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November 21, 1996

'96 NOV 21 P4:32
OFFICE OF ZONING
DISTRICT OF COLUMBIA

Ms. Jerrily Kress
Chairperson
District of Columbia Zoning Commission
441 Fourth Street, N.W.
Room 210
Washington, D.C. 20001

RE: Z.C. Case No. 96-3/89-1;
Buzzards Point-Capitol Gateway
Area Map Amendments and Overlay District

Dear Madame Chairperson:

We represent a large group of owners of property located in the Capital Gateway area called "The Capitol Gateway Group". The group has commissioned a study of the economic impacts of the above-referenced proposed rezoning and overlay district, which was submitted into the record yesterday by its authors, Basile Bauman Prost Associates. The group has also been working with real estate development consultant, Robert J. Curtis of Farr Midland Corporation regarding the development impacts of the proposed zoning and with Davis Buckley, Architects and Planning Consultants, regarding planning and urban design considerations. Copies of the resumes of these experts are attached hereto.

Collectively, the Capitol Gateway Group's consultants have prepared a presentation for the hearing on the proposed zoning which will include an analysis by each of the experts in their respective areas of expertise, a zoning analysis which will be presented by the undersigned, and then brief comments as to their individual circumstances from several of the property owners. Altogether we estimate that our presentation will take approximately two hours.

In view of the fact that a few of our witnesses are either from out of town or, for other reasons, are not able to attend this evening's hearing, we are requesting permission to make the presentation next Monday evening at the second hearing date advertised by the Commission. We believe that our presentation is most concisely and effectively communicated as a single unit and we urge the Commission to allow us to make the full presentation, as prepared, on Monday evening. We will endeavor to be as brief as possible in addressing the Commission.

ZONING COMMISSION
District of Columbia
CASE NO.96-3
EXHIBIT NO.47

Thank you in advance for your consideration of this request.

Sincerely,

LINOWES AND BLOCHER LLP
Cynthia A. Giordano

CAG/djb

JAMES L. PROST, AICP, Principal

Mr. Prost is a founding Principal and co-owner of Basile Baumann Prost & Associates, Inc. He has over 25 years experience in urban economics and real estate development advisory services. He has broad experience in such diverse fields as: market analysis; financial feasibility; economic planning; development programming; growth management; development packaging; project funding; and project implementation and management. His primary areas of specialization include public/private sector development advisory services with a particular emphasis on mixed-use and transportation-related development projects.

Prior to his establishment of Basile Baumann Prost & Associates, Inc. (BBP Associates), he was Corporate Officer and Project Manager for both a multidisciplinary urban economics and development consulting firm (ZHA, Inc.) and a planning and development subsidiary of a large development and design organization (Cannon Group). Mr. Prost was also Principal of his own firm specializing in community development programming and private sector venture development. Earlier in his career, Mr. Prost was a Project Director for a private economic and development consulting firm and has also worked for local and regional development corporations in formulating and implementing real estate projects.

Within BBP Associates, Mr. Prost undertakes and manages numerous development programming and packaging assignments for both the public and private sector. He specializes in transportation-related joint development planning, evaluating the land use and transportation interface for major mixed-use development projects. His current assignments with the firm include a major mixed-use/recreation/entertainment development planning and packaging assignment on the Boardwalk in Atlantic City; formulation of long-range transportation and land use policies for the Research Triangle area; examination of highway improvements as economic development tools for the State of Pennsylvania; evaluations of land use and transportation implications related to new Federal Transportation Legislation; joint development packaging and implementation for a major intermodal transportation center in downtown St. Louis; and multiple development packaging and implementation projects in inner-City portions of Cleveland.

Selected prior transportation/land use joint development experience includes preparing corporate-wide development packaging/private financing and funding programs for the California Department of Transportation, the New York MTA and the New Jersey Transit Corporation. Mr. Prost has also been responsible for the successful completion of a variety of joint development transportation-related projects in such diverse metropolitan areas and locations as: New York; Philadelphia; Baltimore; Buffalo; Cleveland; Columbus; Cincinnati; Washington; Atlanta; Miami; Minneapolis; St. Paul; St. Louis; Houston; Salt Lake; San Francisco; Sacramento; Los Angeles; San Diego; Portland, Honolulu; Ottawa, Canada; and

Taipei, Republic of China. He has also conducted national studies of transportation and land use and economic development impact for both the Federal Highway Administration and Urban Mass Transit Administration.

