

## **1 Introduction and Review**

**Brett Banks (GSA)** welcomed the attendees and thanked everyone for coming to the meeting. The group of attendees made introductions.

## **2 Presentation and Discussion of Alternatives**

**Hany Hassan (BBB)** presented design options for:

1. Vehicular Access
2. Annex Connection
3. Site Plans
4. Site Signage Inventory
5. Concept Signage Plan
6. Site Signage Renderings
7. Floor Plans
8. Cortile
9. Roof Windows

Below is a summary of questions and comments offered by the stakeholders on various parts of the presentation:

### **2.1 Vehicular Access**

No attendees had any comments or feedback on this portion of the presentation.

### **2.2 Annex Connection**

**Tom Luebke (CFA)** continued to express a desire for a direct pedestrian connection between 11<sup>th</sup> Street and C Street, alluding to the larger planning principle of connectivity through the Federal Triangle. He indicated that rectifying the loss of continuity caused by the construction of the Federal Triangle has been a goal for various federal agencies over the last decade. He gave positive recognition to the extensiveness of the analysis presented by Hany Hassan, stating that Option 6 comes closest to resolving the issue and the other options were non-starters. He noted it was not ideal from a pedestrian perspective and encouraged the team to study Option 6 further. He asked where the team was with responding to the DCSHPO's comment to provide connectivity from the Annex to 10<sup>th</sup> Street.

**Andrew Lewis (DCSHPO)** stated that in the spirit of the Section 106 process, the thorough analysis of a full range of connection options was appreciated. However, he felt that, in order for the connection to be worth the effort, the public should be aware of circulation in the context of the public realm. He added that the widest separation of the opening is approximately 7' and this would likely not encourage pedestrians to walk

through. If people are not going to be aware of, and encouraged to use the pedestrian connection, than perhaps it might not be worth pursuing.

**Shane Dettman (NCPC)** agreed that most of the options do not work and asked if 7' is actually the widest the opening could be.

**Hany Hassan (BBB)** responded that you could possibly get up to 10' in width but that would be all. He also added that the team has not yet looked at the 10<sup>th</sup> Street connectivity.

**Tom Luebke (CFA)** noted that this all is dependent on how the rest of the site is treated. Option 6 could probably be made wider. The team needs to consider 10<sup>th</sup> connectivity further.

**Sarah Batcheler (CFA)** agreed that Options 4 and 6 might be worth pursuing further, in the context of a larger public space, as a valuable connection but not necessarily a valuable experience.

**Tom Luebke (CFA)** stated more discussion is required related to connectivity, particularly from 10<sup>th</sup> Street and if the ballroom could be moved to another level.

**Ivanka Trump (Trump)** added that the current configuration provides a double height space on the ground floor.

**Tom Luebke (CFA)** responded that he understood but the DCSHPO previously suggested raising the roof.

**Hany Hassan (BBB)** responded that the team has not had the opportunity to study the 10<sup>th</sup> Street connection, but will analyze possibilities.

### 2.3 Site Plans

**Tom Luebke (CFA)** noted that the section is confusing and needs to be better explained in order to understand the space. He added that the curved lines relate to neither the Romanesque Revival style of the building nor the Neoclassical style of the Federal Triangle. He asked why the C Street Plaza is so divergent in its design approach compared to the other entrances and plazas.

**Ivanka Trump (Trump)** responded that the goal was to remove the non-contributing elements at the entrance and to continue the circle.

**Sarah Batcheler (CFA)** stated that the C Street Plaza seemed overly complex; the plan doesn't read well and a simpler solution is preferred. She added that the curve closest to the OPO building is the problem with the design.

**Ivanka Trump (Trump)** responded that the team would pursue a simpler solution and clarified that the goal is to maximize the area on the southwest corner that can be used for seating and to provide a welcoming space to the public coming from the Mall and the Metro station across 12<sup>th</sup> Street.

**Tom Luebke (CFA)** responded that the goals are fine and make sense but the squiggly nature of the lines seem weird.

**Sarah Batcheler (CFA)** asked if the canopy can be shown to understand how it interacts with the stairs.

**Kirsten Brinker Kulis (ACHP)** asked about the program of the space. Ivanka Trump (Trump) responded the intent is to have an outdoor café and this entry would be for visitors to the clock tower.

**Kirsten Brinker Kulis (ACHP)** stated that the IRS arcade could be incorporated into the C Street plaza design. Tom Luebke concurred, stating that the plaza could be an intentional terminus to the arcade. He suggested the design establish a consistency between the arcade, loading area, and arrival point.

**Andrew Lewis (DCSHPO)** noted that the loading dock wall created a dead end and inquired if it could be softened or screened since it's a highly visible section of the area.

