

# Old Post Office (OPO) Redevelopment

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Consulting Party Meeting  
Meeting Notes

May 22, 2012  
GSA Regional Office Building  
1:30 – 3:30pm

## I. Welcome and Introductions

**Brett Banks (GSA)** welcomed the group and provided introductory remarks and brief history of the project. The Redevelopment Act of 2008 directed GSA to redevelop the Old Post Office (OPO) and the Annex. GSA issued a Request for Proposals (RFP) in March of 2011 from which The Trump Organization was selected to redevelop the OPO and Annex. Mr. Banks outlined the goals of the RFP which are to preserve the historic integrity of the building; provide public access to the OPO; increase the vitality of Pennsylvania Avenue and the District of Columbia and provide a financial return to the federal government. A 60 year ground lease agreement is expected to be finalized within 12 months.

**Group:** The GSA team and all attendees introduced themselves.

**Nancy Witherell (GSA)** reviewed architectural history of the OPO and near demolition of the building in the 1960s. Arthur Cotton Moore was involved in the preservation of the OPO at that time and conversion of the OPO into planned government and retail uses. Ms. Witherell reviewed the Section 106 process and the purpose of the meeting as the first step in that process. The 106 process is expected to conclude this winter. The 1978 Historic Structures Report is being updated with an intended completion this summer.

**Suzanne Hill (GSA)**, who is directing the NEPA work for GSA, announced that a concurrent Environmental Assessment (EA) will be conducted with the Section 106 process along with a District Department of Transportation (DDOT) review of access issue. The final DDOT work and the EA will be finalized in the winter of 2012.

## II. Presentation

**Ivanka Trump (The Trump Organization)** thanked the GSA for the opportunity, reviewed the consultant team and provided an overview of The Trump Organization's experience as an owner, developer, brand and operator. The Trump Organization has built many hotels and currently manages 7 hotels with two more hotels coming online. Ms. Trump reviewed their historic preservation work including The Plaza Hotel, The Grand Hyatt, 610 Park Avenue, Mar a Lago Club and 40 Wall Street. Ms. Trump reviewed the team goals and principles of the redevelopment which are to preserve and restore as much as possible of the OPO; remove or mitigate non-contributing elements; welcome visitors to the District and to the Trump hotel at the OPO; activate all four building entrances; provide an historically enriched route for the public to the OPO tower and Congress Bells; contribute to the vitality of Pennsylvania Avenue; create a 24 hour connection between the mall and DC; embrace sustainability and LEED certification and create the world's best luxury hotel with amenities and substantial meeting space and ballroom.

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**Arthur Cotton Moore (Arthur Cotton Moore Associates)** reviewed the history and near demolition of the OPO and his role in redevelopment in the 1960s. Mr. Moore provided a high level overview of the site work and building renovation. The project is intended to restore the OPO with minimal intervention to the exterior and removal of non-contributing elements on the interior. The site plan emphasizes access extends the welcome of the Pennsylvania Avenue and C Street entrances to the OPO with restaurants, café seating and landscape features at the exterior of the building. Entrances will also be located on 12<sup>th</sup> Street and 11<sup>th</sup> Street. 11<sup>th</sup> Street is intended as a drive to the hotel drop-off and not a through street. On the building exterior, the window frames will be repaired and repainted. The skylight glass, which was installed in 1980, will be renovated with higher efficiency glass. Canopies will mark the entrances at Pennsylvania Avenue and 11<sup>th</sup> Street but will be cantilevered so as to require no attachment to the building. The elevated glass skylights will be removed at the Annex and a vegetative green roof and green walls will be incorporated. The main building interior will include a ground floor level museum and gallery accessed directly from C Street. This level opens onto the open cortile. The Pennsylvania Avenue entrance, which is at a higher elevation, enters into the hotel lobby and guest registration area with two new stairs replacing the one non-contributing, existing stair for access down to the ground floor. The floor levels above the two public levels will retain the existing corridors, door and window locations. The 5<sup>th</sup> floor will include careful restoration of the Post Master General's suite. The 9<sup>th</sup> floor is being considered as a secured area for special hotel suites. Overall, the project will include high efficiency mechanical, electrical and plumbing features, high efficiency glass, green roofs and green walls, landscape and water retention/LID measures, and LED high efficiency lighting.

### III. Comment and Questions

**Ellen McCarthy (Arent Fox)** introduced herself as facilitator and asked participants to direct questions to the Section 106 process, pointing out that, since the project is at its early stages, the team might not have detailed information in response to all questions, but that all questions will be noted, and further information provided later if not currently available.