Mr. Prost has directed numerous highway impact evaluations focusing on the impact on existing residential and non-residential land uses, as well as impact on future development opportunities. His previous experience includes evaluations of both urban and rural highway systems. Mr. Prost has been responsible for highway impact evaluations in Vermont, Massachusetts, New York, Pennsylvania, Maryland, Virginia, North Carolina, Florida, Ohio, Michigan and California. He has evaluated development impacts along commercial corridors including the Beaver Valley Expressway (Pennsylvania), the Orange Blossom Trail (Florida) and the Route 1 corridor (Virginia, Maryland, Connecticut and Massachusetts). He has evaluated development needs as it relates to new interstate highway/joint development for Interstate I-670 (Ohio), I-83 (Pennsylvania/Maryland), I-64 (Virginia), I-10 (California). He also has conducted statewide evaluations of highway impacts for the California and Michigan Departments of Transportation.

Mr. Prost's non-transit-related mixed-use development project experience includes successful planning, implementation and funding program for improvements to the Cleveland waterfront; a new balanced residential waterfront community in Atlantic City; financing and funding programs for a new baseball stadium in Richmond, Virginia; mixed-use downtown development projects (office, retail, audience-support facilities) in Dayton, Ohio; waterfront development planning and implementation along the Miami River in Miami, Florida; and numerous other mixed-use development projects involving feasibility evaluation, planning, financing and implementation usually involving major public and private sector investments.

Other successful projects include: downtown office and commercial development; revitalization and growth management programs; land use and master plan development; new towns and large-scale real estate projects; waterfront development projects; shopping centers; industrial parks, and special-use projects (university office parks, planned unit developments, audience-support facilities, health spas, specialty retail, mini warehouses, etc.).

Mr. Prost has moved beyond traditional market/economic analysis to successfully undertake and complete a wide variety of public/private sector assignments with a specialization in financial programming and project implementation. His experience includes documenting costs and revenues for: bond financing; special assessment districts; tax-increment financing; syndication; private sector loans; foundation gifts; and public sector loans and grants. Mr. Prost has successfully aided in the predevelopment packaging and implementation of a wide variety of assignments for the public and private sector in retail, commercial, residential and audience-support implementation programming. He has also served as an expert witness concerning planning, zoning, market demands and development programming in eight separate states.

Mr. Prost has completed the Master of Regional Planning Program at Cornell University with an emphasis on urban planning and development and has a Bachelors in Arts Degree in Government and Economics from Northeastern University. He is a charter member of the American Institute of Certified Planners where he serves as Chairman of the Private Practice Division. He is also a Certified Review Appraiser and has held membership and leadership positions in numerous professional organizations including the American Planning Association, Transportation Research Board, The American Public Transit Association, The Transportation Research Forum, the National Council for Urban Economic Development, the National Association of Housing and Redevelopment Officials and the Urban Land Institute.

Projects he has successfully completed in Atlantic City, Baltimore, Cleveland, Shreveport and Denver have won national awards from the American Planning Association, the Department of Housing and Community Development, the Council for Urban Economic Development, National Association of Housing and Redevelopment Officials, the National Association of Home Builders and the Urban Land Institute. Mr. Prost is listed in both Who's Who in Finance and Industry and Who's Who in Leading American Executives. He has lectured extensively, delivered papers before various university groups and professional associations and has published articles in numerous professional journals.

Robert J. Curtis

Professional Experience

1985 to Present

F[illegible] Midland Corporation **Washington, DC**

President and Principal for a Development and Asset Management Company specializing in commercial office buildings in Washington, D.C., and Montgomery County, MD.

Responsibilities include preparation of development concepts, leasing parameters, and finance packages; directing all phases of development activities including selection and contract procurement of all architectural, engineering other project-related consultants; develop program requirements and detailed financial models of projects pro-forma budgets and sophisticated lease analysis for all phases of various projects, and hundreds of public presentations to various groups and agencies. **Corollary responsibilities** have included negotiating a $14,000,000 guaranteed maximum price construction contract with Charles Tompkins Co. for 2001 Pennsylvania Avenue and a $15,000,000 guaranteed maximum price construction contract with OMNI Construction Inc. for 625 Indiana Ave.; presenting projects to approval agencies including PADC, The U.S. Fine Arts Commission, and historic and neighborhood groups. Coordinated sale of projects to Institutional investors for amounts over $90,000,000.

