

1 Introduction and Review

Brett Banks welcomed the attendees and thanked everyone for coming to the meeting.

2 Presentation and Discussion of Alternatives

Hany Hassan presented design options for:

1. 10th Street Connection
2. Turning Radius Diagram
3. C St. Plaza Design

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

2.1 10th Street Connection & Signage

- **Joe Colaciello (IRS)** enquired about the purpose of the 10th Street Connection. Hany Hassan stated that the connection is a response to feedback at a previous meeting and is related to a larger planning principle of permeability within the Federal Triangle. **Hany Hassan (BBB)** clarified that the entrance would only be used during special events. Joe Colaciello stated that the IRS is concerned about the public access.
- **Andrew Lewis (DCSHPO)** stated that the connection is based on the historic preservation issue, rooted in the Federal Triangle historic character, emphasizing east west access from 10th Street to 11th Street. He stated keeping this connection open avoids an adverse effect to the Federal Triangle. He added that previous iteration presented to the Consulting Party group had a service corridor along the back side of the Annex facing 10th Street creating a dead-end.
- **Mina Wright (GSA)** stated that GSA is planning a comprehensive look at perimeter security throughout the Federal Triangle and noted that the landscape planters could be removed and replaced. Andrew Lewis expressed a desire to have the new security features integrated with the added ballroom signage and may also provide an opportunity for temporary event specific signage. Hany Hassan (BBB) added that the team needs to work through these solutions so that there are no permitting issues associated with the temporary/event signage. **Kirsten Brinker Kulis (ACHP)** enquired about the time line for the security. Mina Wright (GSA) responded that the Department of Commerce perimeter security project, which will set the strategy for the other sites in the Federal Triangle, is currently at a concept design level and is at least two years away from construction.

- **Andrew Lewis (DCSHPO)** clarified that the lack of 10th Street connection could constitute an adverse effect on the Federal Triangle and not the OPO building itself, however, GSA has to evaluate all effects within the Area of Potential Effect (APE). He understands that GSA intends to avoid an adverse effect particularly since Trump is attempting to pursue Historic Preservation tax credits and a determination of adverse effect might jeopardize the acquisition of them. **Kristen Brinker Kulis (ACHP)** concurred that providing the 10th Street access to the Annex would avoid an adverse effect. **David Orowitz (Trump)** added that Historic Preservation tax credits are critical to the project.
- **Joe Colaciello (IRS)** asked if there is an expectation for people to gather at the 10th Street entrance, **Hany Hassan (BBB)** stated that occasionally people could gather in the arcade, but only sporadically. IRS noted that this will conflict with IRS employees who use the arcade as a smoking area.

Lisa Lee (IRS) stated that the IRS building is only accessible to IRS employees for entry or exit from 6 a.m. to 6 p.m. Monday through Friday then serves as an emergency only exit the balance of the time. It also serves as the ADA employee entrance and exit. Ballroom signage will be important as there is an automated entry mat to IRS that might inadvertently open if guests of the Grand Ballroom travel south instead of west in the arcade. **Dave Orowitz (Trump)** clarified that the majority of events would be held in the evenings, and at least one staff member will be posted at that entrance.
- **Sarah Batcheler (CFA)** proposed combined signage of Trump co-located with IRS to provide clarity to users; two separate vertical signs are not appropriate. IRS acknowledged that further discussion will be needed.
- **Sarah Batcheler (CFA)** stated that the entry vestibule should be inviting, utilizing a skylight, or other design technique to brighten the space and keep people moving through the space.
- **Kristin Brinker Kulis (ACHP)** enquired if daylight or the sky was visible through the entry vestibule. **Hany Hassan (BBB)** responded that the Ballroom would be solid but the entry vestibule could incorporate natural light and could also be illuminated at night. **Andrew Lewis (DCSHPO)** stated a preference for natural light (sunlight) within the vestibule.
- **Kirsten Brinker Kulis (ACHP)** asked if the service entrance at the back side of the Ballroom as previously shown had moved. **Hany Hassan (BBB)** responded that the 10th Street entrance would only be used with the two ballroom configuration.
- **Mina Wright (GSA)** suggested that operational issues such as the ones being discussed can be resolved during Design Development but asked the attendees if the overarching idea of using the 10th Street entrance for dual purposes was

acceptable. **Lisa Lee (IRS)** stated that they would need to check internally. IRS agreed to respond the first week in January.

2.2 Turning Radius Diagram

- **Hany Hassan (BBB)** presented that the current scale of the Loading Dock was adequate and necessary to effectively access with more than one 40 foot truck.
- **Kristin Brinker Kulis (ACHP)** enquired if the loading dock was a green screen. **Hany Hassan (BBB)** stated that the design had not yet advanced to resolution on that aspect but that a visual separation between the plaza and the loading dock was desired. **Kirsten Brinker Kulis (ACHP)** enquired if the loading dock gateway was historic and **Hany Hassan (BBB)** responded that it was not.
- **Sarah Batcheler (CFA)** suggested that the loading dock be explored holistically in three dimensions to determine if the team can find a foot or two that that may help.

