



# Potomac Hill

## Campus Master Plan

2.22.2016

## Consulting Parties Meeting No. 5

*"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.

Goody Clancy **Berger**

Stephanie Leedom  
Project Manager

Nancy Witherell  
Regional Historic  
Preservation Officer

Mina Wright  
Director, Planning & Design

Dawud Abdur-Rahman  
Director of Planning

Kristi Tunstall Williams  
Director, Historic  
Preservation and the Arts  
Division

David Grossweiler  
Project Manager

Bob Sanders  
Federal Preservation Officer,  
Special Projects

Adam Bodner,  
Director, Real Property  
Management

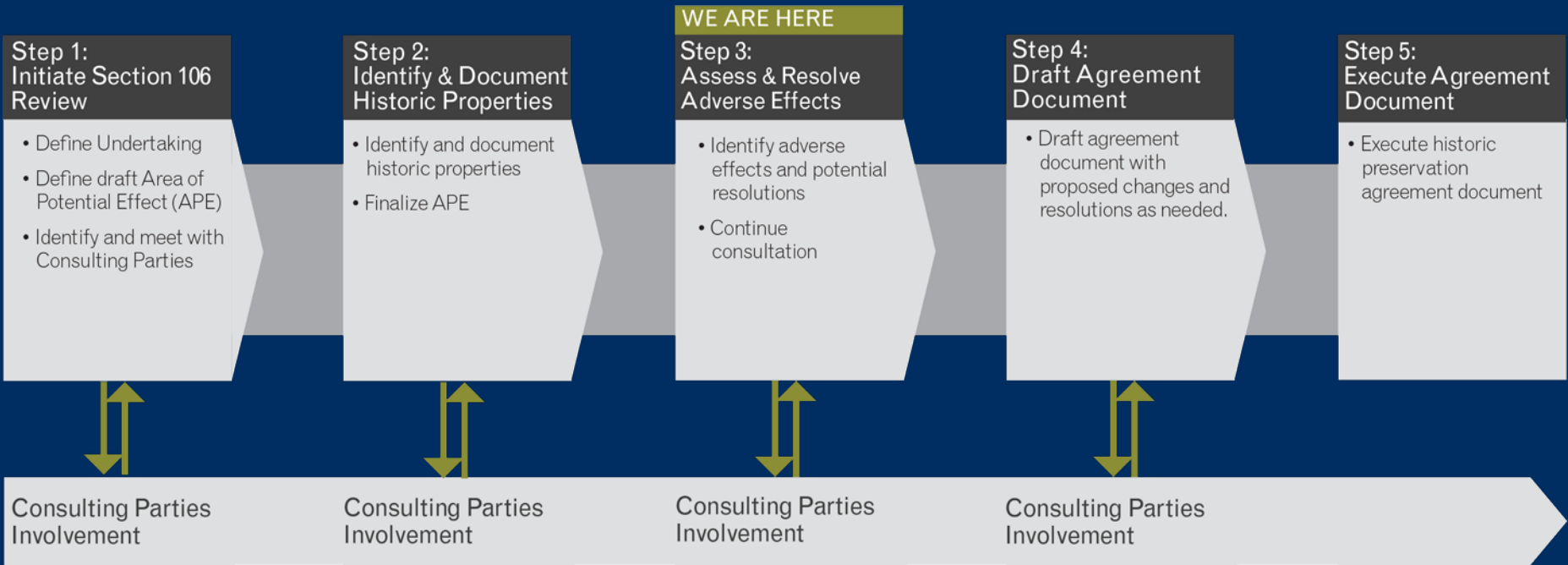
Tim Canan  
Project Manager

Steve Bedford  
Section 106 Lead

Jean Carroon  
Lead Preservation Planner

Nicolaas Veraart  
Lead Environmental Planner

# Section 106



# Section 106

## Consulting Parties Meeting #5 Agenda:

- Provide update on cultural resource documentation
- Introduce Effects Matrix
- Discuss mitigation opportunities
- Discuss future steps



# National Register Nomination

- Draft submitted March 17, 2015 (comments April 20)
- Final document in progress



*View of the Naval Observatory (Building 2) from the Washington Monument, 1885.  
(Credit: Naval Medical Department)*

# Potomac Hill Campus



1 Site Plan - Alternative NA



2 Aerial - Alternative NA

**Potomac Hill Campus - No Action Alternative**

Building Name	Condition	# of Levels above grade	Area		
			G&F	R&F	U&F
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 - 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
<b>Total</b>			<b>277,826</b>	<b>248,838</b>	<b>181,363</b>

3 SF Table - Alternative NA

# Landscape Features



Burr Oaks and Benjamin Rush Statue at Maury Circle



23<sup>rd</sup> Street Retaining Wall

White Oak (Tree 9) between Buildings 3 and 5





# 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
<b>Sub Total</b>			<b>212,208</b>	<b>187,923</b>	<b>121,647</b>
North Buildings	New	5.4	219,100	197,190	142,415
South Slope Building West	New	5	65,000	58,500	42,250
South Slope Building East	New	5	107,000	96,300	69,550
<b>Sub Total</b>			<b>391,100</b>	<b>351,990</b>	<b>254,215</b>
Parking garage	New (400 space @ 300 sqft each)	0	120,000		
<b>Total *</b>			<b>603,308</b>	<b>539,913</b>	<b>375,862</b>

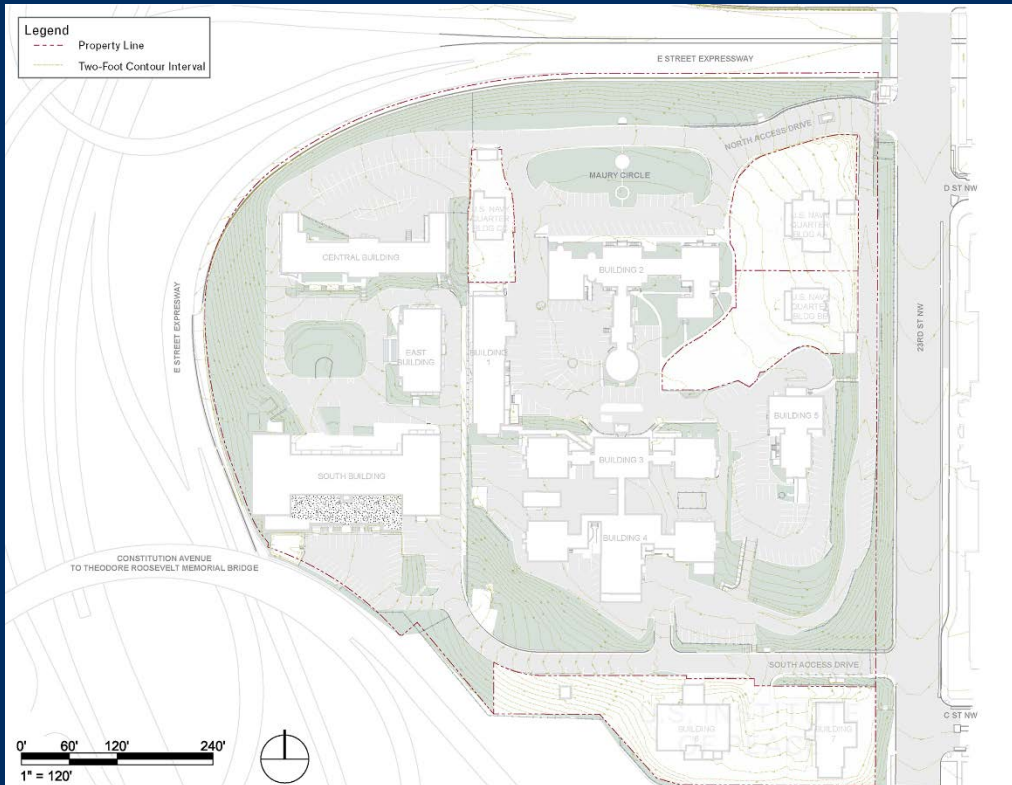
\*Total does not including parking

3 SF Table - Alternative A

# Effects Matrix – Alternative A

Natural Systems and Topography		
Resource	Change	Effect
Potomac Annex Topography	Grading would be modified on the north and northwest end for new loop road; to the south slope for construction of new buildings and land bridge; and at the south east corner for a new entrance	Adverse Effect
Navy Hill Topography	Grading on the western edge would be modified to accommodate building construction	Adverse Effect

# Natural Systems & Topography



Existing Conditions



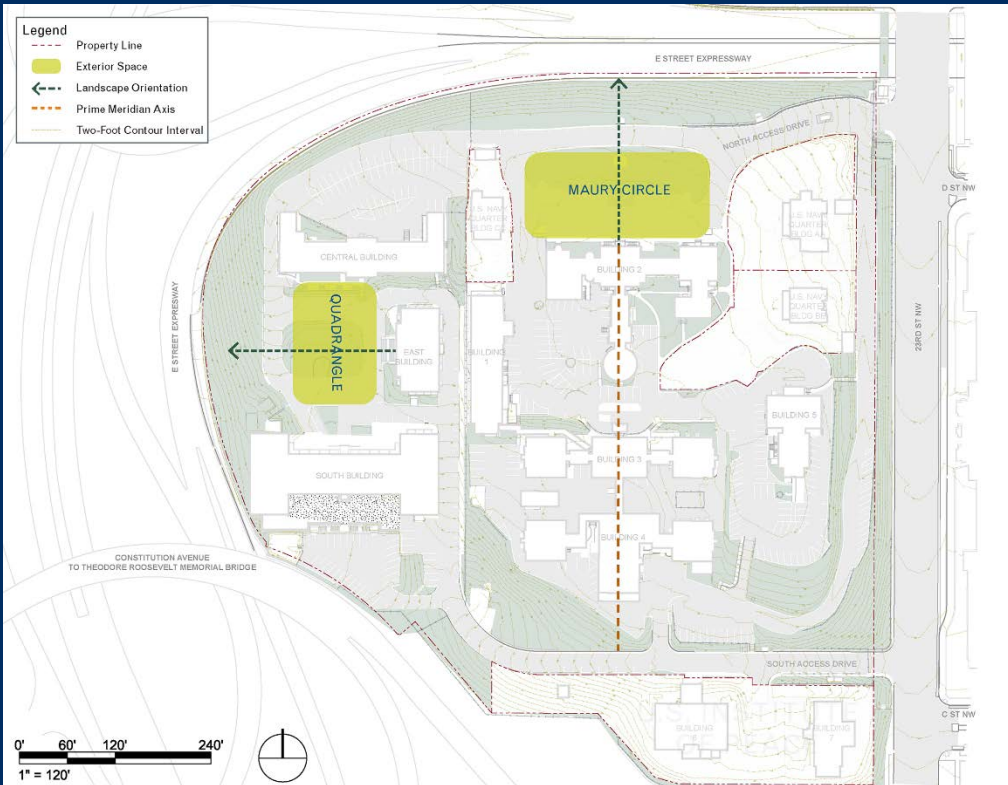
Alternative A

# Effects Matrix – Alternative A

Spatial Organization		
Resource	Change	Effect
Prime Meridian Axis	New landscape resulting from removal of Building 4 would respect alignment of buildings along the Prime Meridian	No Adverse Effect
Maury Circle	Greening existing parking would re-establish the Circle	No Adverse Effect
Quadrangle	New construction at Navy Hill would maintain open space	No Adverse Effect



# Spatial Organization



Existing Conditions



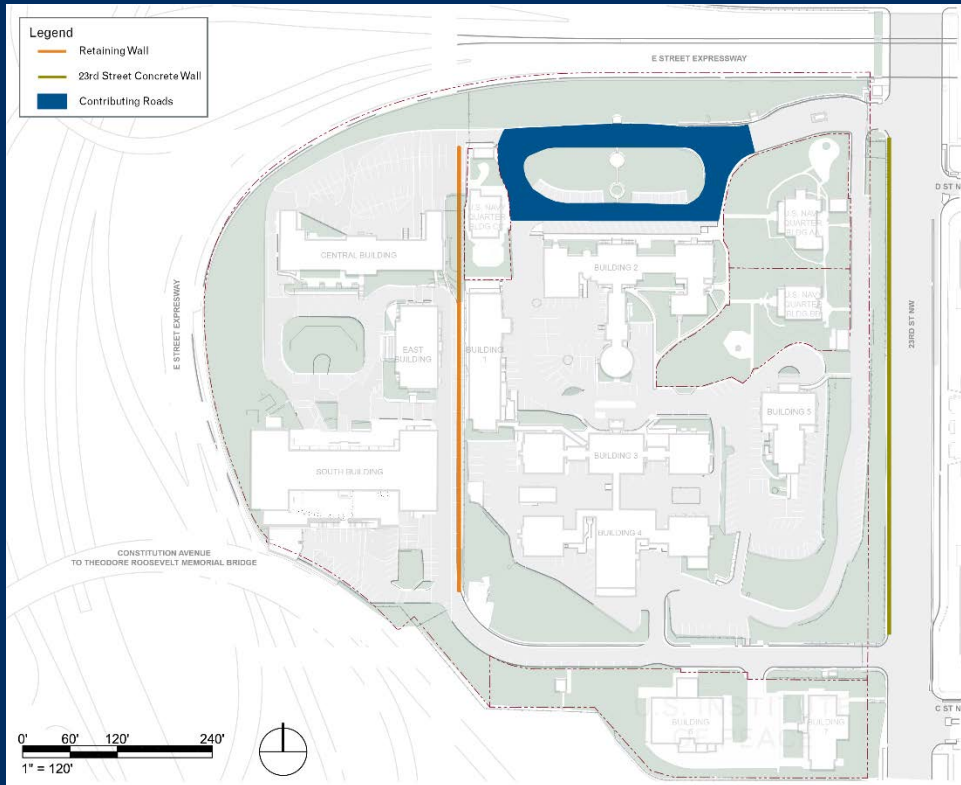
Alternative A



# Effects Matrix – Alternative A

Circulation Networks/Boundary Demarcations		
Resource	Change	Effect
Maury Circle	Existing parking would be removed	No Adverse Effect
23rd Street Retaining Wall	Portion of retaining wall would be removed, and the south entrance would be widened	Adverse Effect
Navy Hill Retaining Wall	Division between Potomac Annex and Navy Hill would partially remain; south end of wall would be removed; and some reconstruction could occur	Adverse Effect