Major Projects include:

2001 Pennsylvania Avenue (PUD): Project Director and Manager for a Planned Unit Development linking the Historic James Monroe House with a new office development at the corner of 20th & Eye Streets, NW. Oversaw the entire development, leasing, and financing for the project from inception through move in, and sale to a Dutch investment company.

625 Indiana Avenue: Development of eleven story 215,000 sq. ft. office building within the Pennsylvania Avenue Development Corporation (PADC) area.

Lafayette Centre (PUD): Assisted in the completion of second and third phases of development and directed all aspects of $30,000,000 renovation of One Lafayette Centre. Negotiated releasing activities and the restructuring of debt and equity.

7501 Wisconsin Avenue: Land planning and pre-development work on 3.5 acre parcel in the Bethesda CBD. Received approval for a CBD-3 up-zoning for 750,000 sq. ft. office/retail building for future development. Proposal includes a 400 seat professional repertory theater as community proffer.

Farr Construction Corporation
President and Director of an affiliated tenant interiors construction company, that had $22,000,000 in billings during the company's first six years.

Responsible for the oversight and corporate budgeting of a staff of 8 project managers and other personnel.

1984 **International Dynergy** **Palm Springs, CA**

Special Consultant/Construction Manager. Project: 3 Windparks in the San Gorgonio Pass area. Responsibilities included directing all phases of construction and erection of 350 wind turbines including foundations; electrical distribution; and interconnection to Southern California Edison transmission lines. Negotiated $3,000,000 of subcontracts under critical time constraints and absolute deadlines.

1982 to 1984 **Becket Construction Administrators** **New York, NY**
Jeddah, Saudi Arabia

Resident Project Manager for E.A. Juffali & Brothers Headquarters Office Building; Jeddah, Saudi Arabia. A new seven story 200,000 sq. ft. headquarters office building with two atriums. The building is a cast-in-place concrete structure with reflective glass curtain wall, interior fountains and slate cladding. Designed and built according to U.S. supplied materials. Construction carried out by a Korean General Contractor using tradesmen from more that 20 nations. Contract value $31,000.000.

Associated responsibilities included reviewing and approving monthly progress payments, shop drawing, and schedules; maintaining a daily log of construction activities, meetings, etc., including quality control, mock-ups, and material testing; reviewing and approving final contract settlement, change orders, and punch lists; and, preparing extensive monthly reports for distribution to owners, architect, and Becket offices.

1978 to 1982 **M.G. Coan & Associates, Architects/Developers** **Chicago, IL**

Project Architect. Projects included commercial renovations and residential town-house in the Lincoln Park area. Involved with extensive client contact through field supervision on most projects. Design & construction administration of $300,000 homes, and $2,000,000 loft building conversion and restoration.

Education

Bachelor of Architecture Degree (5-year NCARB Accreditation)
Bachelor of Science Degree in Environmental Design
Ball State University, Muncie, IN. Degrees awarded in May of 1978
Selected to attend Architectural Association 3-month tutorial in London, England 1976. Emphasis on English New Towns and Planning.

Internships

1977 Anderson Landscaping Co. (Crew Foreman) **Tucson, AZ**
1976 Marshall Erdman & Associates. (Designer) **Madison, WI**
1975 John E. Fisher Land Surveyors. (Survey Crew) **Lafayette, IN**

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1976 Marshall Erdman & Associates. (Designer) — **Madison, WI**
1975 John E. Fisher Land Surveyors. (Survey Crew) — **Lafayette, IN**

DAVIS BUCKLEY A PROFESSIONAL CORPORATION

ARCHITECTS AND PLANNING CONSULTANTS, SIXTEEN TWELVE K STREET, NORTHWEST, SUITE 900, WASHINGTON, D.C., 20006 (202) 223-1234 FAX (202) 223-1211

Resume

Davis A. Buckley, AIA, NCARB

EDUCATION

Yale University, Bachelor of Architecture, 1971
Master of Environmental Design 1970 (Everett Victor Meeks Scholar)

REGISTRATION

Architect, Certified, National Council of Architectural Registration Boards, Virginia, Maryland, District of Columbia, Connecticut.