2.3 C Street Plaza

- **Hany Hassan (BBB)** presented the revised C Street Plaza design noting that the shape of the shed and configuration is historic and none of the lower shed is original or historic. The intent for the proposed upper shed is to maintain the shape and configuration.
- **Sarah Batcheler (CFA)** stated that C Street redesign was an improvement but noted that the upper and lower plaza should read as one space; the bollards could be lowered. More definition is required between the roadway and pedestrian plaza. The simplification of the plan is good. Regarding the signage, she stated the signage needs to be evaluated against all locations; the signage is a matter of scale and proportion. **Hany Hassan (BBB)** responded that the design team is looking at various colors and textures for the paving, lowering the bollards and studying potential alternative bollard materials such as granite or metal to create separation and safety.
- **Jeff Lee (LA)** added that the design has incorporated 'welcome mats' by using alternative colors in the paving. **Sarah Batcheler (CFA)** responded that it is important to manage truck traffic and make people aware of the truck traffic but was not sure if only changes in paving colors would be adequate. She suggested the design team look at other lower granite bays or other alternatives. **Jeff Lee (LA)** responded that the team would look at other precedents.
- **Andrew Lewis (DCSHPO)** stated that the preservation of existing fabric at the shed is commendable and that a glass canopy in the historic location and shape of the historic shed was a good approach. He also stated that lower landscaping features are preferred along the IRS colonnade to not obfuscate the columns and arches and

maintain the open feeling that is there today; tall vegetation is not preferred. He asked if the light well was new. **Hany Hassan (BBB)** responded no, the light wells are existing.

- **Kristin Brinker Kulis (ACHP)** asked if the limit of work line had been established. **Brett Banks (GSA)** stated that they had not defined the boundary yet.
- **Loretta Neumann (C100)** noted the new design seems larger than the existing. **Jeff Lee (LA)** responded that the service lane and area are the same but may appear larger in the rendering since the existing shed has been removed it has added some volume to the space.
- **Sarah Batcheler (CFA)** enquired how the Clock Tower access going to be signed. **Hany Hassan (BBB)** responded that the design team needs to study this further and may look to the heritage trail signs for inspiration.

Next Steps

- **Ellen McCarthy (ArentFox)** asked if the group saw any potential issues that still needed consultation on.
 - **Joe Colaciello (IRS)** responded that IRS will need to coordinate internally prior to providing a response or decision on the 10th Street entrance by first week of January.
 - Andrew Lewis (DCSHPO) is fairly comfortable with the project and that no adverse effect is likely, but requests further consultation on the following:
 - Signage
 - C Street Plaza
 - Interior public corridors circulation (First Floor)
 - 10th Street Connection and Skylight at Entrance Vestibule
 - The potential closure of C Street may need to go through HPRB
 - **Kirsten Brinker Kulis (ACHP)** concurred and noted she is very hopeful that no adverse effect would occur, and would like to see further design refinement inside the Mezzanine and Cortile during the Design Development phase specifically with regard to the pulling away of the mezzanine from the Cortile walls as well as exterior lighting.
 - **Sarah Batcheler (CFA)** concurred and added that they would like to see further design refinement at 11th Street and the Annex and signage along Pennsylvania Avenue. She noted that there are still some open issues with 10th Street and some other site issues but overall feels the project would not receive any major objections at the concept review stage as it has been sensitively handled. She advised the design team to seek CFA Concept Design commission approval prior to engaging in extensive Design Development.

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 – comments are due to GSA on December 31st. The Draft EA is out for the 30-day public review and comments are due to GSA on January 9th. GSA is working on the Programmatic Agreement draft and anticipates holding a meeting in January to review and discuss Signatory comments.

The next meeting of the Consulting Parties is tentatively scheduled for January 9, 2013. Notices will be issued when the schedule details are finalized.

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Consulting Party Meeting Meeting Notes

December 19, 2012
U.S. General Services Administration
9:30 – 11:00 am

Meeting Attendees

12/19	First Name	Last Name	Organization	Phone	Email
X	Brett	Banks	GSA	202-538-5642	brett.banks@gsa.gov
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X	Danielle	Breaux	GSA	202-288-1298	daniellebreaux@turkadvisor.com
X	Joe	Colaciello	IRS	202-435-6352	joseph.i.colaciello@irs.gov
X	John	Cullinane	JCA	410-903-0256	jcullinane@jcaia.com
X	Rick	DuPuy	WRS		delepuy@gmail.com
X	Durwood	Dixon	WDG		ddixon@wdgarch.com
X	Victoria	Hartke	GSA	202-281-9603	Victoria.hartke@gsa.gov
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