# Circulation Networks & Boundary Demarcations



Existing Conditions

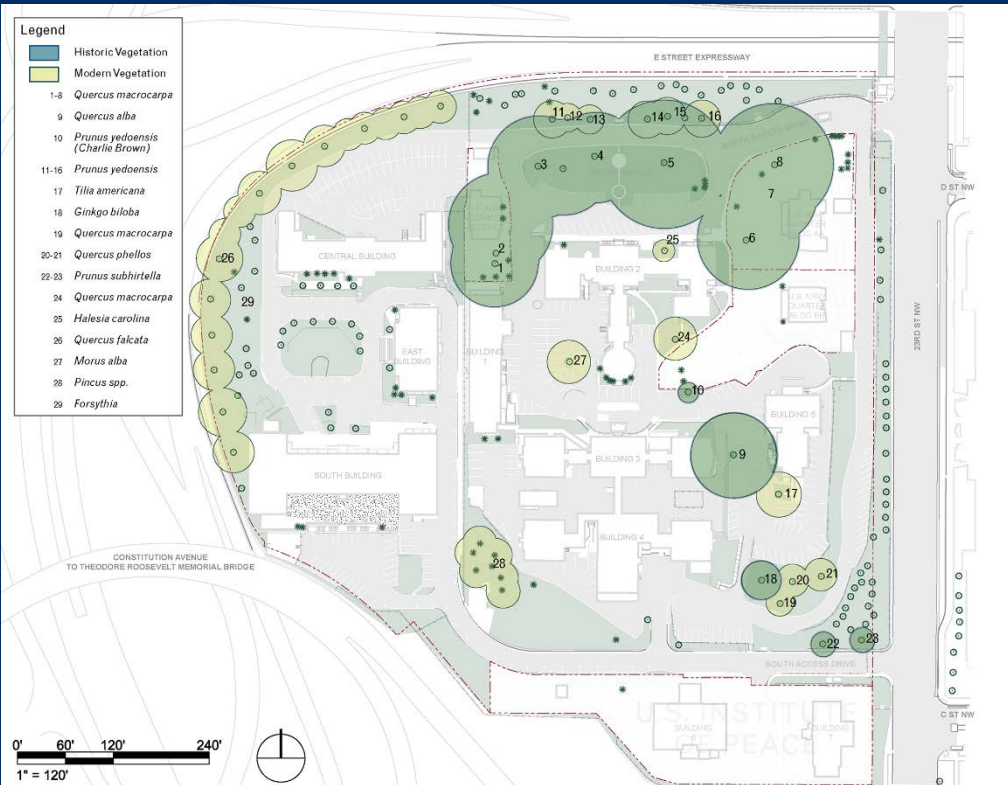


Alternative A

# Effects Matrix – Alternative A

Vegetation		
Resource	Change	Effect
<b>Historic Trees and Landscaping</b>	Three historic trees (Trees 18, 22-23) would be removed for construction of South Slope Building East; high percentage of existing surface paving would be removed, returning campus to more park-like setting	Adverse Effect

# Vegetation



Existing Conditions



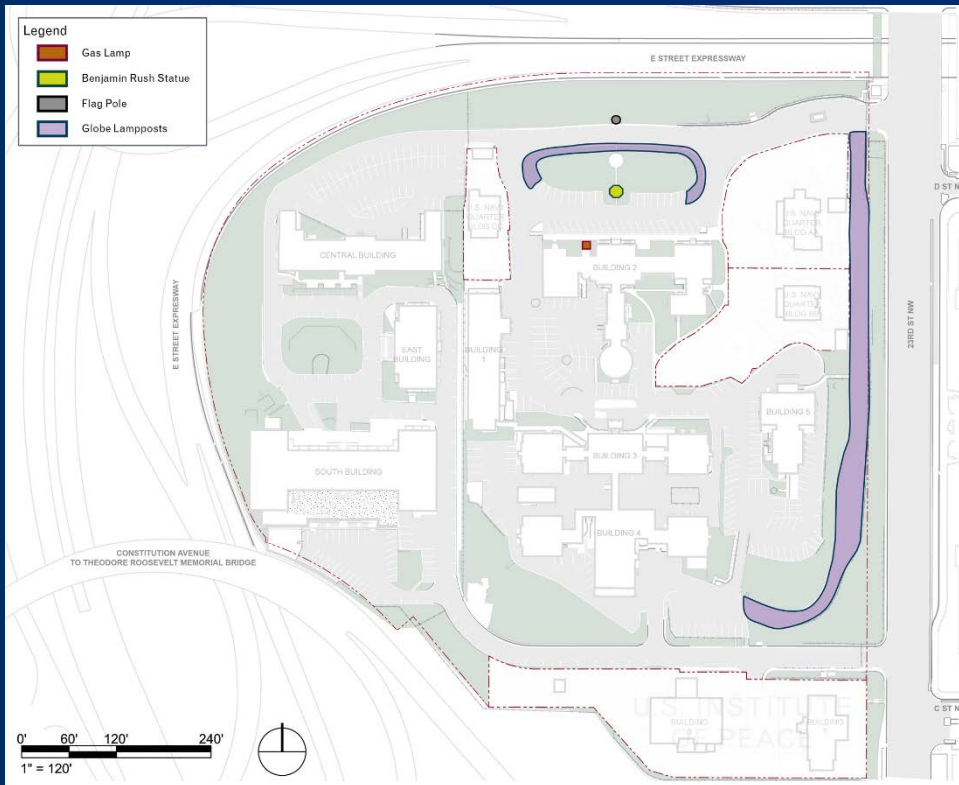
Alternative A

# Effects Matrix – Alternative A

Small-Scale Features		
Resource	Change	Effect
Gas Lamp	No Change	No Effect
Benjamin Rush Statue	No Change	No Effect
Flagpole	No Change	No Effect
Globe Lampposts	Some lampposts would be removed or would be relocated to the maximum extent possible	Adverse effect if removed; no adverse effect if relocated



# Small-Scale Features



Existing Conditions

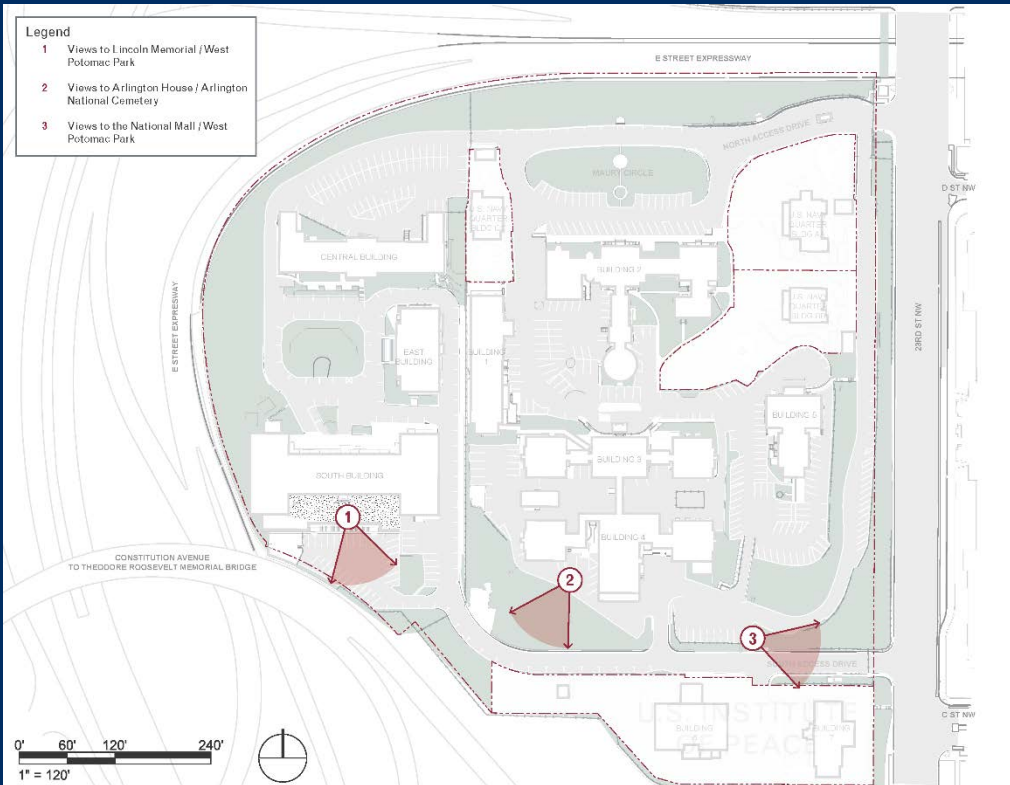


Alternative A

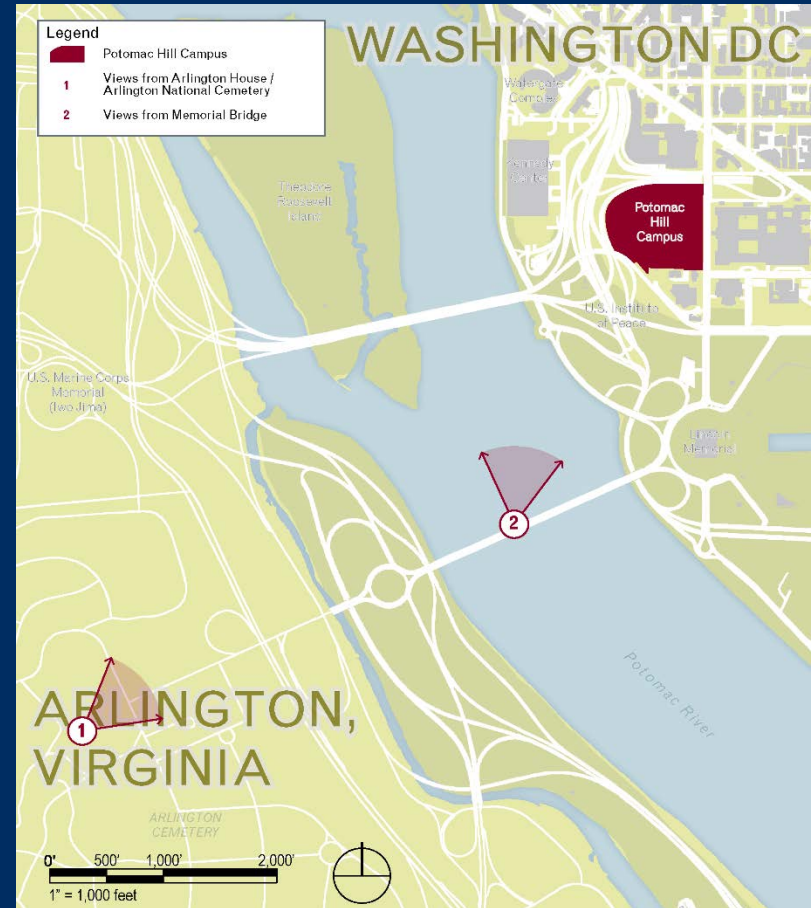
# Effects Matrix – Alternative A

Views and Vistas		
Resource	Change	Effect
<b>Views to the National Mall/West Potomac Park from Potomac Annex</b>	View of the Washington Monument would be altered south of Building 5; views to the west portion of the WPP would be altered by new building on the south slope	Adverse Effect
<b>Views to and from Arlington House/Arlington National Cemetery</b>	New building on the south slope would block views toward Arlington National Cemetery/Arlington House; views from Arlington House/Arlington National Cemetery would remain intact	Adverse Effect
<b>Views from Memorial Bridge</b>	New building along southwest slope would alter views to Buildings 2 and 3	Adverse Effect
<b>View to Lincoln Memorial/West Potomac Park from Navy Hill</b>	No Change	No Effect