**Jeff Lee (JLA)** responded that the team has not yet discussed how to treat this loading dock area yet.

**Kirsten Brinker Kulis (ACHP)** asked if there is a gate now. Kevin Terry (GSA) responded yes and a guard.

**Suzy Hill (GSA)** noted that DDOT was not in attendance but they met with the agency and DDOT was generally supportive of the vehicular options.

**Kirsten Brinker Kulis (ACHP)** added that the 11<sup>th</sup> Street and Penn Ave intersection is very dangerous.

**Suzy Hill (GSA)** responded that GSA is working with DDOT to ensure pedestrian safety for pedestrians at the intersections.

#### **2.4, 2.5, and 2.6 Site Signage**

**Rebecca Miller (DCPL)** asked if there will be an awning or canopy on the Pennsylvania Avenue side. Hany Hassan (BBB) responded that the team is looking at all of the opportunities.

**Tom Luebke (CFA)** stated that the 11<sup>th</sup> Street sign is generally acceptable in terms of concept and placement, but text is too large and out of scale; he noted that there is nothing similar along Pennsylvania Avenue. Sarah Batcheler agreed, stating the sign was unusual because of its size; she enquired about comparable examples along Pennsylvania Avenue. She added that the monument sign location may also create confusion about the drive usage since it resides in the middle of the drive.

**Sarah Batcheler (CFA)** stated that replacing the Pennsylvania Avenue canopy with the sign within the arch was a much better approach, although there should be further exploration of the scale of the text.

**Tom Luebke (CFA)** asked if the team was dropping the proposed canopy on Pennsylvania Avenue. Ivanka Trump (Trump) responded yes but a canopy is proposed for 11<sup>th</sup> Street.

**Tom Luebke (CFA)** enquired about the existing Old Post Office letters on the Pennsylvania Avenue Arch. He noted that two sets of lettering might be confusing.

**Audrey Tepper (NPS)** noted that the removal of the canopy is good, but advocated that the Old Post Office letters remain, even though they are not original to the building, as they were integral to the reopening of the building in the 80's.

**Tom Luebke (CFA)** added that he was ok with the awnings.

**Kirsten Brinker Kulis (ACHP)** asked if the team is removing the lights in the arches.

**Nancy Witherell (GSA)** responded that we will hold the lighting in the arches for a future design development discussion.

**Kirsten Brinker Kulis (ACHP)** added that the lighting and views down 11<sup>th</sup> Street are important.

### 2.7 and 2.8 Updated Floor Plans and Cortile

**Andrew Lewis (DCSHPO)** stated that the internal circulation historically encircled the entire first floor. Hany Hassan responded that the visual sense of that will be preserved at a minimum, and there was an agreement that there was perhaps an error in the specific drawing being reviewed.

**Tom Luebke (CFA)** suggested that the mezzanine be pulled back and disengaged from the truss system. The truss should be legible in the space. He also reminded the group of his feeling that the NPS elevator be relocated within the floor plan and removed from the Cortile, and Jamie Keller (NPS) added that the elevator needs mechanical work. Brett Banks (GSA) indicated that GSA is reviewing the elevator issue.

## 2.9 Roof Windows

**Andrew Lewis (DCSHPO)** agrees with the concept and location, indicating that, inasmuch as we have clear evidence that there were windows in the roof initially, he would not be troubled if they were moved and reconfigured, but noted some details still need to be resolved such as the flush details, size, and nighttime illumination.

**Audrey Tepper (NPS)** concurred and stated that the major vantage points need to be confirmed.

## 3 Next Steps and Schedule

**Nancy Witherell (GSA)** noted that Chapters 2-5 of the Historic Structure Report (HSR) has been posted on the public website for a 30-day CP review/comment period. She added that the Draft EA is going out for the 30-day public review next week.

**Nancy Witherell (GSA)** presented the Area of Potential Effect, noting it had been expanded because of the visibility of the Tower.

**Andrew Lewis (DCSHPO)** stated he concurred with the APE and the DCSHPO can accept the APE as presented.

**Kirsten Brinker Kulis (ACHP)** added that the APE exhibit for the S106 agreement document should be similar to the one used for the African American Museum.

**Nancy Witherell (GSA)** noted that GSA has identified the following CP's as potential Signatories to the S106 Agreement: GSA, Trump, DCSHPO, ACHP, NCPC, DDOT and NPS. She added the Section 106 consultation is drawing to a close for the development of the Section 106 Agreement and the agreement document will include the design review path moving forward. GSA is using Hotel Monaco and other agreement documents with design review processes as templates for the initial draft of this agreement document.

The next meeting of the Consulting Parties is tentatively scheduled for December 18, 2012. Notices will be issued when the schedule details are finalized.

## Old Post Office

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### Consulting Party Meeting Meeting Notes

November 27 2012  
U.S. General Services Administration  
1:30 – 4:30 pm

### Meeting Participants

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November 27 2012  
U.S. General Services Administration  
1:30 – 4:30 pm

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