**Tom Luebke (CFA)** inquired about the public access inside of the building and how the functions of the gallery, retail and hotel are integrated or separated.

**Ivanka Trump (The Trump Organization)** referred to the diagram showing stacked floors and walked through the access from C Street which enters on grade and will feature a more casual café/restaurant, into the gallery space with adjacent spa, retail that opens to the cortile, potential water feature and access to the elevator that will run to the clock tower. The Pennsylvania Avenue entrance will have dining, hotel registration and a library and food service located at the mail order room on that main level.

**Tom Luebke (CFA)** How does the registration level interact with cortile?

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**Ivanka Trump (The Trump Organization)** Two stairs will be added to connect the lobby and registration level to the cortile space below.

**Tom Luebke (CFA)** Do you see the spaces as one space?

**Ivanka Trump (The Trump Organization)** Yes, the space will be open and there will be a bar and lounge overlooking the cortile.

**Paul Batlan (NPS National Mall and Memorial Parks)** NPS currently has offices located at the OPO. How will we be accommodated and included in telling the narrative of the building?

**Ivanka Trump (The Trump Organization)** We have not been able to engage NPS as of yet, but will work together to identify needs.

**Paul Batlan (NPS)** What will happen to our office space?

**Brett Banks (GSA)** We will engage NPS with The Trump Organization team to coordinate this discussion.

**Loretta Neumann (Committee of 100)** Can you review the process and programmatic agreement?

**Nancy Witherell (GSA)** There is a schedule of meetings listed on the handout, the historic structures report is being updated and the consultation period will continue until the end of the calendar year (2012). GSA has not determined the type of agreement yet.

**Loretta Neumann (Committee of 100)** We would like to be included.

**Ellen McCarthy (Arent Fox)** We can provide the material handout to you.

**Shane Dettman (NCPC)** Can you speak to the opening of 11<sup>th</sup> Street?

**Arthur Cotton Moore (ACM Associates)** It will be a private drive to remove vehicles from Pennsylvania Avenue.

**Shane Dettman (NCPC)** Did you look at C Street?

**Arthur Cotton Moore (ACM Associates)** Yes, but we want C Street to bring pedestrians to the OPO and museum.

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**Ellen McCarthy (Arent Fox)** Providing the drive at 11<sup>th</sup> Street does reference the historic location of 11<sup>th</sup> Street in the L'Enfant Plan.

**Tom Luebke (CFA)** The Monumental Core Framework Plan encourages a 24 hour vitality downtown, and a connection through the Old Post Office property. How are your plans addressing that?

**Ivanka Trump (The Trump Organization)** We read the Framework Plan, and certainly want to help provide a bridge between the Mall and Pennsylvania Avenue.

**Tom Luebke (CFA)** How?

**David Orowitz (The Trump Organization)** Pedestrians will not be able to connect directly from C Street to the 11<sup>th</sup> Street Drive, but they will be able to by travelling through the building. There will be retail and restaurant uses to activate the area.

**Tom Luebke (CFA)** How does your plan for C Street relate to the Hemicycle at the Ariel Rios building? Is the grade changing on C Street?

**Ivanka Trump (The Trump Organization)** C Street will slope from 12<sup>th</sup> Street to the building.

**Tom Luebke (CFA)** What is the exact relationship?

**Arthur Cotton Moore (ACM Associates)** The grade change is approximately 4-1/2', and we will deal with that slope by creating level areas for seating and a ramp for handicap access.

**Tom Luebke (CFA)** Talk about what the Hemicycle means with other public spaces?

**David Orowitz (The Trump Organization)** The C Street plaza will be open and active, and our intention is for it to relate well to the Hemicycle space across 12<sup>th</sup> Street.

**Rick Reinhardt (Downtown DCBID)** What is public space and what is private space?

**Brett Banks (GSA)** All space belongs to the government and we will be working to delineate the sidewalk boundaries of NPS, GSA and DDOT property. Currently 12<sup>th</sup> Street is under DDOT jurisdiction and Pennsylvania Avenue is under NPS jurisdiction.

**Rick Reinhardt (Downtown DCBID)** I would encourage liveliness to ensure sterility does not continue.

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**Ivanka Trump (The Trump Organization)** Placing the right restaurant that will enliven the space and the right mix (not too stoic) will be important. We are envisioning a more causal café at C Street and more formal but not stuffy dining at Pennsylvania Avenue, using our relationships with nationally and internationally-known chefs.