# Views & Vistas



Views From The Campus



Views To The Campus



# View to the National Mall





# View to Arlington National Cemetery





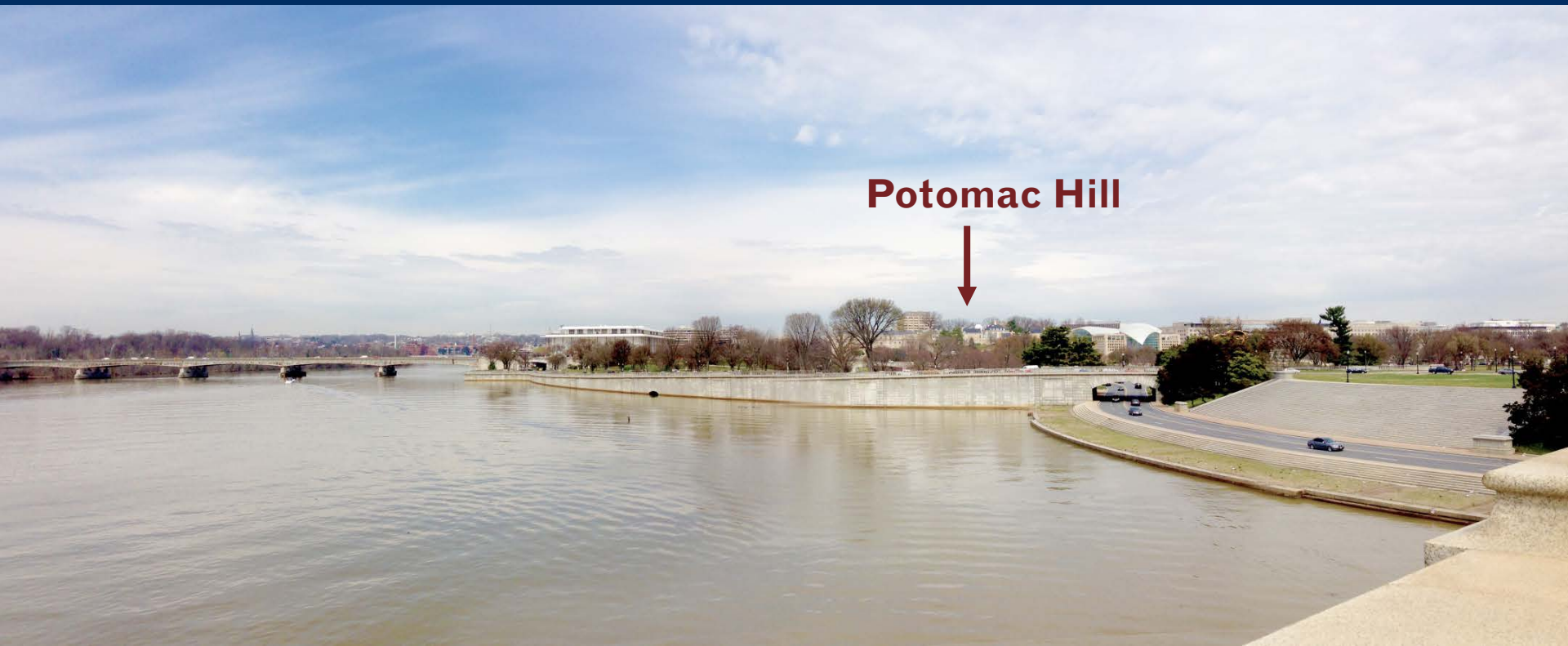
# View from Arlington House



**Potomac Hill**



# View from Arlington Memorial Bridge

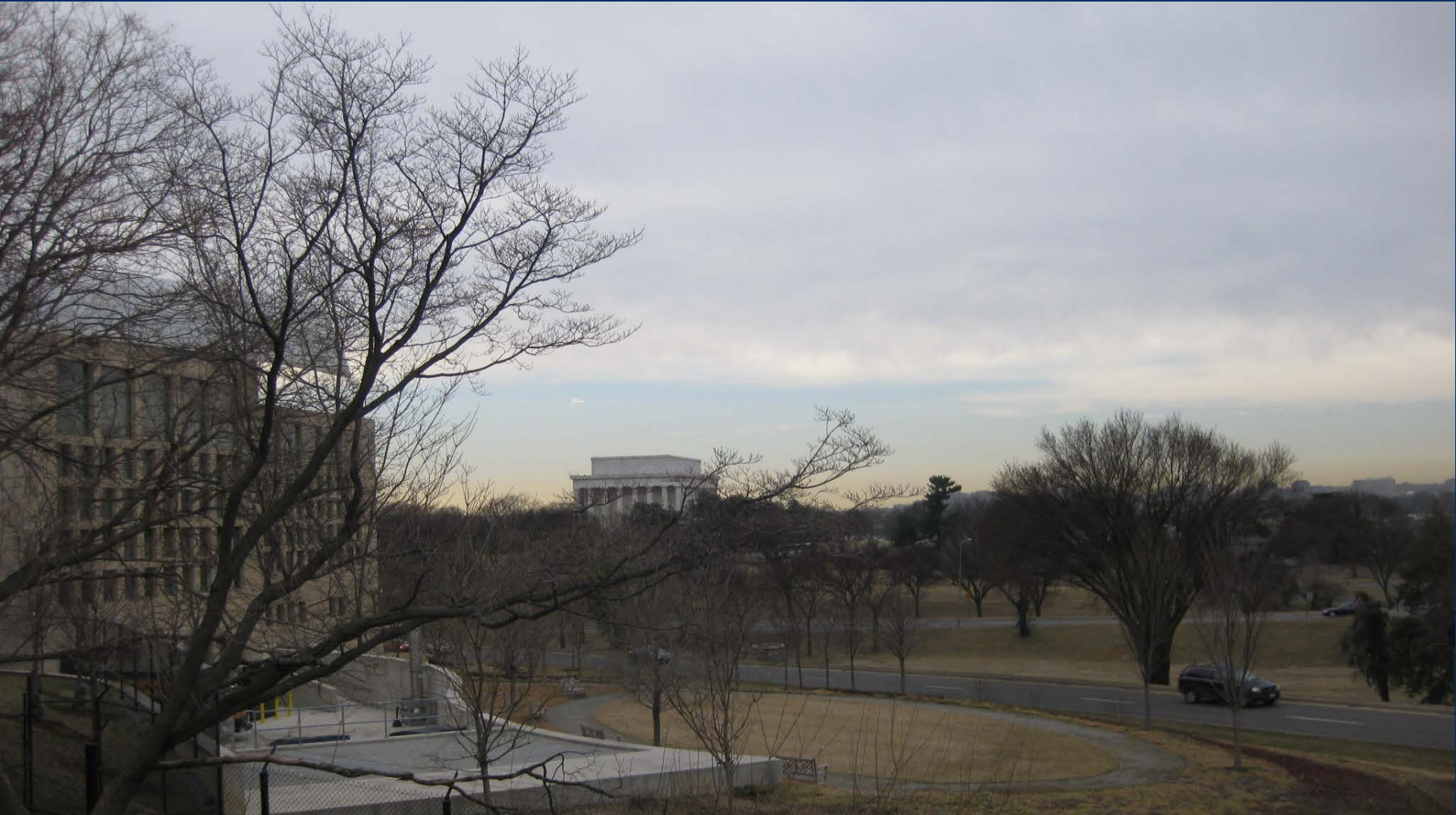


**Potomac Hill**





# View to the Lincoln Memorial



# Effects Matrix – Alternative A

Buildings and Structures (Direct Effects)		
Resource	Change	Effect
Female Nurses' Quarters (Building 1)	No Change	No Effect
Old Naval Observatory (Building 2)	No Change	No Effect
Naval Hospital (Building 3)	Connection to Building 4 would be removed	Adverse Effect
Naval Medical School (Building 4)	Building 4 would be demolished	Adverse Effect
Sick Officers' Quarters (Building 5)	No Change	No Effect
Central Building	Central Building would be demolished	Adverse Effect
East Building	No Change	No Effect
South Building	New west building would be constructed and attached to South Building; land bridge would be attached to the east elevation	Adverse Effect

# Effects Matrix – Alternative A

Buildings and Structures (Indirect Effects)		
Resource	Change	Effect
Female Nurses' Quarters (Building 1)	New construction of larger-scale buildings on campus would alter setting of the building	Adverse Effect
Old Naval Observatory (Building 2)	New construction of larger-scale buildings on campus would alter the setting of Building 2; immediate setting would remain	Adverse Effect
Naval Hospital (Building 3)	Demolition of the connection to Building 4 and the new construction of larger-scale buildings on campus would alter the setting of Building 3	Adverse Effect
Naval Medical School (Building 4)	Building 4 would be demolished	Adverse Effect
Sick Officers' Quarters (Building 5)	New construction of larger-scale buildings on campus, including the new building to the south, would alter the setting of Building 5	Adverse Effect
Central Building	Central Building would be demolished	Adverse Effect
East Building	Demolition of the Central Building and construction of new buildings north and west would alter the setting of East Building	Adverse Effect
South Building	Demolition of Central Building, construction of new building to the west, and land bridge attached to east elevation would alter the setting of South Building	Adverse Effect

# Effects Matrix – Alternative A

<b>Buildings and Structures (Indirect Effects)</b>		
<b>Resource</b>	<b>Change</b>	<b>Effect</b>
<b>Building 6</b>	Construction of new building along the south slope would alter the relationship of Building 6 to others on Potomac Hill	Adverse Effect
<b>Building 7</b>	Construction of new building along the south slope would alter the relationship of Building 7 to others on Potomac Hill	Adverse Effect
<b>Quarters AA</b>	More active use of campus would occur; greening of Maury Circle would improve the setting	Adverse Effect
<b>Quarters BB</b>	More active use of the campus would occur; greening of Maury Circle would improve the setting	Adverse Effect
<b>Quarters CC</b>	New construction on Navy Hill and more active use of campus would occur; greening of Maury Circle would improve the setting	Adverse Effect



# Buildings & Structures



Existing Conditions



Alternative A

# Building 4



South Elevation



Southwest Ward, North Elevation

- Constructed in 1903
- Part of the hospital building 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 with a southeast ward pavilion
- Architects Wood, Donn, and Deming completed the design of the southeast and southwest wards/pavilions
- Major alterations include the reconfiguration of the south entrance and porte cochere



# Central Building



South Elevation



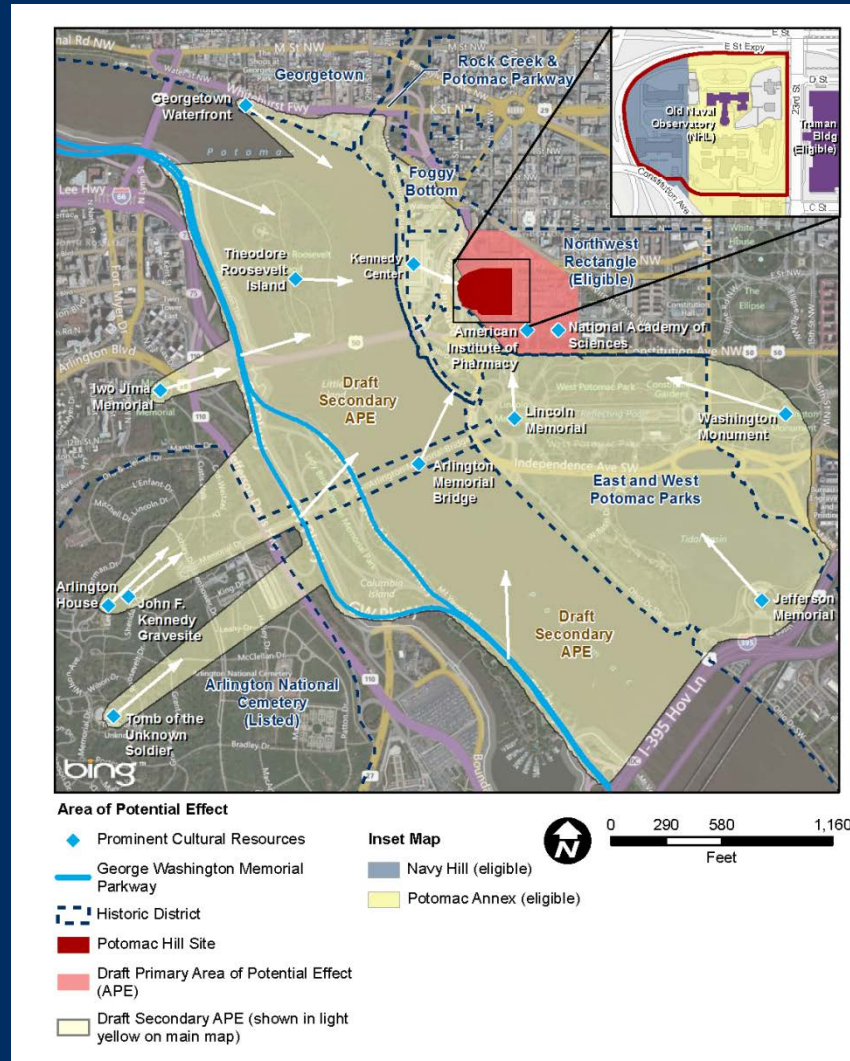
North Elevation

- Constructed 1920-1921 as part of the Hygienic Laboratory
- Built as the southern wing to the North Building (1904), separated by a courtyard
- North Building was the birthplace of the Hygienic Laboratory/NIH and the Central building was an extension of that building to create additional research space
- The North Building was the public face of the complex from its construction through the late 1930s.
- During OSS occupancy, the Central Building held laboratories and examination rooms for medical, dental, and eye examinations of potential operatives
- The North Building's demolition in 1963-1964 effectively orphaned the Central Building, removing the connection between the two buildings and reorienting the building

