

1 Introduction and Review

Danielle Breau (GSA) welcomed the attendees and thanked everyone for coming to the meeting. She stated that GSA anticipates the EA and S106 compliance documents (FONSI and Programmatic Agreement) would be completed by the end of March. A signed lease is also anticipated during that timeframe.

2 Presentation and Discussion of Alternatives

Hany Hassan (BBB) presented design options for:

1. C Street Plaza
2. 11th Street Annex

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

2.1.1 C Street Plaza

- **Tom Luebke (CFA)** stated that the simplified site plan was a significant improvement but the entrance to the loading dock is unsightly.
- **Jamie Keller (NPS)** enquired if more spatial definition between the plaza and drive aisle would be needed for pedestrian safety. Trump responded that the existing condition seems to have been providing adequate separation and that those would be maintained. **Hany Hassan (BBB)** clarified that a combination of existing light fixtures, flagpoles, and bollards currently separate the two areas and the proposed plan intends to maintain all those elements. **Hany Hassan (BBB)** added that the design team would continue to evaluate the design related to pedestrian safety.
- **Tom Luebke (CFA)** enquired about the pavers. **Hany Hassan (BBB)** responded that the current pavers would be maintained. **Tom Luebke (CFA)** enquired if there is a hierarchy in the paving and suggested the design team may want to consider a darker paving for the service lane. Tom enquired about the intent of the square delineation of the paving. Hany responded that this was to serve as a paving pattern at the pedestrian crosswalk from IRS to the OPO entrance. Tom responded that this was not clear. Tom added that the design team should consider making the landscape at the colonnade at the IRS building more interesting.
- **Louise Brodnitz (ACHP)** enquired if the curved portion at the southeast corner of the building (between the loading dock and OPO) had been studied to determine if more space around the OPO could be provided. Hany Hassan (BBB) responded that loading dock maneuvering and turning radius diagrams were presented at the

December 19, 2012 meeting. These diagrams demonstrated that reducing the size of the loading dock area was not possible. The SHPO requested that attention be paid to the future security needs that might be needed to control the walkway that provides emergency egress from the Annex to ensure that the visual impact of any equipment or physical measures could be proactively addressed. **Danielle Breaux (GSA)** responded to ACHP's question that the posts and fence at the loading dock are not historic.

- **David Maloney (DCSHPO)** enquired about how vagrants can be kept from getting into the area behind the building adjacent to the loading dock and suggested that – if necessary – physical controls should be considered.

2.1.2 C Street Plaza Signage

- **Tom Luebke (CFA)** enquired about what design level is the signage? **Sarah Batcheler (CFA)** added that at the last meeting we were discussing signage intent and that the signage required more design development. She added that the signage needs to be considered and presented comprehensively.

2.1.3 11th Street Annex Connection

- **Tom Luebke (CFA)** enquired if the 11th Street to C Street connection was being created or is off the table. By their recollection, it was feasible. **David Orowitz (Trump)** responded that the issue was analyzed thoroughly and the group concurred during the previous two meetings that the connection, while possible, would not yield the desired effect or a more visually permeable vista southward on 11th Street. As a result, the connection is not being implemented.

2.1.4 10th Street Annex Connection

- **Tom Luebke (CFA)** enquired if the 10th Street Connection through the IRS was being implemented. **Danielle Breaux (GSA)** responded that the IRS had agreed with the 10th Street connection and the existing Annex entrance through the IRS arcade would be carried forward in the proposed design and will be depicted in the Preliminary Design exhibit of the PA.

2.2 11th Street/ Annex Façade

- **Hany Hassan (BBB)** presented two options for the Annex façade: Option 01 was a stone option while Option 02 was a glass option. Hany added that the glass for the connection or 'hyphen' connecting the Annex to the OPO building would be replaced with new glass.
- **Tom Luebke (CFA)** stated that the proportion of the Option 01 opening was not pleasing. In addition, the strength and articulation of the stone on the base of the Old Post Office would present challenges to designing an appropriate stone façade

adjacent to it without creating something that competes with it. Option 02 provides an opportunity to unify the design vocabulary of all the proposed elements. It also allows the masonry of the OPO and IRS to maintain their own presence as the two most prominent architectural features along 11th Street.