**Rebecca Miller (DC Preservation League)** Will the museum be funded by NPS?

**Ivanka Trump (The Trump Organization)** We will be funding the museum, but with coordination on content with the NPS.

**Rebecca Miller (DC Preservation League)** I am not wild about the canopies but what about other exterior signage?

**Ivanka Trump (The Trump Organization)** There will be very limited signage since the clock tower is the identity of the OPO.

**Arthur Cotton Moore (ACM Associates)** The canopies will help to identify the building and the entrances and will not touch the building. There will be a low level sign on 11<sup>th</sup> Street in the landscape that is not attached to the building.

**Rebecca Miller (DC Preservation League)** Will there be restaurant signage?

**Ivanka Trump (The Trump Organization)** Small window mounted canopies could have signage, but the intention is not to add anything to the building.

**Ned Read (National Endowment for the Arts)** Having observed the dance event which took place on the exterior walls of the building, made me wonder about your plans for exterior lighting, since that was a positive aspect of that performance.

**Ivanka Trump (The Trump Organization)** We are interested in how exterior lighting could highlight the wonderful features of the exterior, but the plans are not finalized.

**Lynn Rumsey (Jones Lang LaSalle/TIAA/CREF)** Our offices are located at 1101 Pennsylvania Avenue and we hope that you will coordinate with the surrounding properties on mitigating construction-related noise and traffic disruption.

**Ivanka Trump (The Trump Organization)** We will do that.

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**Kirsten Brinker Kulis (ACHP)** ACHP is encouraged by the proposed use of historic tax credits and will participate in the S106 consultation process for the project. What is the expected resolution of perimeter security, particularly as it deals with the IRS, and what is the percentage of completion for drawings that will be expected by the completion of the 106 process in 2012?

**Lisa Lee (IRS Security)** IRS Security will participate in discussions with GSA and the team.

**Andrew Weiss (The Trump Organization)** We are at the beginning of the process and expect to be in advanced schematics by the end of 2012.

#### IV. S106 Consultation Schedule

**Nancy Witherell (GSA)** reviewed the S106 Consultation schedule noting the next CP meeting will be a site visit on Tuesday June 26<sup>th</sup>. GSA anticipates having information from the HSR update for the tour. A CP meeting invite for the next meeting will be sent out via email.