MEMBERSHIPS

American Institute of Architects, Director
American Arbitration Association

COMMITTEES

St. Andrew's School Building Committee, Chairperson (1996-present)
St. Patrick's School Building Committees (1975-77)
Advisor, Vietnam Veterans Memorial (1979-1982)
St. Patrick's School Building Committees (1984-86)
St. Andrew's School Building Committees (1986-92)
Washington Episcopal School, Founder/Trustee (1986-92)
Yale University Association of Yale Alumni, Board of Governors (1977-80)
Yale Club of Washington, President (1989-90)
Yale Club of Washington, Board of Directors (1977-Present)
American Institute of Architects, National Capital Chapter, Nominating Committee (1993)
American Institute of Architects, National Capital Chapter, Director (1993-Present)
American Institute of Architects, National Capital Chapter, Director of Government Affairs Committee (1994-Present)
Founder Community Sailing Program for Inner City Children, New Haven, Connecticut (1970)
Director, Citizens Park Council, New Haven, Connecticut (1970-1975)

AWARDS (1992 and 1995)

- Presidential Design Awards
  1995 Federal Design Achievement Award

- The National Sculpture Society
  1993 Henry Herring Memorial Medal

- The Building Stone Institute
  1992 Tucker Architectural Award of Excellence

- Society of American Registered Architects
  1992 Professional Design Award of Honor

- The Masonry Institute
  1992 Masonry First Design Award

AWARDS FOR DAVIS BUCKLEY PROJECTS (1992 AND 1993)

- Washington Building Congress
  1992 Superior Craftsmanship Award for Landscaping
  1992 Superior Craftsmanship Award for Stone Masonry
  1992 Superior Craftsmanship Award for Special Construction/Stone Engraving
  1992 Superior Craftsmanship Award for Metal Work/Ornamental Metal
  1992 Superior Craftsmanship Award for Electrical Work/Lighting
- Associated Builders and Contractors
  1992 Award for Excellence in Construction
- Landscape Contractors Association
  1992 Grand Award
- Associated Landscape Contractors of America
  1992 Grand Award

LECTURES AND JURIES

National Building Museum 1994
Marble Institute (Key Note Speaker) 1994
University of Pennsylvania (lecture) 1993
Columbia University (lecture) 1993
Pennsylvania State University, Kossman Thesis (jury) 1993
University of Waterloo, Cambridge Ca., Arriscraft Lecture Series (lecture) 1993
Boston Architectural Center (lecture) 1993
National Building Museum (panelist) 1993
Verona, Italy (lecture) 1992
National Building Museum (lecture) 1992
Yale Club of Washington (lecture) 1991
Smithsonian Institution (What makes a city; London, Paris and Washington) 1990

EXHIBITIONS

National Building Museum, Washington, D.C.
FBI Headquarters, Washington, D.C.
Department of Justice, Washington, D.C.
The Russell Senate Office Building, Washington, D.C.

ARBITRATION, MEDITATION, EXPERT WITNESS

Davis Buckley, as a member of the American Arbitration Association Panel of Arbitration, has served on a varied number of cases as an arbitrator and expert witness. Mr. Buckley has also served as a tribunal Chairman, Organization of American States (OAS), Inter-American Commercial Arbitration Commission (1990-92). Mr. Buckley has also served as an expert witness on building projects in the District of Columbia, Maryland, Virginia and Rhode Island.

