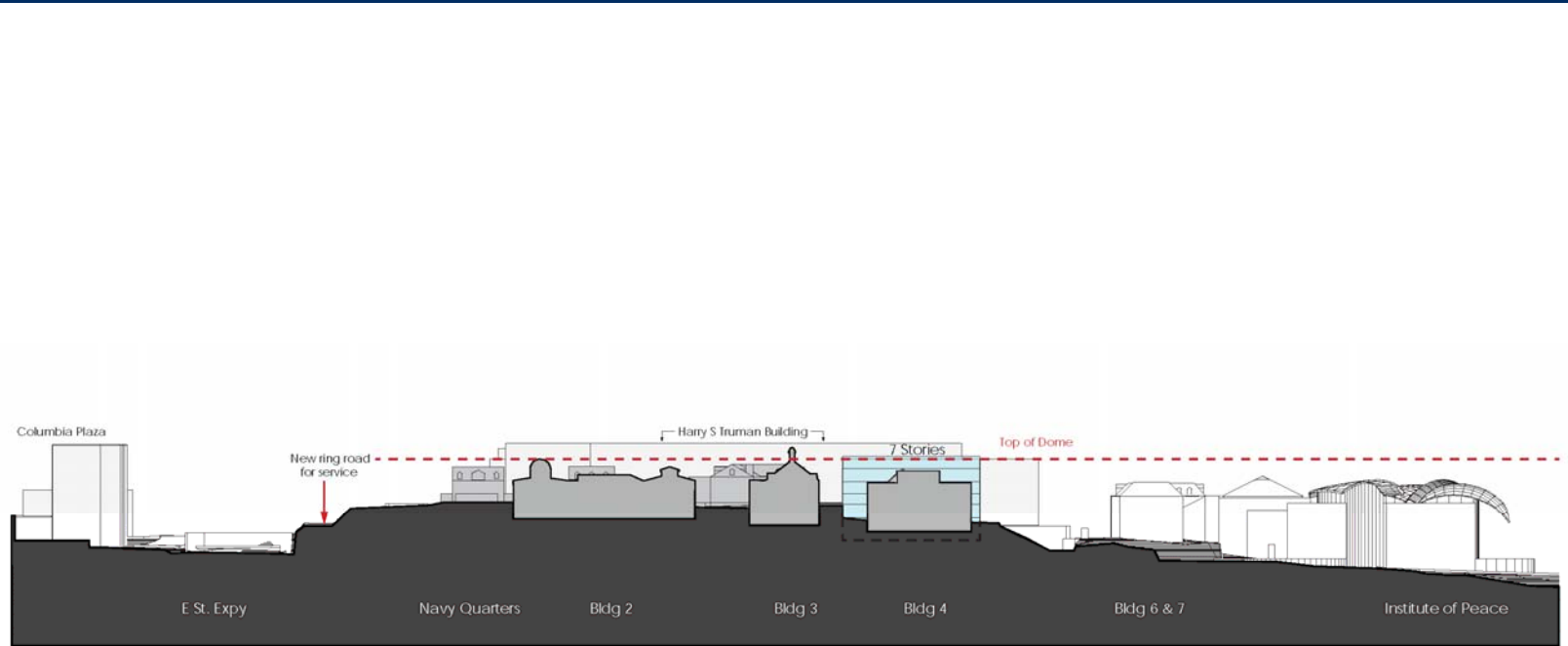


② Perspective - Development Alternative 1

## Potomac Hill Campus - Development Alternative 1

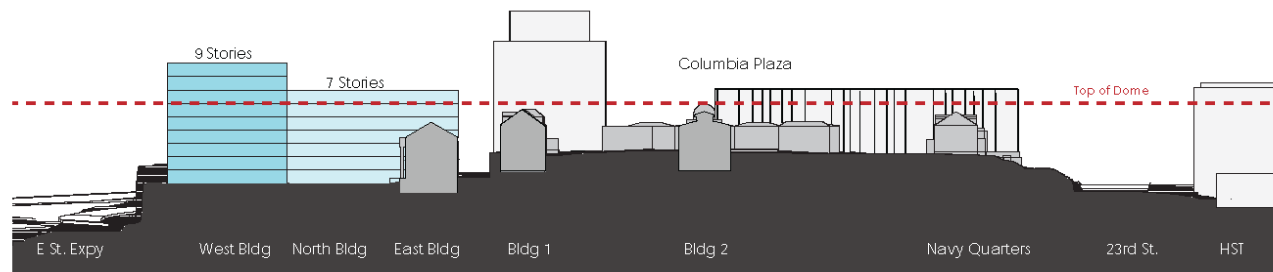
Building Name	Condition	# of Levels above grade	Area		
			GSF	RSF	USF
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Building 2	Existing - Rehabilitate	2	37,848	34,002	20,059
Building 3	Existing	3	27,180	24,689	17,993
Building 4	Existing	3	22,717	20,445	14,766
Building 5	Existing	2	19,657	13,795	10,515
Central Building	Existing - Demolish		0	0	0
East Building	Existing	3	16,300	14,507	9,454