# Effects Matrix – Alternative A

Archaeology		
Resource	Change	Effect
Archaeological Sites	Construction ground disturbance and below-grade construction near trash midden site would occur	Adverse Effect
Primary APE		
Resource	Change	Effect
Observatory Hill Historic District	Building 4 and the Central Building would be demolished	Adverse Effect; historic district remains eligible
Harry S Truman Federal Building	No Change	No Effect
American Institute of Pharmacy (APhA)	No Change	No Effect
National Academy of Sciences	No Change	No Effect
L'Enfant Plan Historic District	No Change	No Effect
Northwest Rectangle Historic District	No Change	No Effect

# Area of Potential Effect & Viewshed



# 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
<b>Sub Total</b>			<b>227,808</b>	<b>201,807</b>	<b>130,695</b>
North Buildings	New	7	337,500	303,750	219,375
South Slope Buildings	New	3	15,700	14,130	10,205
Pavilion	New	5	20,800	18,720	13,520
<b>Sub Total</b>			<b>374,000</b>	<b>336,600</b>	<b>243,100</b>
Parking garage	New (400 space @ 300 sqft each)	0	120,000		
<b>Total</b>			<b>601,808</b>	<b>538,407</b>	<b>373,795</b>

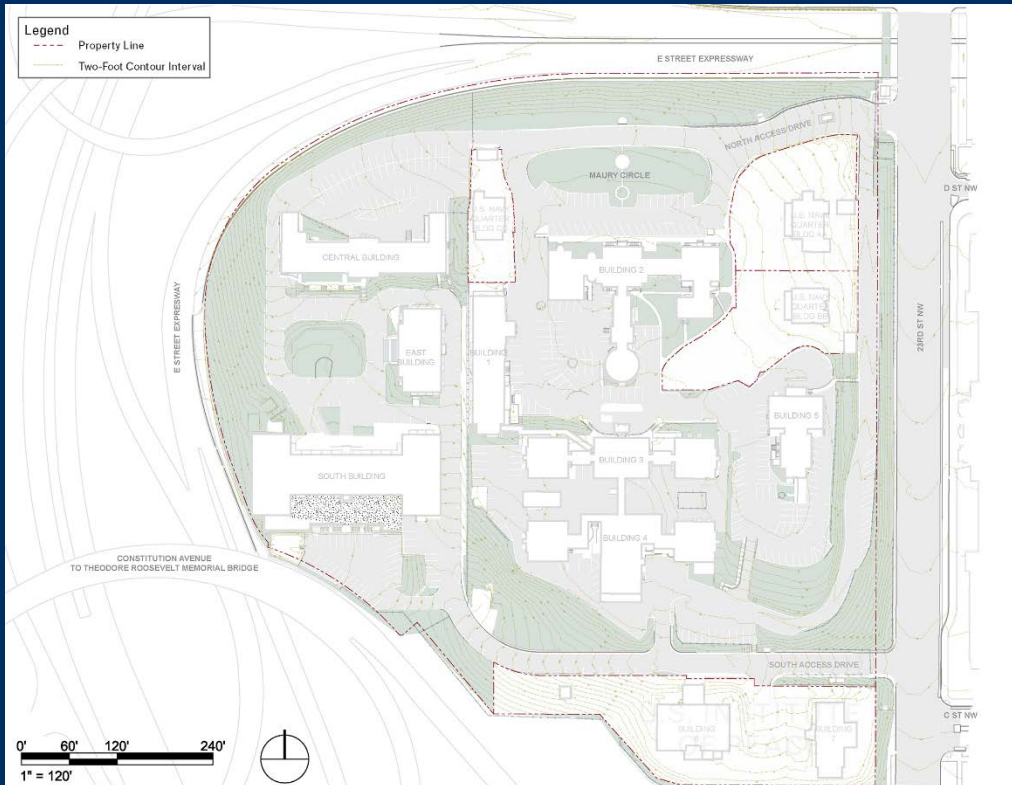
③ SF Table - Alternative B



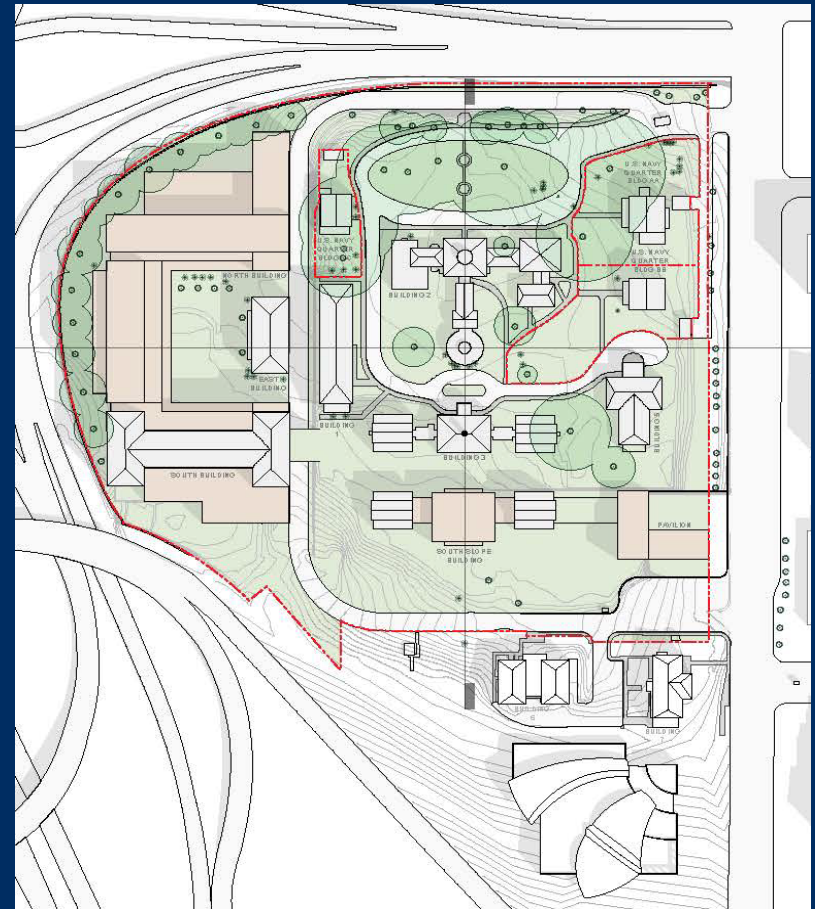
# Effects Matrix – Alternative B

Natural Systems and Topography		
Resource	Change	Effect
Potomac Annex Topography	Grading would be modified on the north and northwest end for new loop road; to the south slope for construction of new buildings and land bridge; and at the south east corner for a new entrance	Adverse Effect
Navy Hill Topography	Grading on the western edge would be modified to accommodate building construction	Adverse Effect

# Natural Systems & Topography



Existing Conditions



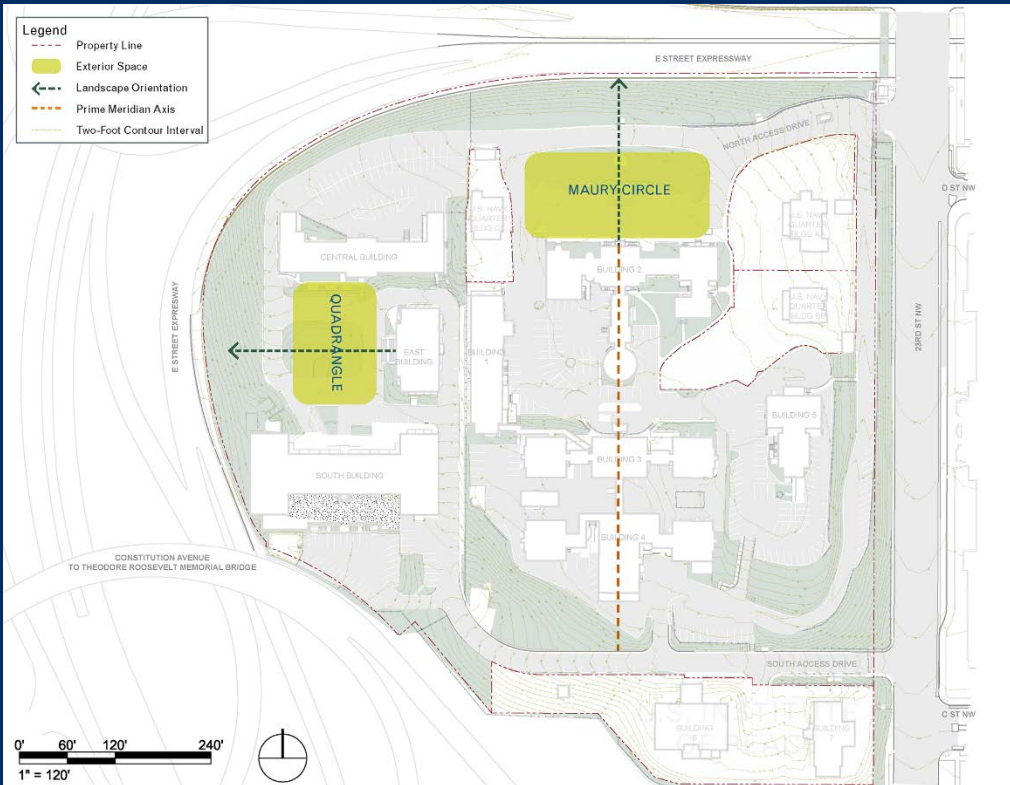
Alternative B



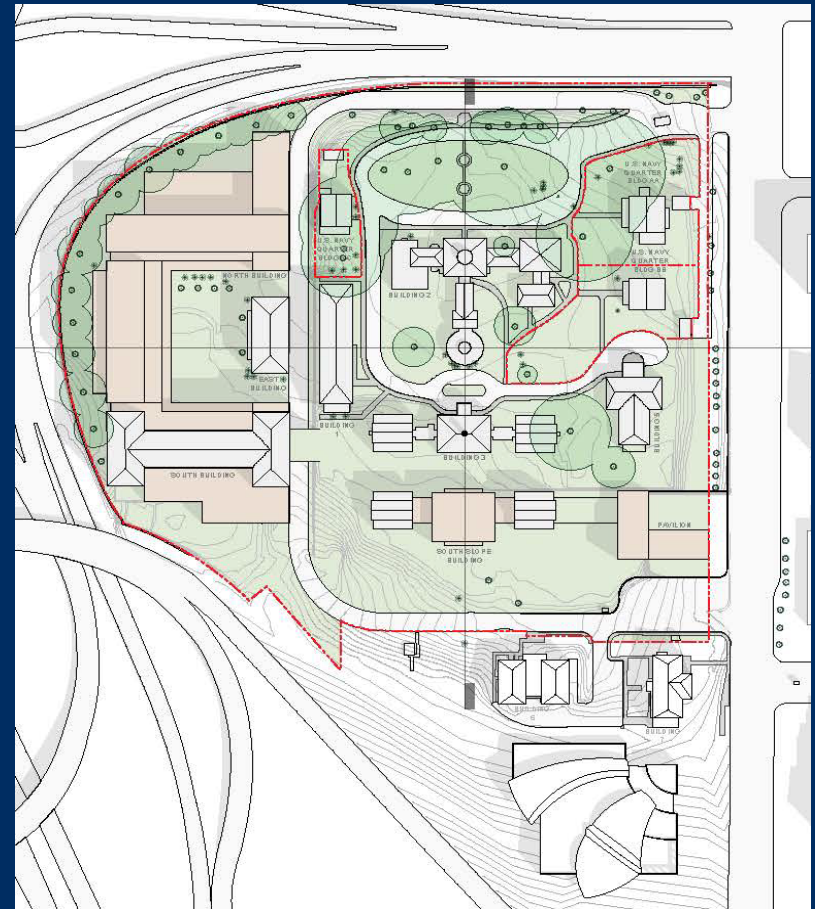
# Effects Matrix – Alternative B

Spatial Organization		
Resource	Change	Effect
Prime Meridian Axis	New center section of Building 4 would respect the alignment of buildings along the Prime Meridian	No Adverse Effect
Maury Circle	Greening existing parking would re-establish the Circle	No Adverse Effect
Quadrangle	New construction at Navy Hill would maintain open space	No Adverse Effect

# Spatial Organization



Existing Conditions



Alternative B

# Effects Matrix – Alternative B

Circulation Networks/Boundary Demarcations		
Resource	Change	Effect
Maury Circle	Existing parking would be removed	No Adverse Effect
23rd Street Retaining Wall	Portion of retaining wall would be removed, and the south entrance would be widened	Adverse Effect
Navy Hill Retaining Wall	Division between Potomac Annex and Navy Hill would partially remain; south end of wall would be removed; and some reconstruction could occur	Adverse Effect