- **Mina Wright (GSA)** commented that the glass option seems to be an appropriate material for a grand ballroom and favors its nighttime use. However, the visual image of the glass box would not be as compelling during the daytime, whereas the stone would be.
- **David Maloney (DCSHPO)** stated that both designs present an appropriate way to terminate the 11th Street vista. Both are a tremendous improvement over the existing glass Pavilion. David concurred with the Mina regarding the visual impression of Option 01 during the daytime.
- **Audrey Tepper (NPS TPS)** stated that both options are very contemporary and provide appropriate differentiation from the existing OPO. Both options are permanent and sympathetic to the context. Audrey suggested a preference for Option 1 (stone).
- **Tom Luebke (CFA), David Maloney and Andrew Lewis (DCSHPO), and Kirsten Kulis (ACHP)** supported the main entrance glass canopy as an appropriate and sensitive design for a Porte cochere.
- **Rebecca Miller (DCPL)** enquired about long views, from F Street NW, and how visible the Annex façade would be from across the street.
- **Tom Luebke (CFA)** asked if the treatment for the 11th Street Plaza is similar to the cobblestones at the museum without a curb. **Hany Hassan (BBB)** responded yes, that is the intent; however the actual paving material was not yet determined. The group concurred that cobblestones are not an appropriate paving material on the 11th Street Plaza.
- The group also agreed that daytime views of the Annex façade option are needed, as well as views from further north on 11th Street that show the plinth sign. **Tom Luebke (CFA)** added that the signage needs to be looked at comprehensively. **Mina Wright (GSA)** responded that the signage program will be dependent on which option is selected for the Annex façade. Sarah Batcheler (CFA) added that the balance of way-finding will be important.

3.0 Programmatic Agreement (PA) Exhibits

GSA requested that the signatories review the draft PA Preliminary Design Exhibit and provide comments by March 1, 2013. The final PA Preliminary Design Exhibit will represent the

Preliminary Design only and the exhibit will be superseded by the final design as the project progresses through Design Development and Commission Approvals.

The group reviewed the PA Exhibits and made several comments during the meeting:

3.1 Site Plan

- Tom Luebke (CFA) stated that a complete design needs to be presented.
- Louise Brodnitz (ACHP) suggested that the existing elements (flagpoles and lights) need to be shown in the renderings to be clear that they are not being removed. The curbs along the tree beds on Pennsylvania Avenue need to be removed as they do not currently exist and are not planned.
- Kirsten Kulis (ACHP) asked if the bollards depicted on 11th Street correct.
- Andrew Lewis (DCSHPO) added that the outdoor seating around the Benjamin Franklin statue needs to be pulled away from the statue base.

3.2 Floor Plans

- Andrew Lewis (DCSHPO) noted that the plans for the retail spaces in the NE and NW corners appear to interrupt the first floor circulation in the corridors. Andrew recommended that the potential retail spaces adjacent to the Clock tower and Cortile be delineated in a hatch pattern to show optional seating areas and to make it clear that the walls between the corridors and the NE and NW enclosed spaces would remain. Trump concurred and agreed. Show cortile wall on base plans to add more clarity.
- Rick DuPuy (WRS) stated that the circulation on the ground floor toward the Clock tower entrance seems unintuitive, noting that way-finding signage will be needed to guide visitors. They also noted that the existing foundation of the Clock tower should be considered when dividing the ground floor spaces. GSA responded that the plans are still in development and will be further refined.
- **Tom Luebke (CFA)** noted that the 10th Street connection to the Annex needs to more clearly show the pre-function designation to the west of the IRS arcade.
- **Tom Luebke (CFA)** noted that the location of the trusses needs to be shown on the ground floor, first floor, and mezzanine levels.
- **Tom Luebke (CFA)** noted that the retail space could be up to three levels and one could enter the space from the lobby or the existing door.

3.3 Mezzanine

- **Tom Luebke (CFA)** stated that they were hoping for more openness and the trusses to be freed from engaging the space below or around it. They noted that the proposed design to allow the mezzanine to float more was an improvement over existing conditions and the previously presented option. **David Orowitz (Trump)** responded that the team can look at the details of the design but the mezzanine space will still need a roof. **Mina Wright (GSA)** added that GSA will note that the mezzanine and rear most truss still needs to be worked out through the design development. **David Maloney (DCSHPO)** commented that the trusses should be depicted on the base plan on the 1st floor.