South Building	Existing - Demolish		0	0	0
<b>Sub Total</b>			<b>148,125</b>	<b>131,116</b>	<b>86,069</b>
North Building	New	7	235,200	211,680	152,880
West Building	New	9	194,400	174,960	126,360
South Addition	New	7	279,300	251,370	181,545
South Slope Building	New	7	113,400	102,060	73,710
<b>Sub Total</b>			<b>822,300</b>	<b>740,070</b>	<b>534,495</b>
Parking garage	New	NA	TBD	TBD	TBD
<b>Total</b>			<b>970,425</b>	<b>871,186</b>	<b>620,564</b>

# Development Alternative 1



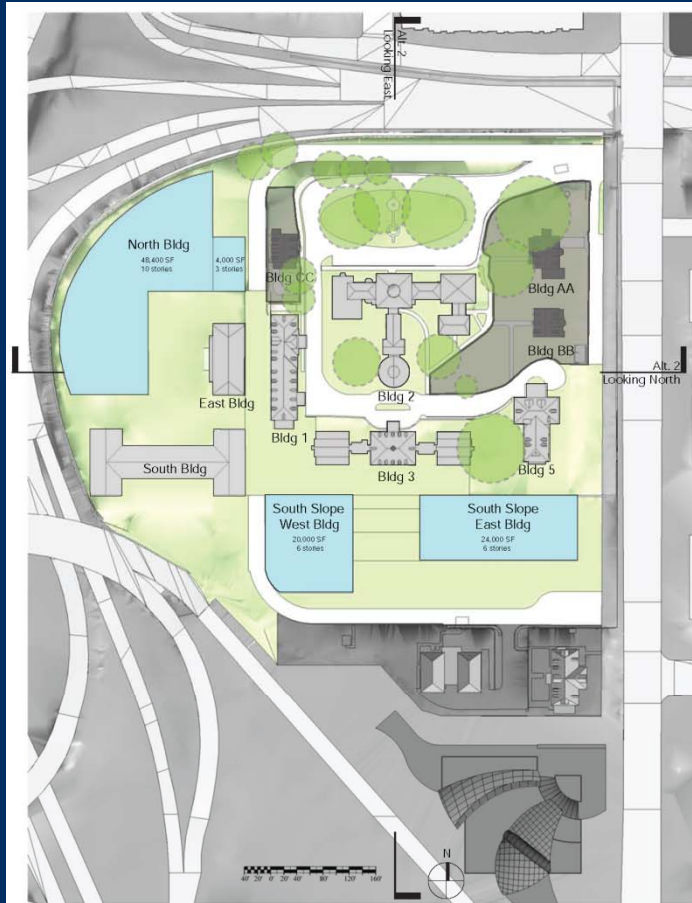
① Alternative 1 - Section - Looking East