RECENT WORK

Mr. Buckley is known throughout the Washington area for his architecture and planning of large scale projects. He founded the firm bearing his name in 1979, and since that time has been involved in the architecture and planning of a wide range of projects. His most recent work includes: the ***National Law Enforcement Officers Memorial,*** a Memorial to Federal, State and Local law enforcement officers killed in the line of duty, located in historic Judiciary Square in the Nations Capital; the ***Master Plan for the Center of Innovative Technology,*** a three million square foot research and development project developed as a public/private partnership to foster hi-tech companies in the Commonwealth of Virginia; the ***Restoration of President James Monroe's House,*** at 2017 Pennsylvania Avenue; ***Capital Gateway/Buzzard Point Park Plan,*** a 25,000,000 S.F. mixed use master plan along the Anacostia waterfront; Electronic Industries Headquarters at ***2001 Pennsylvania Avenue;*** the ***Watergate Hotel Renovation*** for Cunnard Lines Ltd; ***7501 Wisconsin Avenue,*** a 600,000 S.F. mixed use complex at Metro Center, Bethesda, MD; ***425 Massachusetts Avenue,*** a 500,000 S.F. commercial office building; the ***USA Today Towers,*** in Arlington, VA; and the ***Wakefield School,*** The Plains, VA. Recent commissions include a ***National Memorial to Japanese American Patriotism during World War II*** to honor the Japanese Americans intern during the war, the 100/442 Infantry Regimented Combat Team and Military Intelligence Service, the preservation of the historic ***Pentagon River Terrace,*** the ***Loudoun County Hospital Medical Office Building;*** the site selection for the ***World War II Memorial*** to be located at the Rainbow Pool within the monumental core of the federal city and the design of the ***Maxwell Air Force Base, Ambulatory Health Care Center.***

REPRESENTATIVE PROJECTS

National Law Enforcement Officers Memorial

Legislation authorizing the National Law Enforcement Officers Memorial Fund, Inc. to establish a Memorial on federal land in Washington, D.C. was unanimously approved by Congress and signed into law by President Reagan on October 19, 1984. The Memorial honors the thousands of Federal, State and Local law enforcement officers who have been killed in the line of duty in our nation's history as well as all officers who serve. The Memorial was dedicated on October 15, 1991 by President Bush and members of Congress on three acres of federally owned park land in historic Judiciary Square. Judiciary Square is surrounded by court buildings, and is a short distance from FBI Headquarters, the US Capitol, the National Archives, the Smithsonian Museums and the Mall. The Memorial was designed by Davis Buckley and features an oval, tree lined "pathways of remembrance" which display the names of fallen officers on curved marble walls. The names date back to 1794 when the first recorded line-of-duty law enforcement death occurred in United States history. New names will be added annually during National Law Enforcement Officers Week, the second week in May.

The project first involved the process of site selection in which an appropriate site had to be selected and obtained in accordance with the Commemorative Works Act of 1986. Davis Buckley was successful in obtaining the historic Judiciary Square site by securing all of the necessary approvals required by both the Federal and District of Columbia governments.

The design process involved developing a solution for the Memorial which both honored those officers who lost their lives in the line of duty and respected the historical significance of one of the original three public spaces planned by L'Enfant in 1971. The importance of developing a unity between the Memorial, the adjacent historic Pension Building and surrounding Court Buildings was an integral part of the design process. In all, over fifty presentations were made by Mr. Buckley before these various Federal and Local jurisdictional agencies.

The design gained unanimous approval from the Memorial's board, the Commission of Fine Arts, The National Capital Planning Commission, the Department of Interior, the United States Monuments Commission, the Advisory Council on Historic Preservation (section 106 USC), the City Council of the District of Columbia and the District of Columbia Preservation Review Board. During 1992, this project received ten awards for design and construction.

Pentagon River Terrace Restoration

Davis Buckley is the restoration architect for the restoration and reconstruction of the River Terrace Entry Portico and parade ground at the Pentagon and located over the Pentagon parking / Motor Pool structure which is being converted to a medical clinic. Over the past fifty years, the Terrace level has developed leaks and the stone has deteriorated. Davis Buckley as restoration architect is responsible for the architectural and landscape restoration for the project including obtaining all approvals for the project for the United States Commission of Fine Arts (CFA), the National Capital Planning Commission (NCPC), Virginia's Department of Historic Resources and Section 106 approval, Advisory Council on Historic Preservation.

Maxwell Air Force Base, Ambulatory Health Care Center

Davis Buckley is the design architect for the AHCC at Maxwell Air Force Base in association with Sherlock, Smith & Adams, architects and engineers, Montgomery, Alabama. The AHCC, a 200 square foot medical facility, represents the state-of-the-art in health care delivery for the men and women of the Air Force. The planning and design of the internal components reflect the latest thinking in how the clients of the health care center are received, oriented, directed, processed, diagnosed, and treated in an efficient, pleasant and non-threatening manner. The medical advances made possible by the advent of the computer represent the state-of-the-art in medical science, just as the Air Force represents the cutting edge in modern warfare. The image that the AHCC projects to its clients and to the world outside Maxwell Air Force Base should reflect this forward-looking, state-of-the-art nature of the facility while at the same time fitting into and being respectful of the strong historical character of the existing surroundings.