The following are comments received by the group by the March 1, 2013 comment deadline. GSA has provided these comments to the Trump Design team to be incorporated into the final Preliminary Design which will be attached as an exhibit to the PA:

- **General:** It would be helpful to include the vehicular site plan (this provides a good understanding of traffic flow to the site)
- **Page 1** – Title should be changed from “Programmatic Agreement – List of Exhibits” to ‘Preliminary Design’.
- **Page 2 (Existing Plan)**
 - a. Trees – Verify that the existing trees locations are shown correctly.
 - b. IRS and Ariel Rios Building labels – remove address; add a label to denote the Evening Star building
 - c. Add a label to denote the 10th Street entrance point.
 - d. Show the Segs in the City Gazebo, show the Bike the Sites Shack to the left of the current C Street entrance
- **Page 3 (Proposed Plan)**
 - a. IRS and Ariel Rios Building labels – remove address; add a label to denote the Evening Star building
 - b. Add a label to denote the 10th Street entrance point.
 - c. Benjamin Franklin statue – pull seating and movable walls back away from Ben Franklin. It will need to be able to be publically accessed from all sides.
 - d. 11th Street – confirm if there are bollards along the drive. If not, please remove.
 - e. C Street – can the C Street service drive color be the same as the loading dock/11th Street paving color for consistency?
 - f. Since the green “wall” along the loading dock area is identified, please also show the green “wall” areas along the Annex on 11th Street.
 - g. Confirm the gables on the annex are articulated correctly

- h. Consider removing the 'square paving' at C Street since it caused confusion in the meeting and Hany said that the team would continue to look at pedestrian safety and exploration of paving colors in this area.
- **Pages 4 - 9 (Floor Plans)**
 - a. Asterisk on each page should refer more specifically to the PA. Perhaps, "Plans subject to change during the design development process per Programmatic Agreement Stipulation II. Design Review Process"
 - b. On floors 2-7, the turrets to the north of the 12th Street and to the north of the 11th Street entrances, are those accessible/color coded correctly?
 - c. Add any drawing layers which were missing to the plans to provide additional clarity as discussed in the meeting (depict cortile wall on 1st floor and trusses on the ground, 1st and mezzanine flr plans). Plans changed on these pages should be reflected consistently throughout the document.
 - d. Page 4 -show the garage entrance as a slope (assuming it's a slope) – perhaps add an arrow on the slope portion.
 - e. Page 5 – NE/NW corners –delineate in a hatch pattern (or other) to make clear the walls between the corridors and the NE/NW enclosed spaces would remain
 - f. Page 5 - indicate areas to be retained as circulation behind the restaurant/retail at the NW and NE corners and circulation from Postique into the bar/lounge
 - g. Page 5 – Denote with color/label the pre-function space designated to the west of the IRS arcade (at the service corridor)
 - h. Page 6 – for consistency denote 'open to above' on the annex area and the cortile area on the floor plan
 - i. Page 7 - 8 – the door line weight is hard to see, can it be adjusted? (esp floors 3, 4, 6 and 7)
 - j. Page 7 – 5th floor – can another color (or hatch) be used for the corner suites? The dark blue makes them hard to read.
 - k. Page 9 – confirm/verify the depiction of the gable of the skylight. It is not consistent with the roof plan on pages 2 and 3.
 - l. Page 9 – there was a door missing at the NPS/Bells area. Please be sure all layers are on
 - m. Should the annex roof plan be depicted as part of the floor plans?
 - **Page 10** – Is label #16 Grand Lobby in the correct location?
 - **Pages 11-13 (Cortile)**
 - a. In the text please acknowledge that the mezzanine and the detailing at the rear (southernmost) truss are elements which will be further developed through the design process

- b. Show the trusses on the plan (page 12) and update plans with any missing layers (be sure plan here is consistent with earlier mezzanine plan)
- **Page 14 (Penn Ave Plaza)**
 - a. Benjamin Franklin statue – pull seating and movable walls back away from Ben Franklin. It will need to be able to be publically accessed from all sides
 - b. Be sure any plan updates earlier in the doc are included on this plan (for instance, if bollards at 11th Street are removed, be sure the plans are consistent)
 - c. Label 11th Street
- **Pages 15 – 18 (11th Street)**
 - a. Check for any rendering skewing (not sure if that is an issue on the print version but it was in the presentation during the CP mtg)
 - b. Text blurb – is it more correct to say ‘the vehicular drop-off entrance for the hotel’ rather than main entrance?
 - c. ACHP additional comments: Revise the 11th Street area (paving, bollards) per the CP meeting discussion (no cobblestone paving, no bollards? etc). Show the Annex connection accurately and in more detail, pull some of the renderings back a bit, so you can see the garage entrance. Provide a view from F Street (or thereabouts) showing the 11th Street entrance in context.
- **Pages 19-22 (C Street Plaza)**
 - a. Text blurb – remove IRS here, this is not the IRS loading dock. Recommend eliminating reference to signage in this blurb. If it must be maintained then it needs to be noted that this is a signage placeholder and is subject to further design development.
 - b. Label IRS building and Annex
 - c. Be sure any plan updates earlier in the doc are included on this plan (for instance, if you remove/change the paving color or squares be sure they show up here)
 - d. For Annex depict roof plan if you have it earlier (green roof or other)
 - e. On page 20 the grass area at IRS continues along the colonnade where the steps/IRS entry is. Please correct rendering and the plan on page 19 (this can be seen in the existing photo on this page)
 - f. Label C street entrance and IRS building entrance to aid with understanding the pedestrian connection between the bldgs.
- **Pages 23-29**
 - a. Page 23 label 11th and C Streets and IRS (on other bldg) on plan
 - b. Page 24 text blurb – will need to add that signage is subject to further design development