# Development Alternative 1

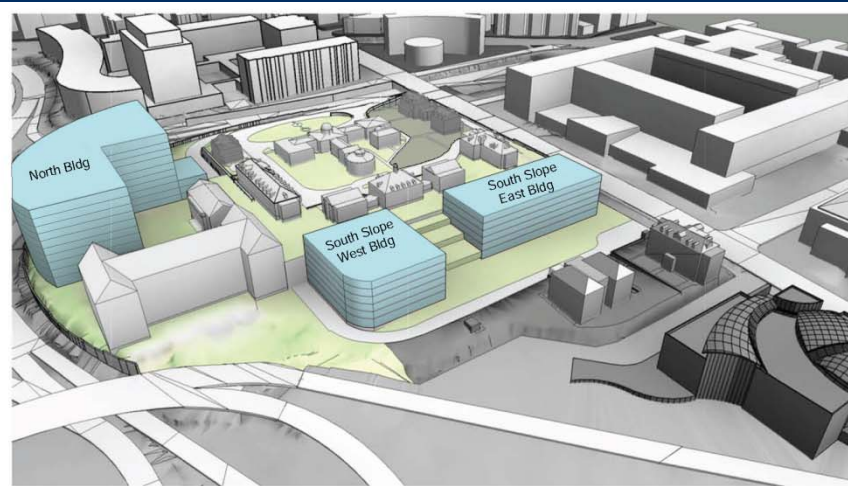


① Alternative 1 - Section - Looking North

# Development Alternative 2



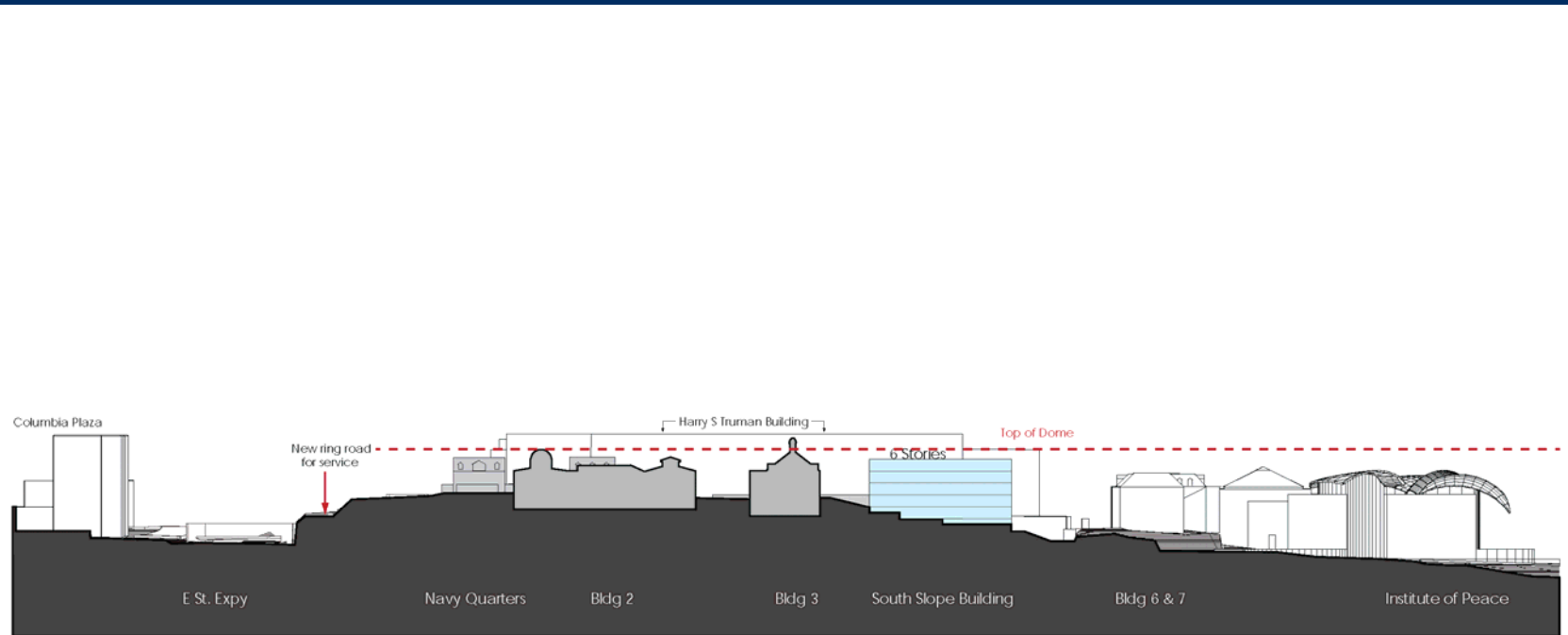
① Site Plan - Development Alternative 2



② Perspective - Development Alternative 2

Potomac Hill Campus - Development Alternative 2					
Building Name	Condition	# of Levels above grade	Area		
			GSF	RSF	USF
Building 1	Existing	3	24,423	23,678	13,282
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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
<b>Sub Total</b>			<b>212,208</b>	<b>187,923</b>	<b>121,647</b>
North Building	New	10,3	496,000	446,400	322,400
South Slope west building	New	6	120,000	108,000	78,000
South Slope east building	New	6	144,000	129,600	93,600
<b>Sub Total</b>			<b>760,000</b>	<b>684,000</b>	<b>494,000</b>
Parking garage	New	NA	TBD	TBD	TBD
<b>Total</b>			<b>972,208</b>	<b>871,923</b>	<b>615,647</b>