Watergate Hotel Renovation

Davis Buckley was responsible for the three level phase interior renovation of the existing 115,000 square foot hotel. The first phase included renovation of the floor by floor basis. The final phase involved renovating the restaurant, bar, meeting and conference rooms. Extensive coordination was required on our part in order to accomplish all phases for the project were complete in 26 months.

The project team included structural, mechanical, electrical and plumbing engineers, hazardous waste specialists, code analysis consultants, food service consultants and interior furnishings specifiers. Fire and life issues were a key concern in bringing the 22 year old building into compliance with applicable codes; asbestos was removed, new mechanical systems were installed and a sprinkler system was introduced.

Center for Innovative Technology/I. . / Partnership, Loundoun County, VA
In 1984, the Commonwealth of Virginia, as a part of their efforts to place Virginia in the forefront of high technology, created a public/private authority, the Innovative Technology Authority (ITA), to encourage the development of leading edge technology through cooperative research and development efforts between private companies and the Commonwealth of Virginia's educational institutions.

The site, located at the entrance to Dulles International Airport, is a rolling meadow land of 100 acres. The topography across the site rises to 55 feet, at its highest point. The site has commanding, unimpeded views of Dulles Airport and the Blue Ridge Mountains. The site is the acknowledged international gateway to Virginia and the Nations Capital. Its Master Plan is for three million square feet of research and development office usage.

Capitol Gateway/Buzzard Point Master Park Plan, Washington, D.C.
Master Planning 25,000,000 square feet mixed use development and park plan along the Anacostia tidal estuary. The project is subject to extensive federal and local reviews including the Army Corps of Engineers, the Department of the Interior, the National Capital Planning Commission and the Zoning Commission of the District of Columbia. The plan is one of three under consideration for the study area.

7501 Wisconsin Avenue Master Plan, Bethesda, Maryland
7500,000,000 square foot performing arts/office complex with Brennan Beer Gorman, associate architects, is to be located at the Metro stop at the intersection of East West Highway and Wisconsin Avenue. The project is subject to the comprehensive Plan Amendment of the Bethesda Central Business District (CBD), Montgomery County, Maryland.

2001 Pennsylvania Avenue, Washington, D.C.
2001 Pennsylvania Avenue is the eleven story corporate office for the Electronic Industries Association located at the northwest corner of the intersection of 20th and Eye Streets N.W. The building contains 150,170 Square feet inclusive of all office and retail space, and three below grade parking levels. Davis Buckley was the executive architect.

The project was the subject of a successful Zoning Commission application which increased the allowable building height from 90 to 124 feet, an increase in the amount of building FAR (floor space) and involved the transfer of development rights from two National Register Historic Properties. This project was under review by the Zoning Commission and the District of Columbia Preservation Review Board.

Wakefield School
A private, K-12 school with a 25 year history of education in Northern Virginia, chose to locate their new school on a picturesque site overlooking the town of The Plains in Northwestern Virginia. Davis Buckley recently completed the design of the master plan for the site and a 34,000 square foot. 25 classroom building that will serve as the first phase of the planned school compound. The initial school building will serve all 100 students until a planned upper school is completed in the future.

Built within the context of a pre-existing farmhouse and outbuildings, the project consists of both new construction and renovation of existing historic structures. Special attention needed to be directed toward the landscape and transportation planning of the site as well as the building's interaction with the existing structures and town it overlooks.

Embassy, Sultanate of Oman
This historic structure is located within the Kalorama Historic District, designed in 1920 by Richard Faine. Davis Buckley developed a preservation, restoration and repair program for the project including repairs of exterior ornamentation, copper gutters, new copper roofing, stone consolidation and brick replication for the third story wing addition, concrete removal and repairs, interior repairs and replacement of historic fabric. New HVAC, Fire and Life Safety, vehicle transportation and extensive security and monitoring systems were incorporated within the historic structure. Davis Buckley developed a site master plan to provide vehicular parking, landscape screening and garden design.

