

## Abbasi, Ayesha (EOM)

---

**From:** Nyhan, Alex <AlexNyhan@forestcity.net>  
**Sent:** Wednesday, November 29, 2006 3:35 PM  
**To:** Greenberg, Judi (EOM); Schlater, Konrad (EOM)  
**Subject:** RE: Southeast Federal Center streetscape

Thanks. Did AWC speak up? Was Uwe at the mtg?

---

**From:** Greenberg, Judi (EOM) [mailto:Judi.Greenberg@dc.gov]  
**Sent:** Wednesday, November 29, 2006 2:59 PM  
**To:** Nyhan, Alex; Schlater, Konrad (EOM); Greenberg, Judi (EOM)  
**Subject:** RE: Southeast Federal Center streetscape

FYI, I did not raise the issue, but some of these issues came up on our transportation design meeting this morning with DDOT, AWC and OP. (Focus of our meetings has been on streets around the ballpark and those that DDOT is rebuilding - including 1<sup>st</sup> St. up to I and part of I St.)

My impression of where they are coming from is that they want some sort of consistency between the streetscape of the surrounding neighborhood and SE Fed Center. Perhaps not 100% consistency but a certain amount. I know that they expect the standards they are developing in greater detail through the current design meetings are ones they expect to apply to the rest of the neighborhood.

FYI, it seemed that DDOT and OP were in agreement in general on the streetscape approach/issue as it pertains to SE Fed Center.

Also, DDOT's big issue on materials has to do with maintenance in light of future street cuts which they feel are inevitably needed. (Not sure it is a funding issue so much as an aesthetics one.)

Just passing along info gleaned from the meeting.

Judi

---

**From:** Nyhan, Alex [mailto:AlexNyhan@forestcity.net]  
**Sent:** Wednesday, November 29, 2006 10:19 AM  
**To:** Schlater, Konrad (EOM); Greenberg, Judi (EOM)  
**Subject:** RE: Southeast Federal Center streetscape

From DDOT's email, it appears red brick sidewalks are ok (which is in my view an updating of their message to us in last mtg's). We want non-red brick sidewalks to more appropriately capture the industrial legacy of the neighborhood, which is important to securing SHPO's approval of our streetscape design. FC has not yet offered point blank to maintain the sidewalks in perpetuity; what we have done is said, (a) we'd be willing to stockpile extra non-std bricks pavers and look forward to discussing the appropriate amount with DDOT; and, (b) we are open to discussing maintenance funding issues. We have said this because DDOT said maintenance was their #1 issue and we felt that showing flexibility on these two points could lead to a reasonable deal -- but we need someone to negotiate with.

We believe we have proven to DDOT through our sharing with them of detailed performance data on our proposed brick that the labor portion of the maintenance costs would be lower, since our proposed brick has a much longer useful life than concrete sidewalks.

I think it is a general resistance to deviate from the standards because they are the "standards." However, DDOT had expressed some flexibility that perhaps a "retail standard" for the AWI area might be appropriate. We have discussed with AWC the idea of possibility of AWC's endorsement of a non-red brick sidewalk material as a "retail standard" for the

AWI area, so that DDOT could accept one new standard, declare victory about getting everyone to obey the standard while simultaneously meeting with SHPO approval.

From a design standpoint, both FC and AWC feel pretty strongly that red brick is the wrong color because this is not a colonial / georgetown-type look but rather an industrial heritage and we don't want to "Disneyify" it with red brick. You might follow up with Uwe to get his thoughts.

---

**From:** Schlater, Konrad (EOM) [mailto:Konrad.Schlater@dc.gov]  
**Sent:** Wednesday, November 29, 2006 9:48 AM  
**To:** Nyhan, Alex; Greenberg, Judi (EOM)  
**Subject:** RE: Southeast Federal Center streetscape

I don't understand DDOT's resistance if Forest City has offered to maintain the sidewalks. Is it a safety issue? Aesthetics?

I definitely want to attend that meeting.

---

**From:** Nyhan, Alex [mailto:AlexNyhan@forestcity.net]  
**Sent:** Wednesday, November 29, 2006 9:25 AM  
**To:** Greenberg, Judi (EOM); Schlater, Konrad (EOM)  
**Subject:** FW: Southeast Federal Center streetscape

Konrad and Judi, fyi. Steve Willman our construction lead is meeting with our LID consultant, Neil Weinstein, and DDOT today to discuss our proposed LID treatments and sidewalks. We aren't giving up on LID treatments yet and hope ultimately DDOT may choose to embrace these.

We are supposed to be setting up a follow up meeting with Kathleen Penny to re-discuss some of our proposed streetscape options. We will invite DMPED to the mtg. I suspect that Uwe will represent AWC. David Maloney may attend as he must review and approve our streetscape design pursuant to our Programmatic Agreement with GSA.

Thanks,  
Alex

---

**From:** Goguts, Natasha (DDOT) [mailto:Natasha.Goguts@dc.gov]  
**Sent:** Tuesday, November 28, 2006 3:21 PM  
**To:** Nyhan, Alex  
**Cc:** Willmann, Steve; Ratner Salzberg, Deborah; Delfs, Christopher (DDOT)  
**Subject:** RE: Southeast Federal Center streetscape

Hi Alex-

Thank you for your email and your continued coordination with DDOT. DDOT has established standards for a variety of reasons and we require that our public space be built according to those standards. Red brick is one of DDOT's standard materials for sidewalk. The use of red brick on particular sidewalks is still an option that DDOT is willing to consider, particularly given the historic nature of the site. In terms of the LID curb treatments, I would recommend that this issue be further discussed at the separate coordination meeting scheduled for this week.

I am available to talk anytime this afternoon before 5pm.  
Thank you-  
Natasha