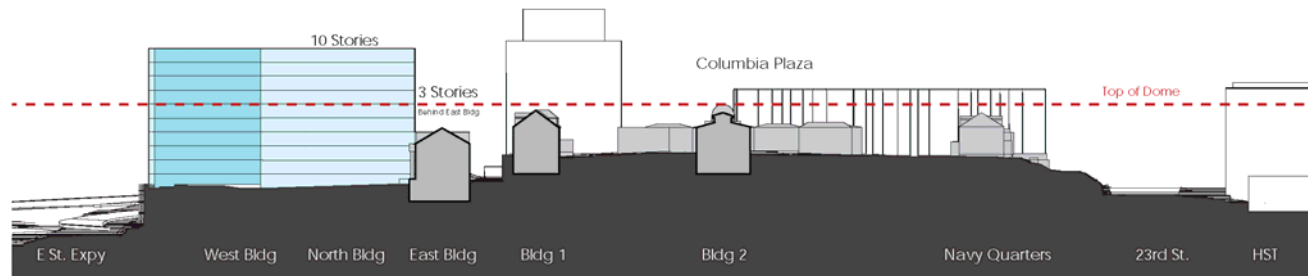
# Development Alternative 2



1 Alternative 2 - Section - Looking East

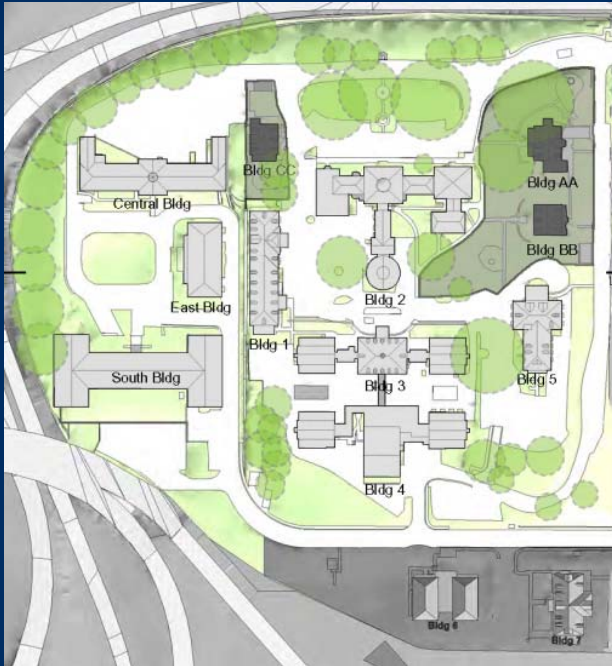


# Development Alternative 2

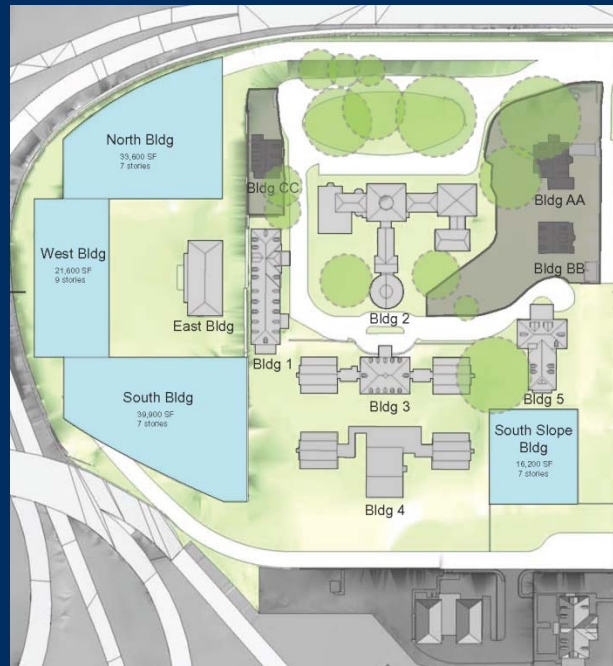


① Alternative 2 - Section - Looking North

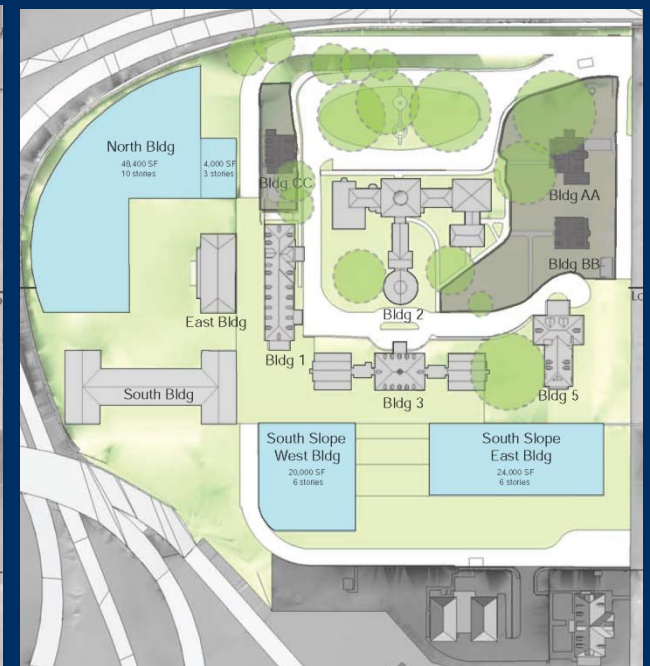