# Effects Matrix – Alternative B

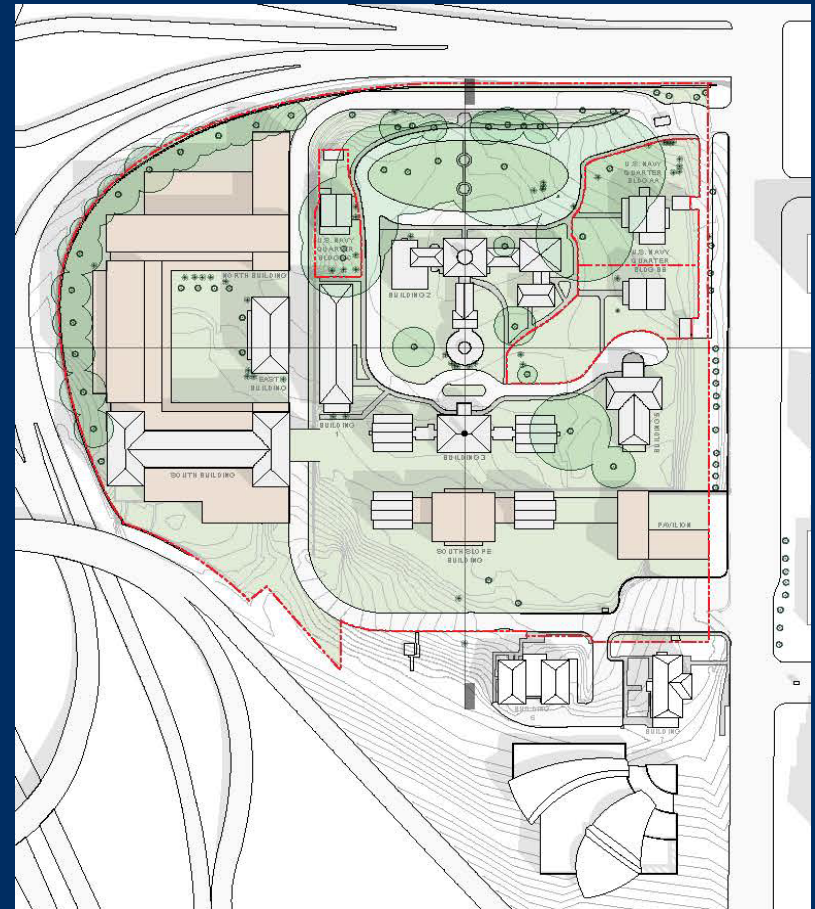
Vegetation		
Resource	Change	Effect
<b>Historic Trees and Landscaping</b>	Three historic trees (Trees 18, 22-23) would be removed for construction of pavilion; high percentage of existing surface paving would be removed, returning campus to more park-like setting	Adverse Effect



# Vegetation



Existing Conditions

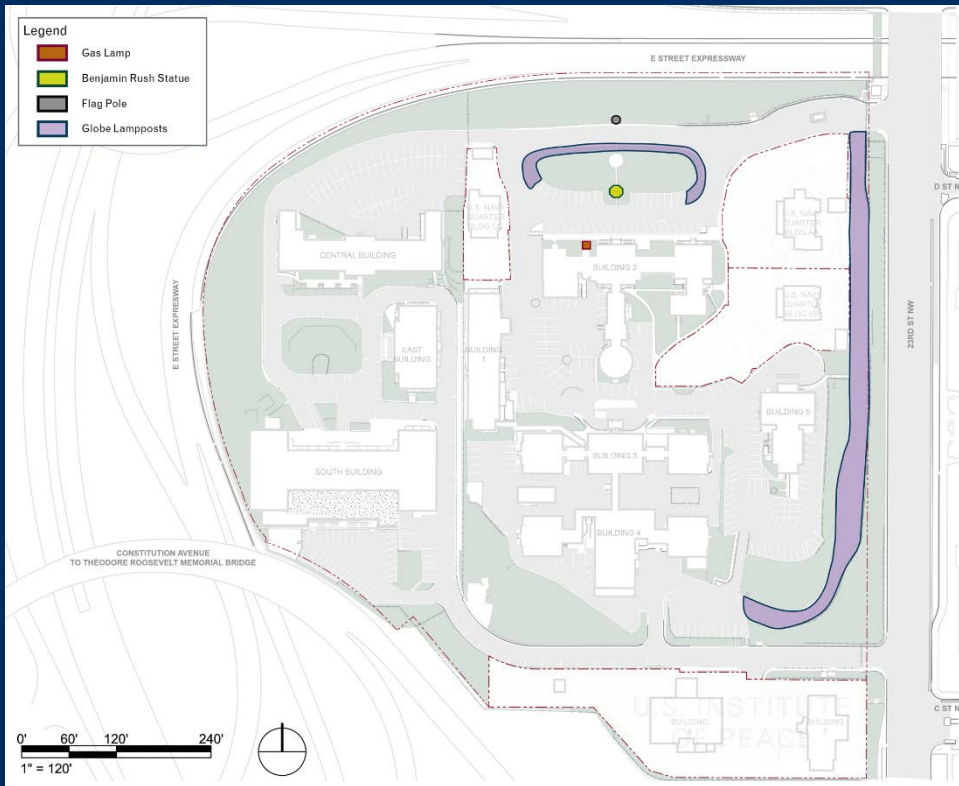


Alternative B

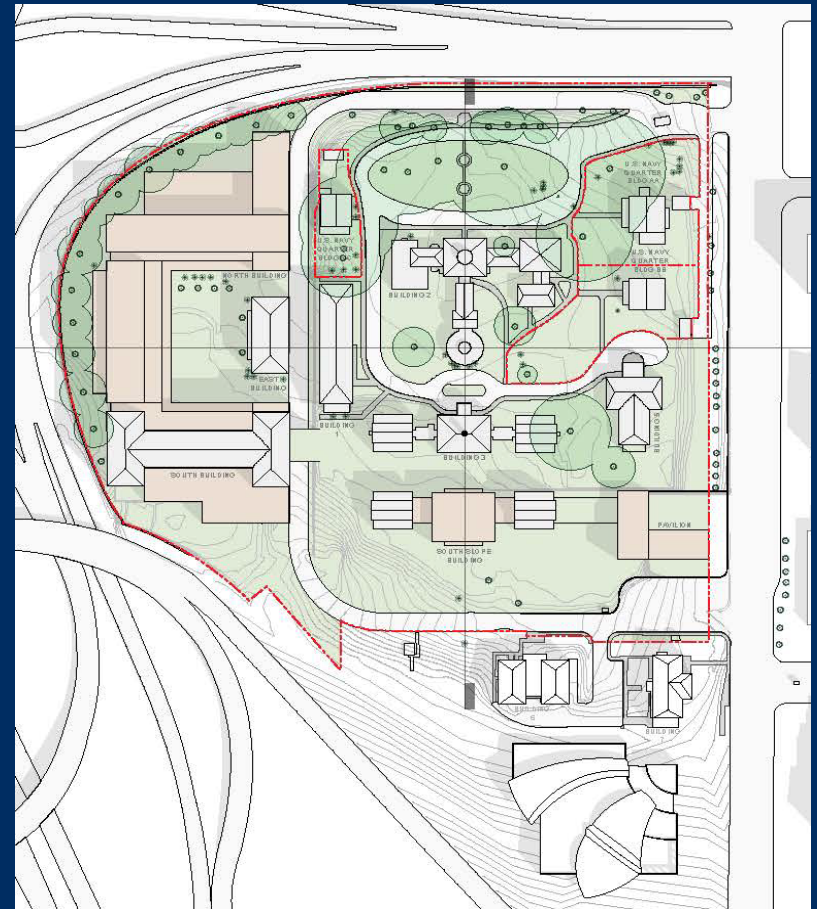
# Effects Matrix – Alternative B

Small-Scale Features		
Resource	Change	Effect
Gas Lamp	No Change	No Effect
Benjamin Rush Statue	No Change	No Effect
Flagpole	No Change	No Effect
Globe Lampposts	Some lampposts would be removed or would be relocated to the maximum extent possible	Adverse effect if removed; no adverse effect if relocated

# Small-Scale Features



Existing Conditions



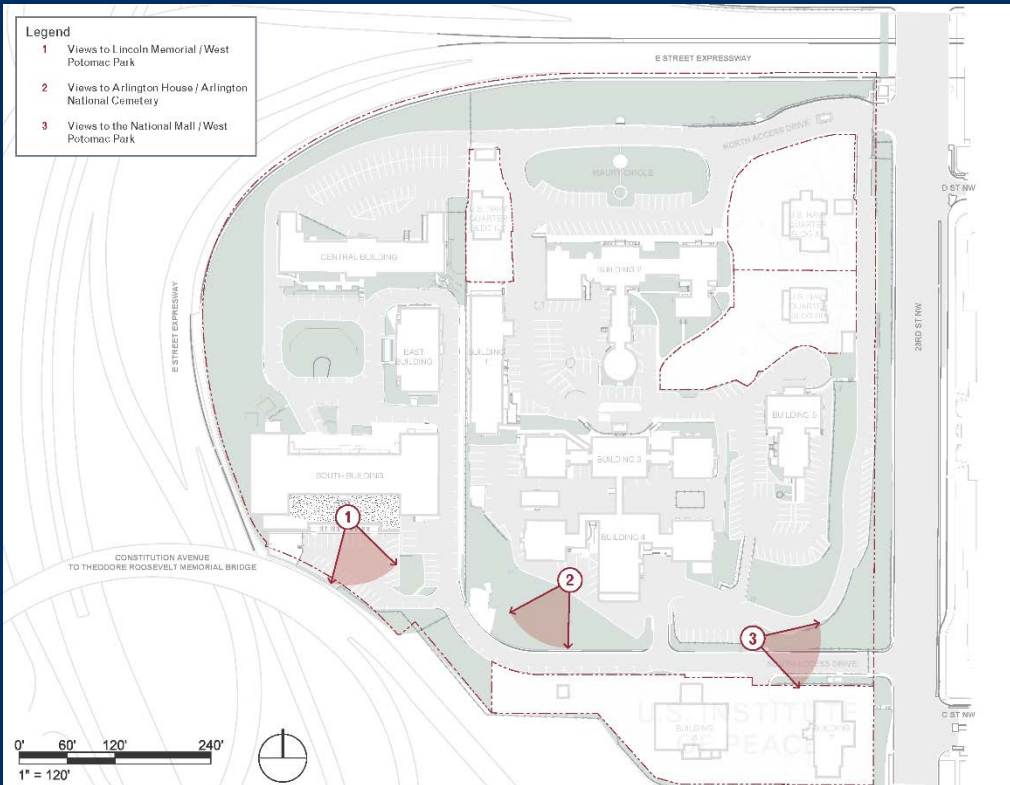
Alternative B

# Effects Matrix – Alternative B

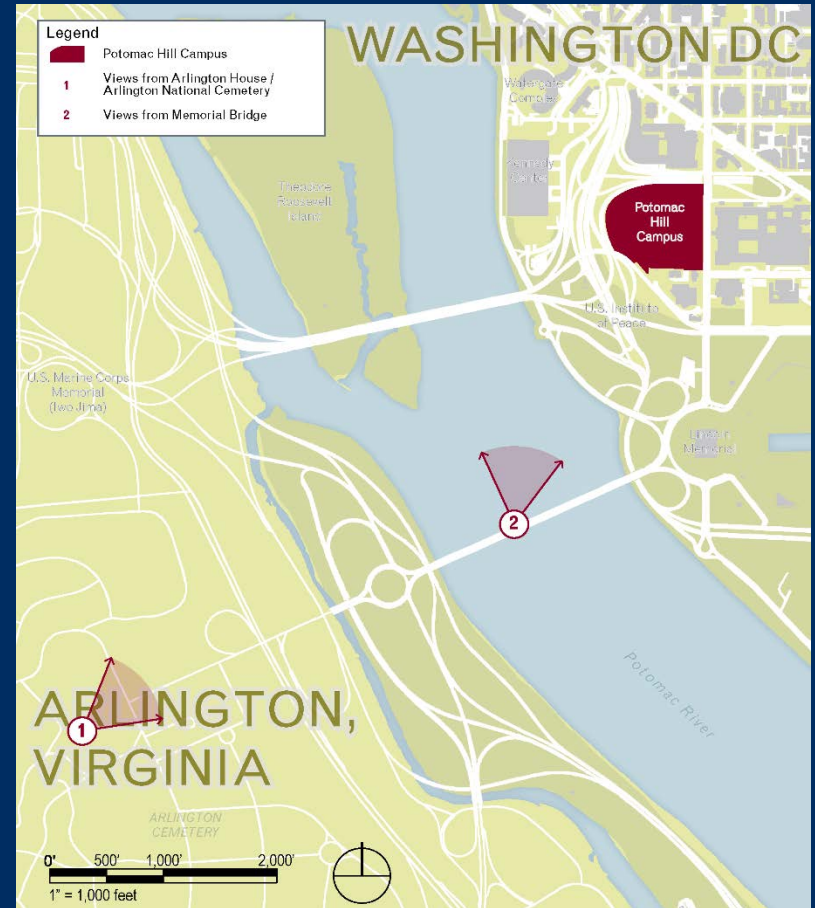
Views and Vistas		
Resource	Change	Effect
Views to the National Mall/West Potomac Park from Potomac Annex	Views from south side of new pavilion along 23rd Street would remain intact	No Adverse Effect
Views to and from Arlington House/Arlington National Cemetery	Views along south slope would remain intact	No Adverse Effect
Views from Memorial Bridge	Views along south slope would remain intact	No Adverse Effect
View to Lincoln Memorial/West Potomac Park from Navy Hill	Views on south side of South Building would remain	No Adverse Effect



