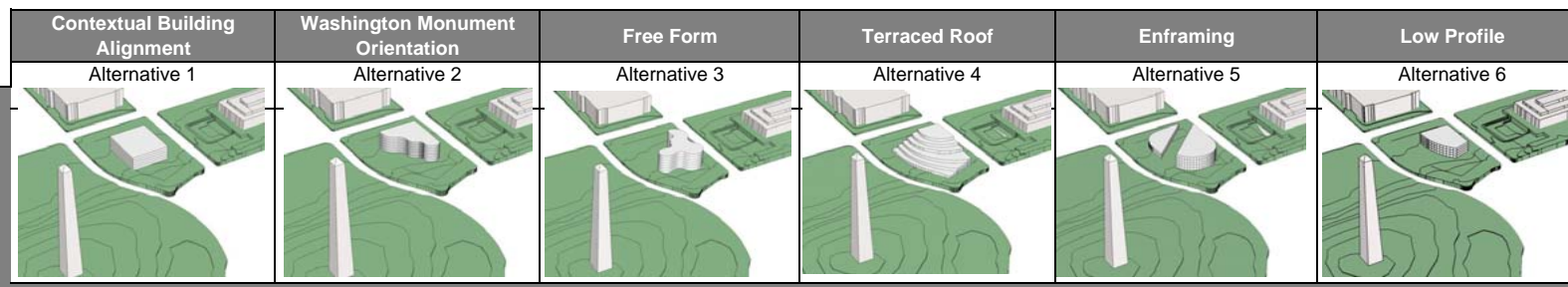


Overarching Principles & Goals



	Contextual Building Alignment Alternative 1	Washington Monument Orientation Alternative 2	Free Form Alternative 3	Terraced Roof Alternative 4	Enframing Alternative 5	Low Profile Alternative 6	
Physical Character/Quality							
The NMAAHC will be "clean, impressive, and monumental"							Determined in Design
The NMAAHC building and site design will be superior and sustainable, while ensuring flexibility for the NMAAHC designer.		X	XX		X		Some Alts leave more flexibility for the designer
Mission and Program							
The range of alternatives will fall within 350,000gsf – 450,000 gsf	415,000	376,000	411,000	385,000	430,000	350,000	
Outdoor space will be provided to accommodate museum-related programming and activities, and provide publicly accessible open space.				XX	X		In addition to landscape; the roof can be used for public use.
Monumental Context							
Strong linkages (physical connections and/or visual connections) will be reinforced with museums, monuments, memorials and other cultural resources.	X	X		X		X	
Relates to the building alignment on the Mall	XX	XX		X		XX	
Defers to WAMO		X		X	X	X	
While maintaining the sense of openness and accessibility reflective of democracy and freedom, security risks associated with a building of its national and symbolic importance will be addressed, similar to other major facilities on the Mall (for example, with a recommended 50' minimum setback on all sides.)	O	O	O	O	O	O	Measures to reduce risks to security will be applied equally to all alternative. These measures will be incorporated during the design phase of this project.

Urban Design Principles

Physical context							
The NMAAHC building and site design will provide a transition from the museum row to the Monument and beyond.	XX	XX		X		XX	
The NMAAHC's mean height will not exceed the height of the tallest museum building on the Mall (the National Gallery of Art East Building) or the cornice height of the Commerce building immediately opposite the NMAAHC site, both about 105'.	O	O	O	O	O	O	All options are below 105'
The NMAAHC building will have a minimum height that is not out of character (too horizontal) with its surroundings.	75'	90'	105'	90'	90', 45'	60'	

Historic and Cultural Resource Protection Principles

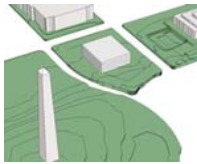


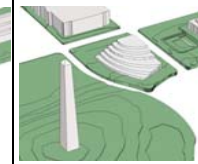
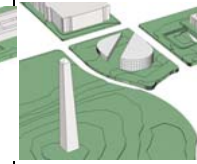
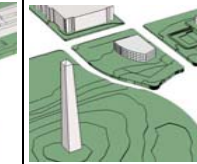
Historic Plans and Resources							
The NMAAHC massing, setback, and height will respect principal views related to the L'Enfant and McMillan Plans and the Washington Monument Grounds and other important views in the Area of Potential Effect.				See Summary of Effects Matrix			Key views are deemed to be the reciprocal views to and from the Washington Monument, including views of the rise from the grounds to the base of the Monument and from the top and base of the Monument, views of the Mall from the north and south along 14th Street, serial views from Constitution Avenue; the view toward the Monument from the northeast corner of 14th Street and Constitution Avenue; and from the Ellipse [or White House].
Service access will be located so as not to diminish views from adjacent open spaces; from the Washington Monument (base and top); or from the broad, landscaped setback of Constitution Avenue.				Defined in the design phase			All Service access will be located underground with ingress from 14th and egress from 15th street.
Views from the top of the Washington Monument will be protected and enhanced when designing and placing mechanical equipment and functions typically located on a museum roof.				Defined in the design phase			
Existing landscape features, including trees, paths and topography, will be protected and enhanced.	X	X	XX			X	Mature trees will be preserved to the north and east of the site. Some alts leave more open space on the site.
Opportunities will be created to respect and enhance the experience of the Mall with building and site lighting, solids and voids, and materials selection.				Defined in the design phase			Design elements specific to lighting and building materials will be determined during design.