- c. Page 26 – be sure skylight roof plan gable is consistent throughout document
- d. Page 27 - review the text blurb on signage.
- e. Page 29 – accurately indicate the treebox grills (and NO curb) around the trees as well as the existing lights and other items that will remain as part of the rendering.

3.4 NPS Elevator

Hany Hassan (BBB) stated that the Trump Organization and the design team have thoroughly investigated the feasibility of relocating the elevator. Three options were developed and analyzed in terms of architecture, historic preservation, structural engineering, interior design, constructability, and financial impact. The team determined that introducing a new elevator would result adverse impacts to the foundations, historic fabric, and interior design. The relocation of the elevator would also result in the loss of eight guest rooms which would cause a significant long term net revenue loss. He stated that these options were discussed with Tom Luebke (CFA) over the course of the last two days. Tom Luebke (CFA) thanked all parties for the due diligence conducted on the elevator issue.

GSA, SHPO, BBB, and CFA concurred that the exiting location of the elevator is problematic from an aesthetic and design point of view.

Tom Luebke (CFA) responded that they remain unconvinced that relocating the elevator would not work, citing that multiple new shafts appear to have been created in the building in the last 15 years. They acknowledged that it would be tremendously difficult, but maintained their belief that it is possible. However, it appears that the GSA is unable to afford the impact of relocating it. Therefore, CFA will no longer pursue this issue.

David Maloney (DCSHPO) stated that not relocating the elevator does not constitute an adverse effect, but it would be beneficial if it could be relocated and should be at the top of the 'nice to do' list.

Rebecca Miller (DCPL) stated that relocating the elevator would elevate the project from a 'pretty good' rehabilitation project to an 'exemplary preservation project'.

Hany Hassan (BBB) concluded this issue by agreeing with the group about the unfortunate visual presence the NPS elevator currently creates in the Cortile. However, the cumulative effect of the analysis and adverse impact on the historic, structural, geotechnical, and financial aspects would present too great a risk to the building.

3.5 Historic Fabric

John Cullinane recently completed an analysis of the original partitions in the building and noted that few remain.

Old Post Office

Section 106 Meeting Meeting Notes

February 20, 2013
U.S. General Services Administration
1:30 – 3:30 pm

Next Steps

- This Section 106 Meeting will be the last meeting for several months. During the summer or fall, the next meeting will update the consulting parties on the Design Development and Final Approval process.
- The meeting adjourned at approximately 3:30pm, but the signatories remained to discuss the terms of the Programmatic Agreement.

Meeting Attendees

02/20	First Name	Last Name	Organization	Phone	Email
X	Antonio	Alonso	GSA	202-708-7293	Tony.alonso@gsa.gov
X	Brett	Banks	GSA	202-538-5642	brett.banks@gsa.gov
X	Sarah	Batcheler	CFA	202-504-2200	sbatcheler@cfa.gov
X	Danielle	Breaux	GSA	202-288-1298	daniellebreaux@turkadvisor.com
X	Louise	Brodnitz	ACHP	202-606-8527	lbrodnitz@achp.gov
X	Joe	Colaciello	IRS	202-435-6352	joseph.j.colaciello@irs.gov
X	John	Cullinane	JCA	410-903-0256	jcullinane@jcaia.com
X	Stephen	Dalton	Dalton Advisory Group	202-309-3945	daltonarch@gmail.com
X	Rick	DuPuy	WRS		delepuy@gmail.com
X	Victoria	Hartke	GSA	202-281-9603	Victoria.hartke@gsa.gov
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X	Jennifer	Hirsch	NCPC		jennifer.hirsch@ncpc.gov

Old Post Office

Section 106 Meeting Meeting Notes

February 20, 2013
U.S. General Services Administration
1:30 – 3:30 pm

X	Jamie	Keller	NPS		Jamie_keller@nps.gov
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X	Andrew	Lewis	DCOP - SHPO	202-442-8841	andrew.lewis@dc.gov
X	Thomas	Luebke	CFA	202-504-2200	tluebke@cfa.gov
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X	David	Orowitz	Trump Org	212-836-3252	dorowitz@trumporg.com
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