# Views & Vistas



Views From The Campus



Views To The Campus



# View to the National Mall





# View to Arlington National Cemetery



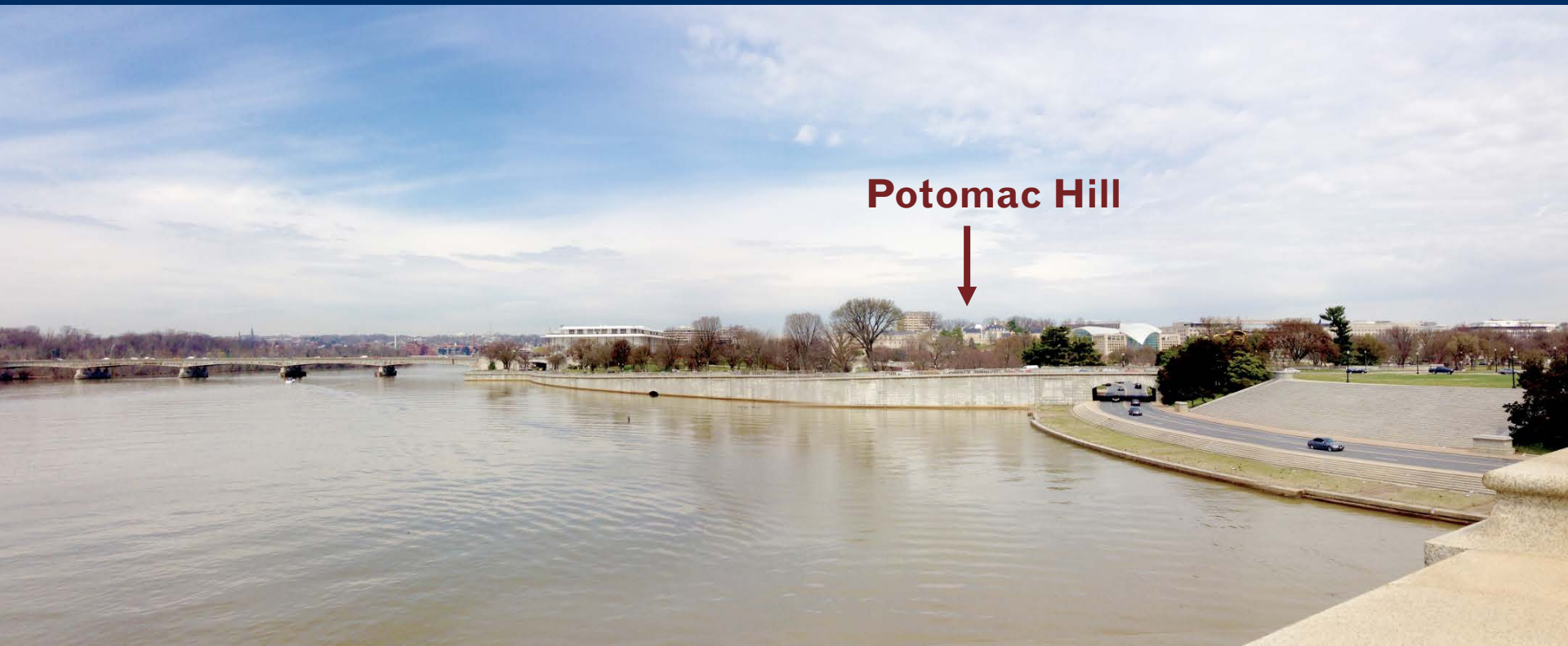


# View from Arlington House





# View from Arlington Memorial Bridge



**Potomac Hill**



# View to the Lincoln Memorial



# Effects Matrix – Alternative B

Buildings and Structures (Direct Effects)		
Resource	Change	Effect
Female Nurses' Quarters (Building 1)	No Change	No Effect
Old Naval Observatory (Building 2)	No Change	No Effect
Naval Hospital (Building 3)	Connection to Building 4 would be removed	Adverse Effect
Naval Medical School (Building 4)	Center section of Building 4 would be demolished and a new connection to the pavilion would be added to the east elevation	Adverse Effect
Sick Officers' Quarters (Building 5)	No Change	No Effect
Central Building	Central Building would be demolished	Adverse Effect
East Building	No Change	No Effect
South Building	New construction on the north and south side of the building would be added; the terrace would be removed; and land bridge would be attached to the east elevation	Adverse Effect



# Effects Matrix – Alternative B

Buildings and Structures (Indirect Effects)		
Resource	Change	Effect
Female Nurses' Quarters (Building 1)	New construction of larger-scale buildings on campus would alter setting of the building	Adverse Effect
Old Naval Observatory (Building 2)	New construction of larger-scale buildings on campus would alter the setting of Building 2; immediate setting would remain	Adverse Effect
Naval Hospital (Building 3)	Demolition of the connection to Building 4 and the new construction of larger-scale buildings on campus would alter the setting of Building 3	Adverse Effect
Naval Medical School (Building 4)	Demolition of the center section of Building 4 and a new connection to the pavilion would alter the slope east of the building and the setting of Building 4	Adverse Effect
Sick Officers' Quarters (Building 5)	New construction of larger-scale buildings on campus, including the new pavilion to the south, would alter the setting of Building 5	Adverse Effect
Central Building	Central Building would be demolished	Adverse Effect
East Building	Demolition of the Central Building and construction of new buildings north and west would alter the setting of East Building	Adverse Effect
South Building	New construction on the south side of the building, removal of terrace, land bridge attached to east elevation, demolition of Central Building, and construction of new building to the west would alter the setting of South Building	Adverse Effect

# Effects Matrix – Alternative B

<b>Buildings and Structures (Indirect Effects)</b>		
<b>Resource</b>	<b>Change</b>	<b>Effect</b>
<b>Building 6</b>	Construction of new building along the south slope would alter the relationship of Building 6 to others on Potomac Hill	Adverse Effect
<b>Building 7</b>	Construction of new buildings (pavilion and center section of Building 4) would alter the historic setting of Building 7, but the visual relationship with the historic district would remain	Adverse Effect
<b>Quarters AA</b>	More active use of campus would occur; greening of Maury Circle would improve the setting	Adverse Effect
<b>Quarters BB</b>	More active use of the campus would occur; greening of Maury Circle would improve the setting	Adverse Effect
<b>Quarters CC</b>	New construction on Navy Hill and more active use of campus would occur; greening of Maury Circle would improve the setting	Adverse Effect

# Buildings & Structures



Existing Conditions



Alternative B



# Building 4



South Elevation



Southwest Ward, North Elevation

- Constructed in 1903
- Part of the hospital building 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 with a southeast ward pavilion
- Architects Wood, Donn, and Deming completed the design of the southeast and southwest wards/pavilions
- Major alterations include the reconfiguration of the south entrance and porte cochere

# Central Building



South Elevation



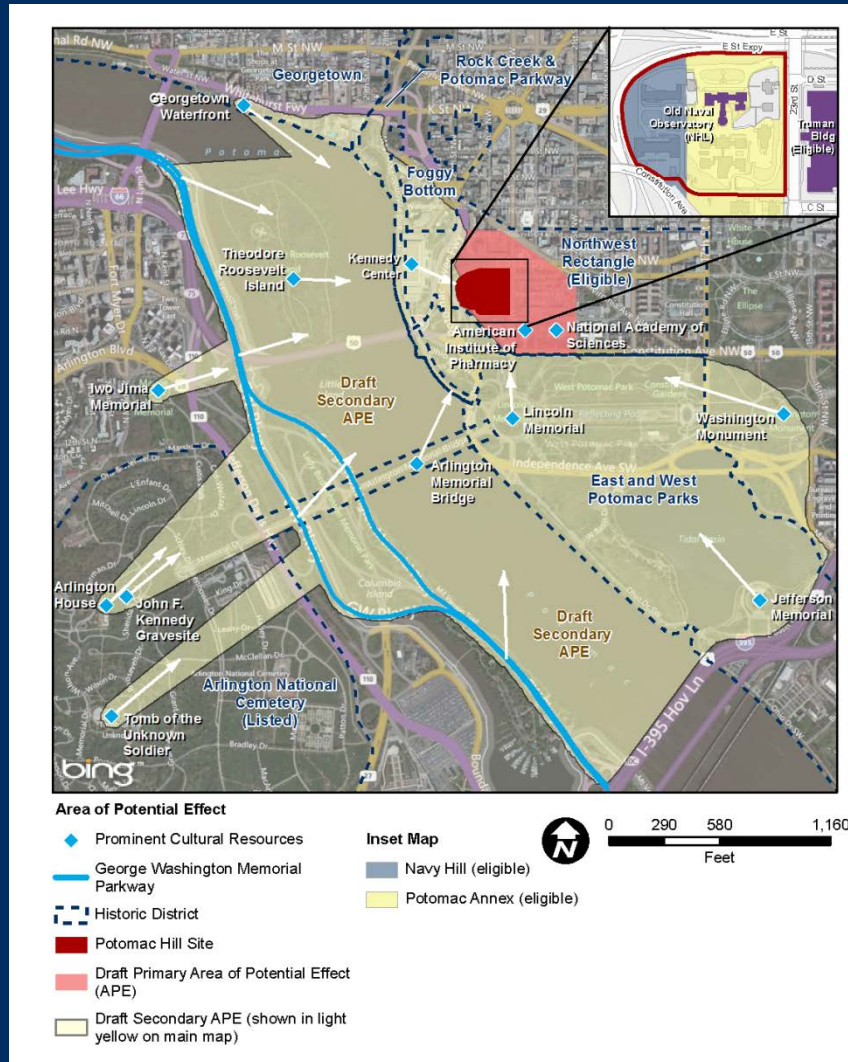
North Elevation

- Constructed 1920-1921 as part of the Hygienic Laboratory
- Built as the southern wing to the North Building (1904), separated by a courtyard
- North Building was the birthplace of the Hygienic Laboratory/NIH and the Central building was an extension of that building to create additional research space
- The North Building was the public face of the complex from its construction through the late 1930s.
- During OSS occupancy, the Central Building held laboratories and examination rooms for medical, dental, and eye examinations of potential operatives
- The North Building's demolition in 1963-1964 effectively orphaned the Central Building, removing the connection between the two buildings and reorienting the building

# Effects Matrix – Alternative B

Archaeology		
Resource	Change	Effect
Archaeological Sites	Construction ground disturbance and below-grade construction near trash midden site would occur	Adverse Effect
Primary APE		
Resource	Change	Effect
Observatory Hill Historic District	Building 4 and the Central Building would be demolished; construction on the south side of South Building would occur	Adverse Effect; Historic district remains eligible
Harry S Truman Federal Building	No Change	No Effect
American Institute of Pharmacy (APhA)	No Change	No Effect
National Academy of Sciences	No Change	No Effect
L'Enfant Plan Historic District	No Change	No Effect
Northwest Rectangle Historic District	No Change	No Effect

# Area of Potential Effect & Viewshed





# 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
<b>Sub Total</b>			<b>125,408</b>	<b>110,671</b>	<b>71,303</b>
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
<b>Sub Total</b>			<b>461,600</b>	<b>415,440</b>	<b>300,040</b>
Parking garage	New (400 space @ 300 sqft each)	0	120,000		
<b>Total *</b>			<b>587,008</b>	<b>526,111</b>	<b>371,343</b>