# Alternatives Comparison



No Action Alternative

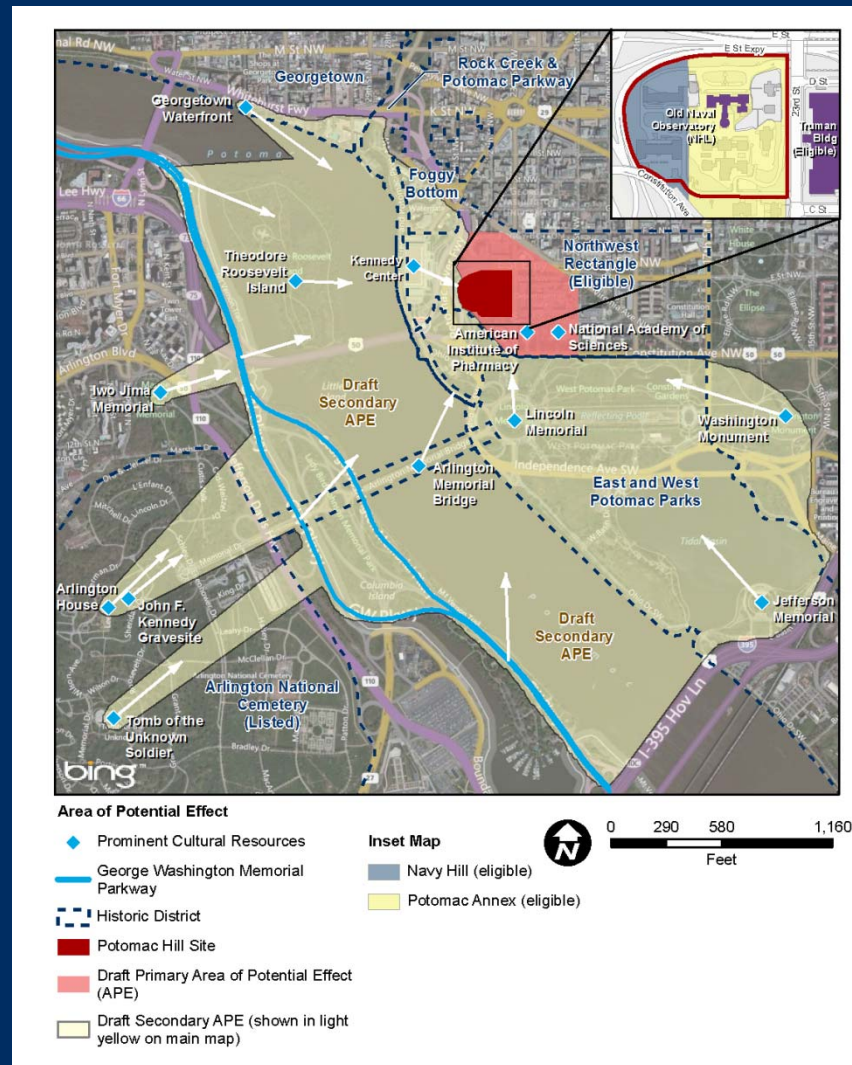


Development Alternative 1



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
- Contact:
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- Project Website: [www.gsa.gov/potomachill](http://www.gsa.gov/potomachill)