Visitor Use and Access Principles

Public Amenities							
Ample outdoor space for NMAAHC programs and activities and opportunities for programming outside of typical hours will be provided.				XX	X		In addition to landscape; the roof can be used for public use.
Landscape features such as themed landscaping that connects with the NMAAHC program will enhance the site.				Defined in the design phase			Determined during design. Landscaping features will be designed accordingly for all action alternatives
Visitor Experience and Access							
Connections from NMAAHC to other cultural attractions will be enhanced through visual interest, including signage.				Defined in the design phase			Determined during design. Same among all action alternatives
Opportunities will be explored for pedestrian connections to the National Museum of American History.				Defined in the design phase			Determined during design. Pedestrian connection with NMAH will be considered for all action alternatives
Multiple entrances to NMAAHC will be provided that accommodate different group purposes and that facilitate public circulation from the Mall and Monuments and other museums, and from public transportation.	XX	X		X		X	Some Alts leave more flexibility for determining multiple entrances

Functional Principles

Museum Operations							
Effective museum operation will be accomplished through independent loading and service facilities, while also addressing any opportunities for efficiencies.				Defined in the design phase			Determined during design. Same among all action alternatives
Adequate flood protection will be ensured through selected design and construction techniques, such as limiting underground facilities in the area of high water table.	Two floors below grade	Two floors below grade	Three floors below grade	One floor below grade	Two floors below grade	Three floors below grade	Actual flood protection elements will be developed during the design phase.
Opportunities will be explored and implemented for sustainable use of water resources.				Defined in the design phase			Determined during design. Same among all action alternatives

Effects Matrix	Contextual Building Alignment Alternative 1	Washington Monument Orientation Alternative 2	Free Form Alternative 3	Terraced Roof Alternative 4	Enframing Alternative 5	Low Profile Alternative 6	
							
	75'	90'	105'	90'	90', 45'	60'	
Cultural Resources							
Views and Viewsheds							
A. Threshold panoramas within WAMO Grounds							
Panorama of WAMO grounds from WWII Memorial and Base of Reflecting Pool	X	XX	XX	XX	X	X	Height and massing of the building would bring existing row of museums closer to the Washington Monument ; Diminishes the prominence of the monument within the grounds
Panorama of WAMO grounds from 17th Street & Constitution	X	XX	XX	XX	XX	X	Height and massing of the building would bring existing row of museums closer to the Washington Monument ; Diminishes the prominence of the monument within the grounds
Panorama of Washington Monument grounds from 14th Street & Constitution	XX	XX	X	XX	XX	XX	Height and massing of the building would bring existing row of museums closer to the Washington Monument ; Diminishes the prominence of the monument within the grounds
B. Multidirectional views from WAMO							
Viewshed along Independence Avenue	X	XX	XX	XX	XX	X	Height and massing of the building would bring existing row of museums closer to the Washington Monument; Diminishes the prominence of the monument within the grounds along this viewshed
Viewshed along Constitution Avenue	XX	XX	X	XX	XX	XX	Alters the established setback of buildings along Constitution Avenue
Multi-directional panoramic views within the Washington Monument grounds	XX	XX	XX	XX	XX	X	Alters multi-directional views within the Washington Monument grounds; Diminishes the prominence of the monument and knoll as central organizing features
Buildings and Structures							
Washington Monument							Diminishes visual impact of the Monument
View to/from Old Post Office tower toward Washington Monument grounds	X	XX	XX	XX	X	X	Height and massing would potentially obstruct views of the Old Post Office tower from the Washington Monument Grounds and potentially obstruct views of the Washington Monument from the tower observatory
Spatial Organization	X	XX	XX	XX	XX	X	The knoll as the organizing feature of the Washington Monument grounds
Land Use, Circulation, Vegetation and Topography are indistinguishable per alternative							
Visual Resources							
Landscape Features	X	X	X	X	X	X	short term only
Symbolic Values							
Public Gathering/ Outdoor Programmed Space	X	X	X	O	O	X	Alternative provides opportunity to incorporate public outdoor space
WAMO grounds	X	O	X	O	O	O	2,4,5,& 6 defer to the WAMO
Visual Presence on the Mall	O	O	X	O	X	O	
Viewsheds							
Top of Old Post Office	O	X	X	X	X	O	
Constitution looking west	X	X	O	X	X	X	
SW corner of WAMO grounds	O	O	X	O	O	O	
Other Resource Areas							
Groundwater	O	O	O	O	O	O	
Water Quality	O	O	O	O	O	O	
Floodplains	O	O	O	O	O	O	
Air Quality	O	O	O	O	O	O	
Noise	O	O	O	O	O	O	
Traffic, Parking, Pedestrian, Bicycle Circulation	O	O	O	O	O	O	
Land Use	O	O	O	O	O	O	
Visitor Use & Experience	O	O	O	O	O	O	
Communities and Business	O	O	O	O	O	O	
Utilities and Infrastructure	O	O	O	O	O	O	
Public Health and Security	O	O	O	O	O	O	

- O No Significant Effect/ Minor Effect
- X Significant Effect - moderate
- XX Significant Effect - major adverse

In Cultural Resources, the adverse effect is apparent and would diminish overall integrity, or would alter a character defining-feature(s) of the National Register eligible/listed property.

In Cultural Resources, the adverse effect is detectible, but slight, and would minimally diminish overall integrity, or affect the character-defining feature(s) of the National Register eligible/listed property.