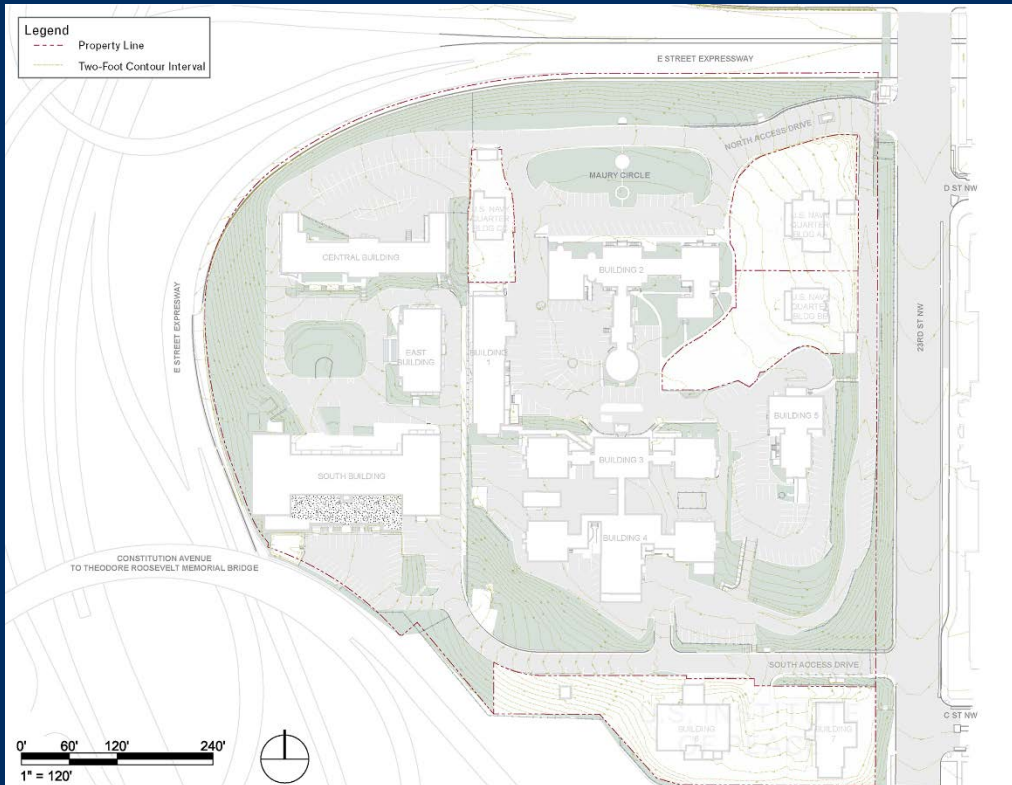
\* Total Does not include parking

3 SF Table - Alternative C

# Effects Matrix – Alternative C

Natural Systems and Topography		
Resource	Change	Effect
Potomac Annex Topography	Grading would be modified on the north and northwest end for new loop road; to the south slope for construction of new buildings and land bridge; and at the south east corner for a new entrance	Adverse Effect
Navy Hill Topography	Grading on the western edge would be modified to accommodate building construction	Adverse Effect

# Natural Systems & Topography



Existing Conditions



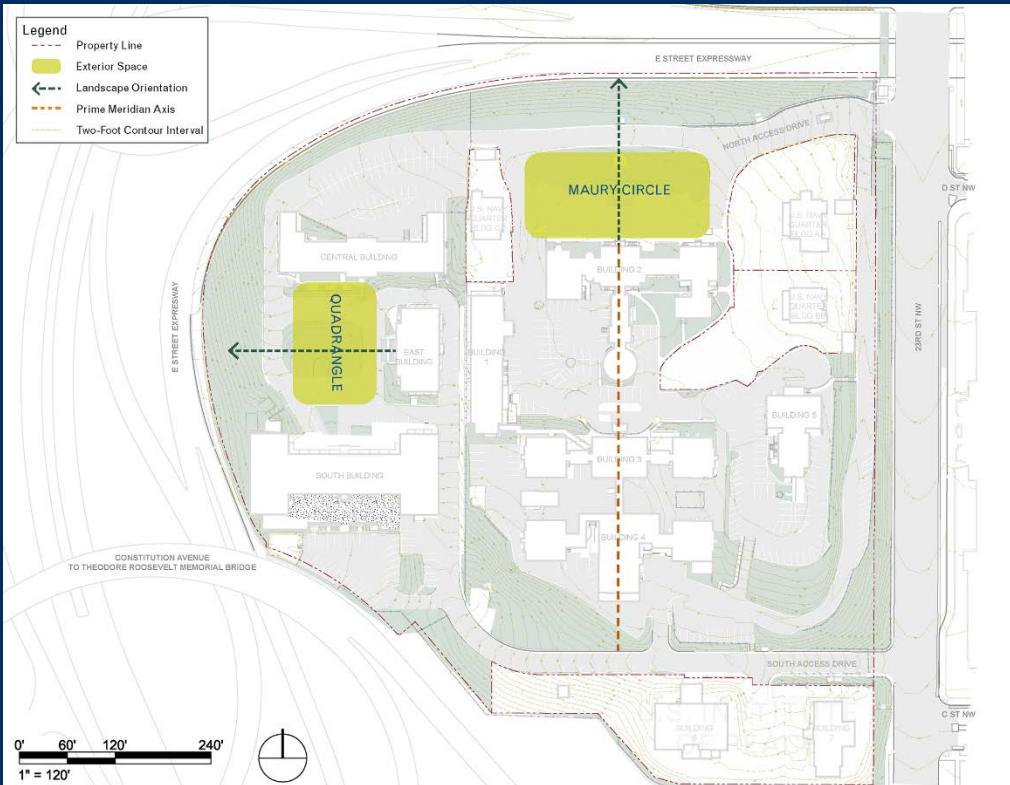
Alternative C

# Effects Matrix – Alternative C

Spatial Organization		
Resource	Change	Effect
Prime Meridian Axis	New buildings along south slope and removal of Building 4 would respect alignment of buildings along the Prime Meridian	No Adverse Effect
Maury Circle	Greening existing parking would re-establish the Circle	No Adverse Effect
Quadrangle	New construction at Navy Hill would maintain open space	No Adverse Effect



# Spatial Organization



Existing Conditions

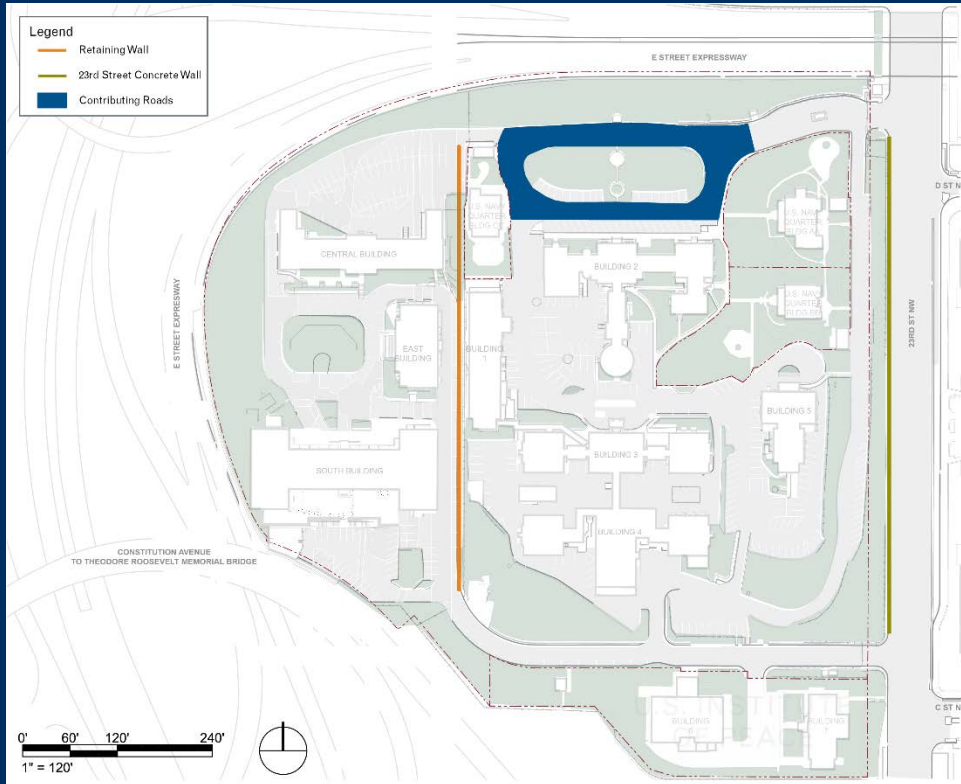


Alternative C

# Effects Matrix – Alternative C

Circulation Networks/Boundary Demarcations		
Resource	Change	Effect
Maury Circle	Existing parking would be removed	No Adverse Effect
23rd Street Retaining Wall	Portion of retaining wall would be removed, and the south entrance would be widened	Adverse Effect
Navy Hill Retaining Wall	Division between Potomac Annex and Navy Hill would partially remain; south end of wall would be removed; and some reconstruction could occur	Adverse Effect

# Circulation Networks & Boundary Demarcations



Existing Conditions



Alternative C

# Effects Matrix – Alternative C

Vegetation		
Resource	Change	Effect
<b>Historic Trees and Landscaping</b>	Three historic trees (Trees 18, 22-23) would be removed for construction of pavilion; high percentage of existing surface paving would be removed, returning campus to more park-like setting	Adverse Effect



# Vegetation



Existing Conditions

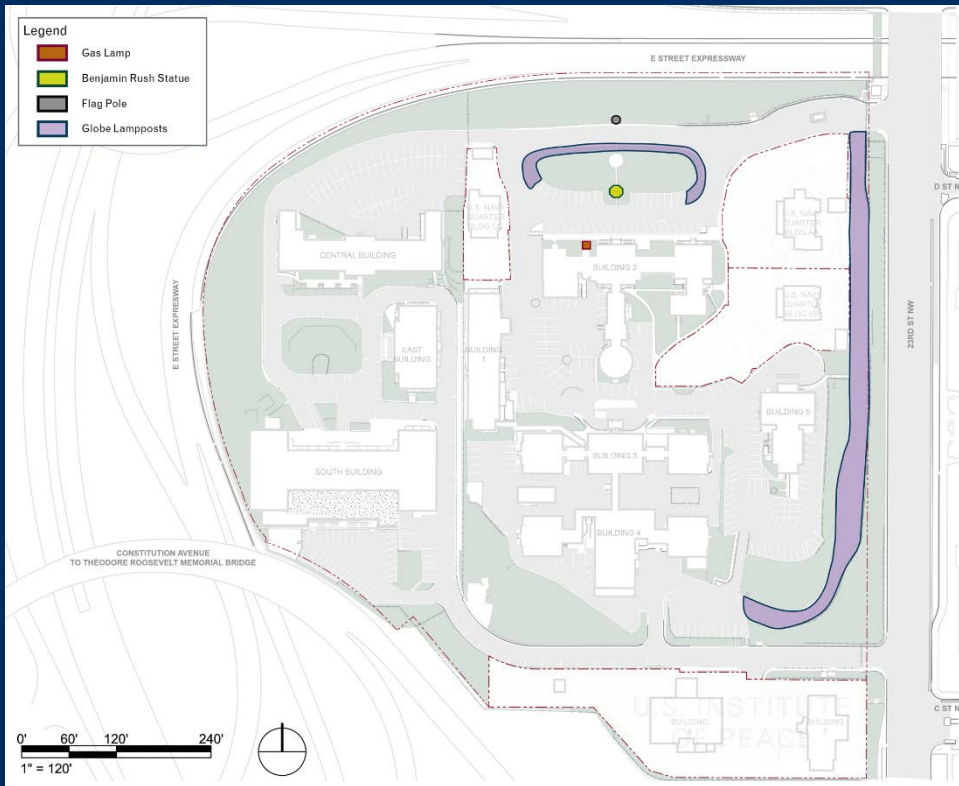


Alternative C

# Effects Matrix – Alternative C

Small-Scale Features		
Resource	Change	Effect
Gas Lamp	No Change	No Effect
Benjamin Rush Statue	No Change	No Effect
Flagpole	No Change	No Effect
Globe Lampposts	Some lampposts would be removed or would be relocated to the maximum extent possible	Adverse effect if removed; no adverse effect if relocated

