



Piney Branch Tunnel Project (1.)



Lower Bear Habitat (2.)



U.S. Air Force Memorial Ceremonial Storage (6.)

# Report of the Executive Director

During the past month, the Executive Director took the following actions under the Commission's delegation authority. Unless otherwise noted, all projects are in Washington, DC.

1. Final site development plans for the Piney Branch Tunnel Project, 1700 Piney Branch Parkway, NW. (8434)
2. Preliminary and final site development plans for the National Zoological Park Lower Bear Habitat Revitalization, 3001 Connecticut Avenue, NW. (8690)
3. Preliminary and final site and building plans for the Joint Base Anacostia-Bolling Building 256 Gamble III Containment Area, 370 Brookley Avenue, SW. (8618)
4. Preliminary and final building plans for the Joint Base Anacostia-Bolling Defense Intelligence Agency Headquarters Antenna Installation, 370 Brookley Avenue, SW. (8684)
5. Preliminary and final site and building plans for the Joint Base Anacostia-Bolling Residential Outbuilding, 370 Brookley Avenue, SW. (8688)
6. Preliminary site and building plans for the U.S. Air Force Memorial Ceremonial Storage, 1 Air Force Memorial Drive, Arlington, Virginia. (8610)
7. Preliminary and final building plans for the Suitland Federal Center Tower AT&T Antenna Modification, 4400 Suitland Road, Suitland, Maryland. (8689)

During the past month, NCPC staff determined that the following projects are exempt from Commission review, based on certain criteria. Unless otherwise noted, all projects are in Washington, DC.

1. Preliminary and final site development plans for the Watts Branch Stream Restoration, 4215 Nannie Helen Burroughs Avenue, NE. (8686)
2. Preliminary and final site development plans for the Hickey Run Stream Restoration, 3501 New York Avenue, NE. (8687)
3. Report to the Zoning Commission of the District of Columbia for the Consolidated Planned Unit Development and Related Map Amendment at Square 1666, 4201 Garrison Street, NW. (ZC 24-12)

## Planning Updates

### Southwest Washington Planning



Following the May release of the ULI Washington Technical Assistance Panel report on transforming the Forrestal Building site and catalyzing a new district in Southwest Washington, fronting the National Mall, NCPC, the General Services Administration, and the District of Columbia have been coordinating on next steps. For decades NCPC has envisioned the Southwest area as providing one of the most significant opportunities for redevelopment. Several plans recognized that reconnecting the National Mall to the waterfront (now the revitalized Wharf) and creating a neighborhood of federal, cultural, and local activities would maximize the area's potential. Recognizing there are rarely opportunities of this scale, and never across the street from the National Mall, NCPC and its federal and local partners are seizing the moment to do something unique at this special location where the monumental core and city come together. This is a once in a generation opportunity to redefine the role of federal uses with redevelopment and show how cultural uses can play a role in a neighborhood's identity, especially along Independence Avenue as a new front door to National Mall. NCPC staff will brief the Commission on this effort later this year.



## Making the District of Columbia Safe and Beautiful

To advance President Trump's *Executive Order 14252: Making the District of Columbia Safe and Beautiful*, NCPC is collaborating with the National Park Service, other federal agencies, and the District of Columbia to develop a coordinated beautification plan. NCPC is working with the Business Improvement Districts to actively identify issues along the most nationally important streets and gateways. This includes identifying on-going and planned efforts, potential near-term quick fixes, and longer-term strategies to advance the President's directive to keep Washington clean and beautiful. This collaboration has demonstrated the value of the BIDs and the extraordinary efforts they collectively undertake, with limited resources, to improve the quality of life and visitor experience in the nation's capital.



## Pennsylvania Avenue

In July and August, the consultant team met with security and event coordination agencies to further understand their needs and technical requirements that will ensure safe and successful events on the Avenue. Driving the new design ideas currently under development is the vision of the *Avenue as a Venue*, a place where America comes together. Throughout September, annual road races and street festivals will wrap up another fun summer events calendar.

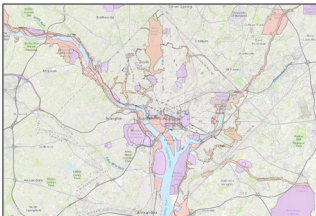


## NCMAC Meeting

On July 23, NCPC participated in the National Capital Memorial Advisory Commission (NCMAC) meeting to hear an update on the site selection process for the Women's Suffrage National Monument. Commissioners reiterated their preference for Constitution Gardens West, emphasizing the site's thematic resonance with foundational American ideals and its proximity to key national landmarks. It is anticipated that NCPC will review a concept submission this fall.

## Public Outreach

### Annual Outreach Meetings



The Current Planning Division was busy this summer hosting its annual outreach meetings. Staff met with local jurisdiction representatives and federal agencies to discuss projects that NCPC anticipates reviewing in Fiscal Year 2026. These meetings offered a valuable opportunity for NCPC to brief applicants on the work agency staff completed over the last fiscal year, including NCPC's work on various planning initiatives such as Pennsylvania Avenue; Making the District of Columbia Safe and Beautiful; and the Independence Avenue Design Study. Additional outreach meetings will take place this fall with other federal agencies.

### APA Honors NCPC With Federal Planning Award



On July 15, the American Planning Association's Federal Planning Division presented its Outstanding Technical Planning Project Award to NCPC, in partnership with the Metropolitan Washington Council of Governments, for the Workplace Scenario Planning Study. The study helps policymakers better understand the implications of federal telework on the region. The award represents the highest standards of quality among all submissions received.