Legislative Reform Amendment, United States House of Representatives
In 1974, the United States House of Representatives legislated Reform which changed the composition of the 21 standing committees of the House; members and staffing. As a part of the scope of work, the "Bolling Commission" required that a Commission on Information and Facilities be formed. The Commission's "charge" was divided into two Task Force groups, one on Information and the other on Facilities. The Task Force on Facilities and Space Utilization was charged with proposing short, mid term and long range facility needs of the "House" side of campus including the Capitol, House Office

Buildings, Cannon, Longworth, and Rayburn. The task force consisted of five Members of Congress. Davis Buckley was engaged to undertake a plan whereby changes could be implemented on a phased basis.

In summary, recommendations were made to the leadership by the Task Force through the Commission. At the discretion of the leadership, certain recommendations that could be implemented immediately were initiated, mid range recommendations were suggested at ten years and long range 20 year intervals. The implementation of the work place was administered by appropriate House Committees (House Administration) and/or the Architect of the Capitol.

Davis Buckley organized the work plan by time line: those changes that could be accomplished at minimal disruption and expense, those requiring moderate disruption and finally, such changes that would be viewed as long term solutions requiring substantial reallocation of space and or phased occupancy of "new facilities" (HOB). These tasks were undertaken under Davis Buckley's direction using available staff and resources of the institution and outside consultants. The tasks are described as follows:

United States Reservations 28 and 29 Design Study
2001 Associates engaged Davis Buckley, Architects and Planners to prepare a design study for the long term improvements for U.S. Reservations 28 and 29: a pair of landscaped triangular islands created by the latitudinal shift of Eye Street, N.W. at Pennsylvania Avenue between 20th and 21st Streets, N.W. Submission of this design study to the District of Columbia Zoning Commission fulfills in part a condition set forth in the Districts Zoning Commission Order 563, recorded on April 8, 1988.

Condition 39 of Zoning Commission Order required a design study for the long term improvement of the two Public Reservations bounding Pennsylvania Avenue, NW between 20th and 21st Streets, NW, be prepared. The goal of the study is to provide a comprehensive reference document regarding the history and physical condition of reservations 28 and 29 to be used as a guide in the planning of future maintenance and renovation of these reservations. The study was completed on December 14, 1992 for the National Park Service, National Capital Region.

Downtown District Development (DDD) Plan
Zoning Commission Nos. 89-25 and 91-15/25 II (text Amendment TDRII)
Case No. 89-25 was an initiative of the Zoning Commission for the District of Columbia Office of Planning (OP) to consider amendments to the text of the District of Columbia Municipal Regulations (DCMR), Title 11 Zoning and amendments to the Zoning Map of the District of Columbia. The proposed amendments would create and map a new zoned district known as the "Downtown Development District" (DDD). The purpose of the District was to help establish development policies that would allow for further implementation of the Comprehensive Plan for the National Capital. The new District consisted of eighty squares within an area bounded by Massachusetts Avenue, Pennsylvania Avenue, 12th and 4th Streets, N.W. as well as an area north of Massachusetts Avenue within the existing Shaw neighborhood.

Davis Buckley was engaged to prepare studies to assist in determining use of development squares within the proposed Development District, to assess the impact of the proposed zoning initiate and to assist in negotiating the final rule making recommendations and property owners' interests. An accommodation was reached with all public interest organizations and Zoning Commissions that resulted in the adoption by the Zoning Commission of joint recommendations, which recommendation materially benefitted all interested parties within the Development District by enhancing the developing usages of the squares.

World War II Memorial, Public Law 103-32 Site Selection
The World War II Memorial was authorized by Public Law 103-32. First, the memorial will honor all who served in the United States during World War II, particularly those who were in combat, those who were wounded, those who were prisoners of war, and those who made the ultimate sacrifice. A second purpose is to honor the homefront, the nation-at-large, its citizens, and its institutions, for their collective and individual contributions to ultimate victory. Third, it is to remember the high moral purposes and the idealism that motivated the nation's call to arms as it sought victory, in concert with its allies, over the forces of totalitarianism and tyranny that threatened the world. Finally, it is to recognize the leadership role that the United States played in preparing for the peace and the post-war world. This memorial has been deemed to be of "pre-eminent historical and lasting significance to the nation."