# Small-Scale Features



Existing Conditions



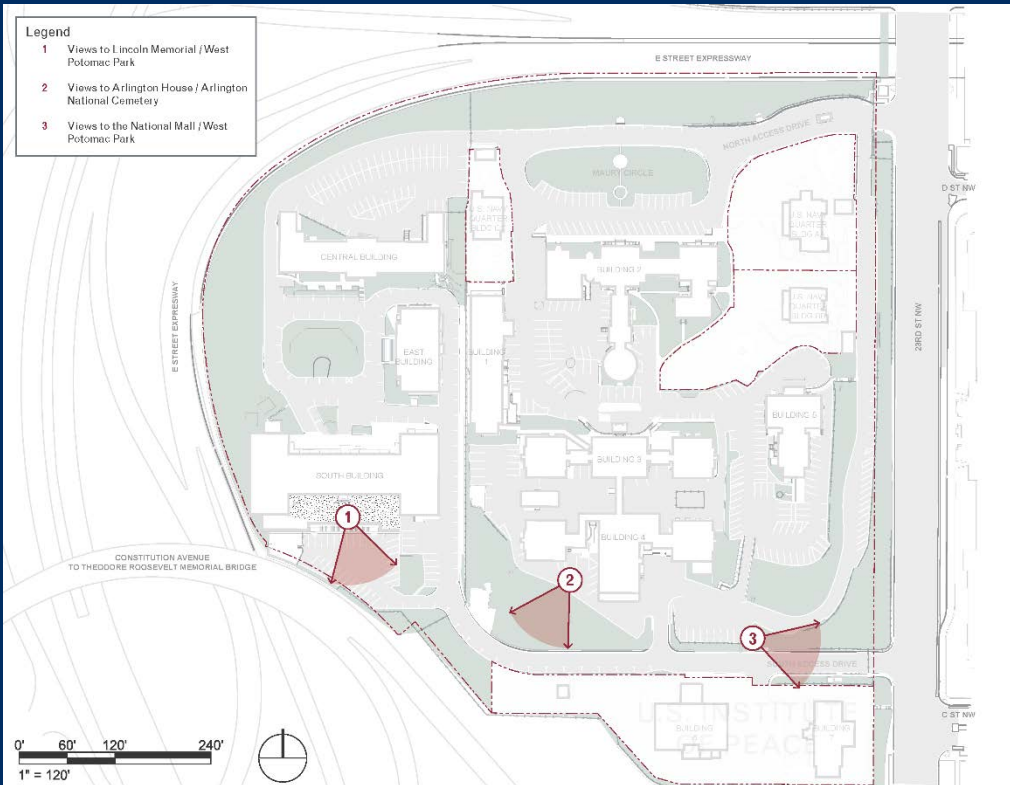
Alternative C



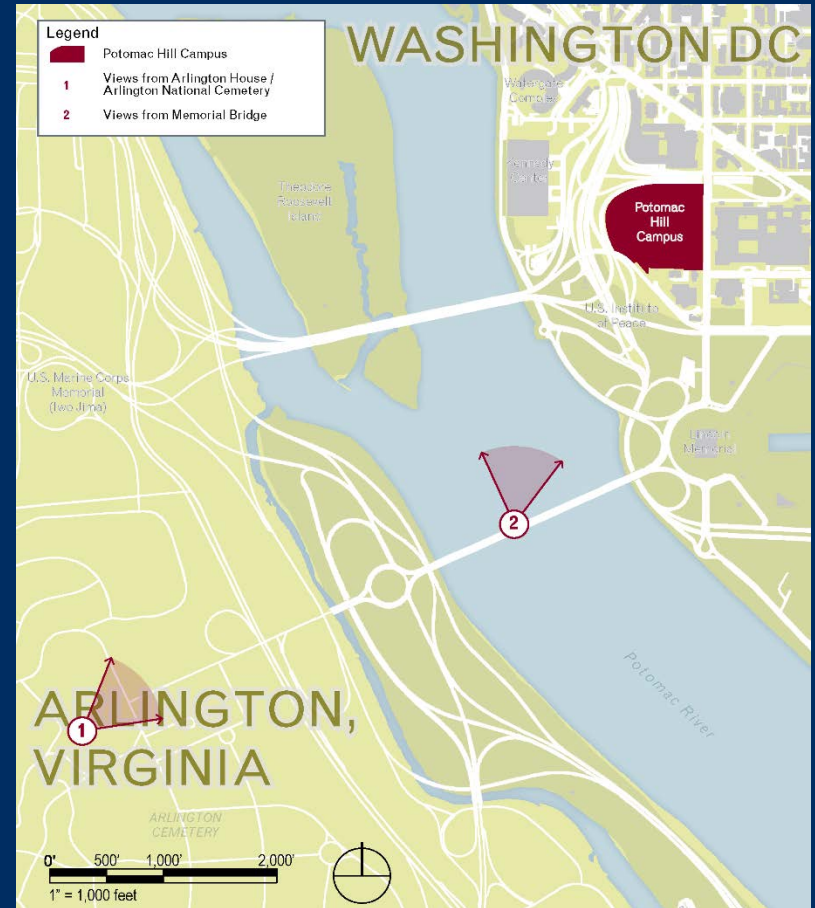
# Effects Matrix – Alternative C

Views and Vistas		
Resource	Change	Effect
Views to the National Mall/West Potomac Park from Potomac Annex	View of the Washington Monument would be altered south of Building 5; views to the west portion of the WPP would be altered by new building on the south slope	Adverse Effect
Views to and from Arlington House/Arlington National Cemetery	New buildings on the south slope would alter views toward Arlington National Cemetery/Arlington House; views from Arlington House/Arlington National Cemetery would remain intact	Adverse Effect
Views from Memorial Bridge	Views would be altered by new construction along south slope	Adverse Effect
View to Lincoln Memorial/West Potomac Park from Navy Hill	Views would be altered by new construction	Adverse Effect

# Views & Vistas



Views From The Campus



Views To The Campus



# View to the National Mall





# View to Arlington National Cemetery

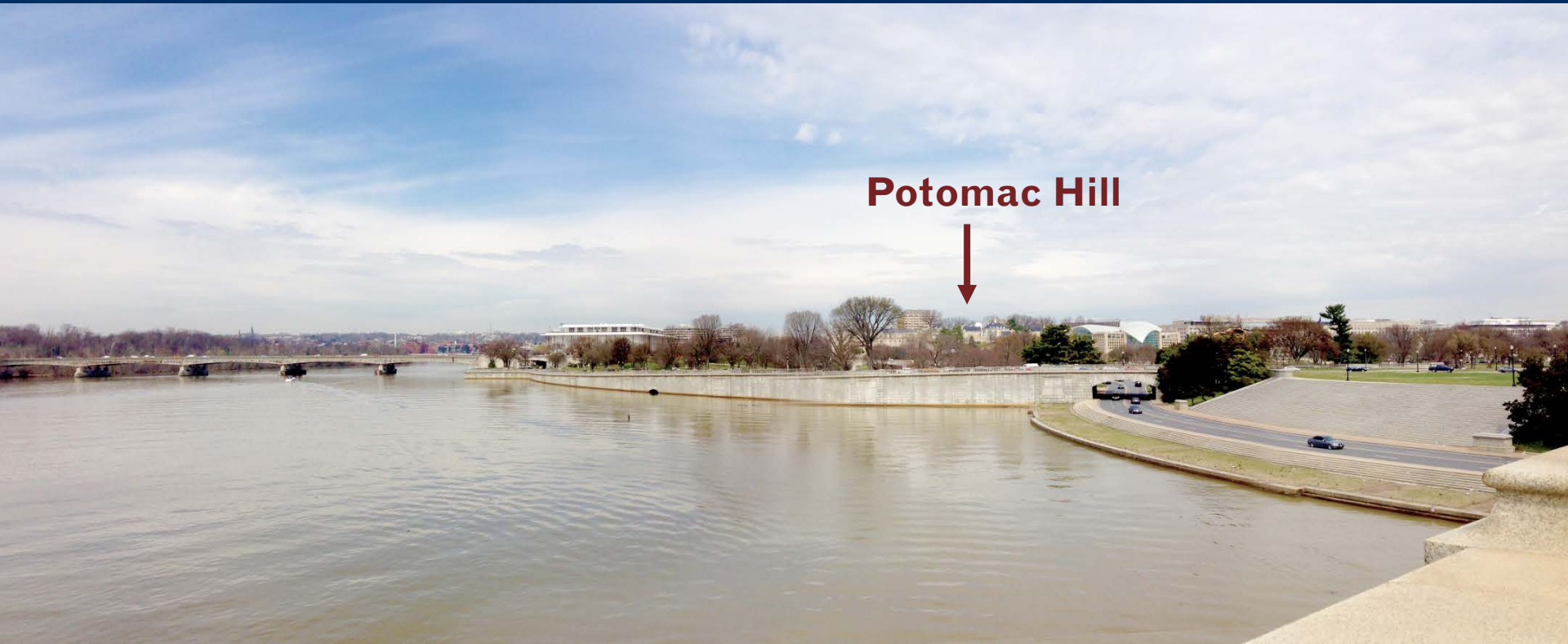




# View from Arlington House



# View from Arlington Memorial Bridge



**Potomac Hill**





# View to the Lincoln Memorial



# Effects Matrix – Alternative C

<b>Buildings and Structures (Direct Effects)</b>		
<b>Resource</b>	<b>Change</b>	<b>Effect</b>
<b>Female Nurses' Quarters (Building 1)</b>	No Change	No Effect
<b>Old Naval Observatory (Building 2)</b>	No Change	No Effect
<b>Naval Hospital (Building 3)</b>	Connection to Building 4 would be removed	Adverse Effect
<b>Naval Medical School (Building 4)</b>	Building 4 would be demolished	Adverse Effect
<b>Sick Officers' Quarters (Building 5)</b>	No Change	No Effect
<b>Central Building</b>	Central Building would be demolished	Adverse Effect
<b>East Building</b>	No Change	No Effect
<b>South Building</b>	South Building would be demolished	Adverse Effect

# Effects Matrix – Alternative C

<b>Buildings and Structures (Indirect Effects)</b>		
<b>Resource</b>	<b>Change</b>	<b>Effect</b>
<b>Female Nurses' Quarters (Building 1)</b>	New construction of larger-scale buildings on campus would alter setting of the building	Adverse Effect
<b>Old Naval Observatory (Building 2)</b>	New construction of larger-scale buildings on campus would alter the setting of Building 2; immediate setting would remain	Adverse Effect
<b>Naval Hospital (Building 3)</b>	Demolition of the connection to Building 4 and the new construction of larger-scale buildings on campus would alter the setting of Building 3	Adverse Effect
<b>Naval Medical School (Building 4)</b>	Building 4 would be demolished	Adverse Effect
<b>Sick Officers' Quarters (Building 5)</b>	New construction of larger-scale buildings on campus, including the new pavilion to the south, would alter the setting of Building 5	Adverse Effect
<b>Central Building</b>	Central Building would be demolished	Adverse Effect
<b>East Building</b>	Demolition of Central Building and South Building and construction of new buildings would remove majority of Navy Hill's historic landscape and buildings	Adverse Effect
<b>South Building</b>	South Building would be demolished	Adverse Effect



# Effects Matrix – Alternative C

<b>Buildings and Structures (Indirect Effects)</b>		
<b>Resource</b>	<b>Change</b>	<b>Effect</b>
<b>Building 6</b>	Construction of new buildings along the south slope would alter the visual relationship between Building 6 and the historic district, especially the Potomac Hill buildings	Adverse Effect
<b>Building 7</b>	Construction of new buildings along the south slope would alter the visual relationship between Building 7 and the historic district, especially the Potomac Hill buildings	Adverse Effect
<b>Quarters AA</b>	More active use of campus would occur; greening of Maury Circle would improve the setting	Adverse Effect
<b>Quarters BB</b>	More active use of the campus would occur; greening of Maury Circle would improve the setting	Adverse Effect
<b>Quarters CC</b>	New construction on Navy Hill and more active use of campus would occur; greening of Maury Circle would improve the setting	Adverse Effect



# Building 4



South Elevation



Southwest Ward, North Elevation

- Constructed in 1903
- Part of the hospital building 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 with a southeast ward pavilion
- Architects Wood, Donn, and Deming completed the design of the southeast and southwest wards/pavilions
- Major alterations include the reconfiguration of the south entrance and porte cochere



# Central Building



South Elevation



North Elevation

- Constructed 1920-1921 as part of the Hygienic Laboratory
- Built as the southern wing to the North Building (1904), separated by a courtyard
- North Building was the birthplace of the Hygienic Laboratory/NIH and the Central building was an extension of that building to create additional research space
- The North Building was the public face of the complex from its construction through the late 1930s.
- During OSS occupancy, the Central Building held laboratories and examination rooms for medical, dental, and eye examinations of potential operatives
- The North Building's demolition in 1963-1964 effectively orphaned the Central Building, removing the connection between the two buildings and reorienting the building

# South Building



North Elevation



South Elevation

- Constructed in 1933 in tandem with the East Building
- Was used for NIH research laboratory and office space, housing offices, laboratories, animal rooms, and other similar spaces.
- The interior of the building contains no evidence of the 1933-1941 occupancy by NIH since it has been altered to accommodate varied uses by the OSS, CIA, and DOS since its construction
- During World War II the South Building housed the Naval Command, Security, and Courier Offices and the Communications and R&D Branches of the OSS

# Effects Matrix – Alternative C

Archaeology		
Resource	Change	Effect
Archaeological Sites	Construction ground disturbance and below-grade construction near trash midden site would occur	Adverse Effect
Primary APE		
Resource	Change	Effect
Observatory Hill Historic District	Building 4, South Building, and Center Building would be demolished; new construction would alter or block visual relationship between Buildings 6 and 7 and the rest of the historic Potomac Annex buildings	Adverse Effect; historic district remains eligible
Harry S Truman Federal Building	No Change	No Effect
American Institute of Pharmacy (APhA)	No Change	No Effect
National Academy of Sciences	No Change	No Effect
L'Enfant Plan Historic District	No Change	No Effect
Northwest Rectangle Historic District	No Change	No Effect



# Area of Potential Effect & Viewshed



# Mitigation Opportunities

- Wayside information at public entrances and within campus
- Interpretive area at entrance pavilion
- Open house
- Tours
- Public events/access by request
- Heritage trail
- HABS/photographic documentation
- Website

# Projected Milestones

Milestone	Projected Date
Effects Matrix Comments Due	March 4, 2016
Draft Environmental Impact Statement (EIS)	April 2016
CFA Draft Master Plan Presentation	July 2016
NCPC Draft Master Plan Presentation	September 2016
Executed Programmatic Agreement	Fall 2016
Final Environmental Impact Statement (EIS)	Winter 2016/2017
Signed Record of Decision	Winter 2016/2017
CFA Final Master Plan Presentation	Spring 2017
NCPC Final Master Plan Presentation	Spring 2017

\*Ongoing consultation as required



# Contacts

- Contact:
  - Stephanie Leedom  
Project Manager, GSA  
stephanie.leedom@gsa.gov  
202.401.2196
  - Nancy Witherell  
Regional Historic Preservation Officer, GSA  
nancy.witherell@gsa.gov  
202.260.0663
- Project Website: [www.gsa.gov/potomachill](http://www.gsa.gov/potomachill)