**Ellen McCarthy (Arent Fox)** concluded the meeting.

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### Sign-In Sheet

5/22	First Name	Last Name	Agency/Organization	Phone	Email Address
X	Brett	Banks	GSA	202-538-5642	<a href="mailto:brett.banks@gsa.gov">brett.banks@gsa.gov</a>
X	Paul	Batlan	NPS		<a href="mailto:Paul_batlan@nps.gov">Paul_batlan@nps.gov</a>
X	Danielle	Breaux	GSA	202-288-1298	<a href="mailto:daniellebreaux@turkadvisor.com">daniellebreaux@turkadvisor.com</a>
X	Louise	Brodnitz	ACHP	202-606-8527	<a href="mailto:lbrodnitz@achp.gov">lbrodnitz@achp.gov</a>
X	Stephen	Campbell	DCDGS	202-671-2319	<a href="mailto:stephen.campbell@dc.gov">stephen.campbell@dc.gov</a>
X	Joe	Colaciello	IRS	202-435-6352	<a href="mailto:joseph.j.colaciello@irs.gov">joseph.j.colaciello@irs.gov</a>
X	John	Cullinane	JC		
X	Rhonda	Dahlkemper	Lee & Assoc		
X	Shane	Dettman	NCPC	202-482-7267	<a href="mailto:shane.dettman@ncpc.gov">shane.dettman@ncpc.gov</a>
X	Trey	Dickerson	DDOT	202-671-4586	<a href="mailto:clarence.dickerson@dc.gov">clarence.dickerson@dc.gov</a>
X	Durwood	Dixon	WDG		<a href="mailto:ddixon@wdgarch.com">ddixon@wdgarch.com</a>
X	Kristen	Fusselle	GSA	202-573-5626	<a href="mailto:kristen.fusselle@gsa.gov">kristen.fusselle@gsa.gov</a>
X	Suzy	Hill	GSA	202-205-5821	<a href="mailto:suzanne.hill@gsa.gov">suzanne.hill@gsa.gov</a>
X	Jennifer	Hirsch	NCPC		<a href="mailto:jennifer.hirsch@ncpc.gov">jennifer.hirsch@ncpc.gov</a>
X	Laura	Hughes	EHT Traceries	202-393-1199	<a href="mailto:laura.hughes@traceries.com">laura.hughes@traceries.com</a>
X	Sadat	Khan	DDOT/IDMA	202-671-2231	<a href="mailto:sadat.chan@dc.gov">sadat.chan@dc.gov</a>
X	Kirsten	Kulis	ACHP		<a href="mailto:kkulis@achp.gov">kkulis@achp.gov</a>
X	Jeff	Lee	Lee & Assoc		
X	Lisa	Lee	IRS Security	202-439-9713	<a href="mailto:lisa.a.lee@irs.gov">lisa.a.lee@irs.gov</a>
X	Andrew	Lewis	DCOP - SHPO Office	202-442-8841	<a href="mailto:andrew.lewis@dc.gov">andrew.lewis@dc.gov</a>
X	Thomas	Luebke	CFA	202-504-2200	<a href="mailto:tluebke@cfa.gov">tluebke@cfa.gov</a>
X	David	Maloney	DCOP - SHPO Office	202-442-8850	<a href="mailto:david.maloney@dc.gov">david.maloney@dc.gov</a>
X	Ivan	Matthews	DMPED	202-286-8814	<a href="mailto:Ivan.Matthews@dc.gov">Ivan.Matthews@dc.gov</a>
X	Ellen	McCarthy	ArentFox		
X	Rebecca	Miller	DCPL	202-783-5144	<a href="mailto:rebecca@dcpreservation.org">rebecca@dcpreservation.org</a>
X	Jeff	Miller	DMPED	202-727-2790	<a href="mailto:jeff.miller@dc.gov">jeff.miller@dc.gov</a>
X	Andrea	Mones	Building-Knowledge	301-938-9124	<a href="mailto:andreamones@building-knowledge.com">andreamones@building-knowledge.com</a>
X	Arthur Cotton	Moore	ACM		
X	Loretta	Neumann	Committee of 100 on the Federal City	202-882-9274	<a href="mailto:lneu@rcn.com">lneu@rcn.com</a>
X	Murat	Omay	DDOT	202-741-8912	<a href="mailto:murat.oday@dc.gov">murat.oday@dc.gov</a>
X	David	Orowitz	Trump Org	212-528-1761	<a href="mailto:dorowitz@trumporg.com">dorowitz@trumporg.com</a>
X	Ana	Paden	OLBN		<a href="mailto:anaf@olbn.com">anaf@olbn.com</a>

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X	Jim	Petrus	Trump Org	212-715-7225	<a href="mailto:jpetrus@trumporg.com">jpetrus@trumporg.com</a>
X	Gary	Porter	GSA		
X	Elisa	Pujals	GSA	202-870-2119	<a href="mailto:elisa.pujals@gsa.gov">elisa.pujals@gsa.gov</a>
X	Ned	Read	NEA	202-682-5782	<a href="mailto:readn@arts.gov">readn@arts.gov</a>
X	Rick	Reinhard	Downtown DC Business Improvement District	202-661-7566	<a href="mailto:reinhard@downtowndc.org">reinhard@downtowndc.org</a>
X	Edwin	Rollins	IRS Security	202-622-5096	<a href="mailto:edwin.m.rollins@irs.gov">edwin.m.rollins@irs.gov</a>
X	Lynn	Rumsey	TIAA CREFF/Jones Lang LaSalle (Bldg Mgr)	202-375-5105	<a href="mailto:lynn.rumsey@am.jll.com">lynn.rumsey@am.jll.com</a>
X	Clarie	Sale	AECOM	703-739-4750	<a href="mailto:claire.sale@aecom.com">claire.sale@aecom.com</a>
X	Beth	Savage	GSA		<a href="mailto:beth.savage@gsa.gov">beth.savage@gsa.gov</a>
X	Joshua	Seidner	Trump Org		
X	Kevin	Terry	GSA	202-708-4600	<a href="mailto:kevin.terry@gsa.gov">kevin.terry@gsa.gov</a>
X	Ivanka	Trump	Trump Org		
X	Andrew	Weiss	Trump Org		<a href="mailto:aweiss@trumporg.com">aweiss@trumporg.com</a>
X	Nancy	Witherell	GSA	202-260-0663	<a href="mailto:nancy.witherell@gsa.gov">nancy.witherell@gsa.gov</a>
X	Mina	Wright	GSA	202-401-4522	<a href="mailto:mina.wright@gsa.gov">mina.wright@gsa.gov</a>