



## Executive Director's Recommendation

Commission Meeting: April 4, 2019

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**PROJECT**

**Naval Support Activity, Bethesda - Building 10 Entrance Alteration**

Naval Support Activity, Bethesda  
8901 Rockville Pike  
Bethesda, Maryland

**SUBMITTED BY**

United States Department of Defense,  
Department of the Navy

**REVIEW AUTHORITY**

Federal Projects in the Environs  
per 40 U.S.C. § 8722(b)(1)

**NCPC FILE NUMBER**

8037

**NCPC MAP FILE NUMBER**

3101.30(38.00)44865

**APPLICANT'S REQUEST**

Approve preliminary site and building plans

**PROPOSED ACTION**

Approve preliminary site and building plans with comments

**ACTION ITEM TYPE**

Consent Calendar

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### PROJECT SUMMARY

The Department of the Navy has submitted a project for the re-design of the main entry area for Building 10, a 500-bed hospital building on the site of Naval Support Activity, Bethesda (NSA-Bethesda). The building was constructed in 1980. The alteration will establish a more modern, welcoming, identifiable entrance that allows more natural light into the building interior. The project will expand the lobby with a reconstructed, glassy curtain wall; add a new entry vestibule; relocate the vehicular driveway; redesign the front landscaped plaza area; and add a new canopy over the drop-off area. The new canopy will consist of a painted steel frame structure on concrete columns with fitted glass panels.

### KEY INFORMATION

- The Building 10 entrance serves as the main entry for hospital guests and visitors, foreign dignitaries, high ranking officials, and patients. As such, the area needs to be welcoming, identifiable, and comfortable.
  - The new curtain wall is tilted inward at the top to create more interior ground space at the entry point, with design goals of creating a more dynamic, unique experience and contrasting the rigid orthogonal expression of the existing building.
  - The project evolved from a need to repair the under-side of the building overhang to reimagining and improving the entry experience for guests, patients, and medical staff.
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### RECOMMENDATION

The Commission:

**Approves** preliminary site and building plans for the Building 10 entrance alteration project at the Naval Support Activity Bethesda.

**Concurs** with the project design approach to establish a more modern, inviting entry area for the hospital.

**Recommends** the applicant consider additional traffic calming devices at the drop-off area for pedestrian safety and minimizing the width of the supporting canopy columns to improve the overall project design.

## PROJECT REVIEW TIMELINE

<b>Previous actions</b>	None
<b>Remaining actions (anticipated)</b>	Final site and building plan review

## PROJECT ANALYSIS

### Executive Summary

Staff has evaluated the submitted materials and finds that the proposed Building 10 entrance alteration will improve the functionality and experience for hospital users. The project serves as a good example of strategic alterations improving the overall appearance of an older building. Therefore, staff recommends that the Commission **approves preliminary site and building plans for the Building 10 entrance alteration project at the Naval Support Activity Bethesda.**

### Analysis

The Navy proposes to redesign the entry area for Building 10 at the Naval Support Activity, Bethesda to improve its functionality and overall appearance. The project will expand the main lobby by constructing a new curtain wall closer (12-feet) to the exterior patient drop-off area. The glass curtain wall will slant towards the building to maximize the lobby ground space. The project will construct a new entry vestibule to enable building access, along with a new U-shaped driveway and new canopy over the drop-off area. The canopy is designed with a painted steel frame structure, fitted glass panels, and concrete columns to match the appearance of the new curtain wall, with an “inward” tilted roof back toward the building. The surface of the drop-off/pick-up area will be stamped pavement as a “traffic calming” measure. Finally, a new landscaped area (center island) will have decorative bushes, river sand and stone bands, two new trees, and three rain-garden areas and a small flag pole plaza. Based on the project intent to update the appearance of the building’s entry area with a more modern, glassy treatment, staff recommends that the Commission **concur with the project design approach to establish a more modern, inviting, entry area for the hospital.**

To prevent sheet flow of rainwater back toward the building from the canopy overhang, the canopy roof will have a gutter system that catches stormwater on its lower side and channels the water down to ground level with downspouts contained inside the front two concrete columns. The downspouts will extend under the new drive lanes to the center island raingarden areas. The project will comply with State and federal stormwater requirements. Although the project will require removal of four existing trees within the center island area, four new trees will be installed in compliance with the Navy's one-to-one replacement policy. Two of the new trees will be planted in the central island area and two new trees will be planted elsewhere on NSA-Bethesda.

The new canopy design is intended to match the more modern, glassy appearance of the proposed new Building 10 curtain wall. Although the preliminary design shows columns that are heavy-looking compared with the overall light, glassy look of the canopy roof and new curtain wall based on their width. The wide columns also appear to hinder driver visibility in the patient drop-off area where vehicles and pedestrians will need to share space. Staff believes that the applicant should reconsider the width of the canopy columns and ensure that they are as narrow as technically feasible to match the intended appearance of the other project elements and to maximize pedestrian visibility to drivers. In addition, the applicant should consider how to install other traffic calming devices such as raising the drop-off area, installing signage, and adding additional landscaping to maximize pedestrian safety. Therefore, staff recommends that the Commission **recommend the applicant consider additional traffic calming devices at the drop-off area for pedestrian safety and minimizing the width of the supporting canopy columns to improve the overall project design.**

## **CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE**

### **Comprehensive Plan for the National Capital**

NCPC staff has reviewed this proposal for compliance with relevant guidance and has determined that it is not inconsistent with the policies established in the Federal Elements of the *Comprehensive Plan for the National Capital*. In particular, the project is supported by policies in the Federal Workplace, Federal Environment, and Urban Design Elements.

### **National Historic Preservation Act**

The applicant has noted that Building 10 does not contribute to the National Naval Medical Center Historic District, although the project site is located within the Historic District boundaries. The Navy will submit relevant documentation of their Section 106 project review at the time of the project's final review submission to NCPC. As this project is in the environs, the Commission does not have any responsibilities under Section 106.

### **National Environmental Policy Act**

The applicant has indicated that the project qualifies for a Categorical Exclusion under the Navy's NEPA policies, and that relevant documentation will be provided to NCPC as part of the final

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project submission package. As this project is in the environs, NCPC does not have any responsibilities under NEPA.

## **CONSULTATION**

The project is not reflected in the current 2013 NSA-Bethesda Master Plan, so pursuant to NCPC referral policies, Commission staff forwarded the project to the Maryland Department of Planning clearinghouse for review by all pertinent State and local agencies. NCPC staff did not receive any comments that would warrant attention by the Commission.

## **ONLINE REFERENCE**

The following supporting documents for this project are available online at [www.ncpc.gov](http://www.ncpc.gov):

- Submission Letter
- Project Narrative
- Project Plans

Prepared by Michael Weil  
03/28/2019

## **POWERPOINT (ATTACHED)**

# Naval Support Activity Bethesda Building 10 Entrance Reconstruction

8901 Rockville Pike  
Bethesda MD

Approval of Preliminary Site and Building Plans

United States Department of Defense

# Project Summary

**Commission Meeting Date:** April 4, 2019

**NCPC Review Authority:** 40 U.S.C. § 8722(b)(1)

**Applicant Request:** Approval of Preliminary Site and Building Plans

**Session:** Consent Calendar

**NCPC Review Officer:** Michael Weil

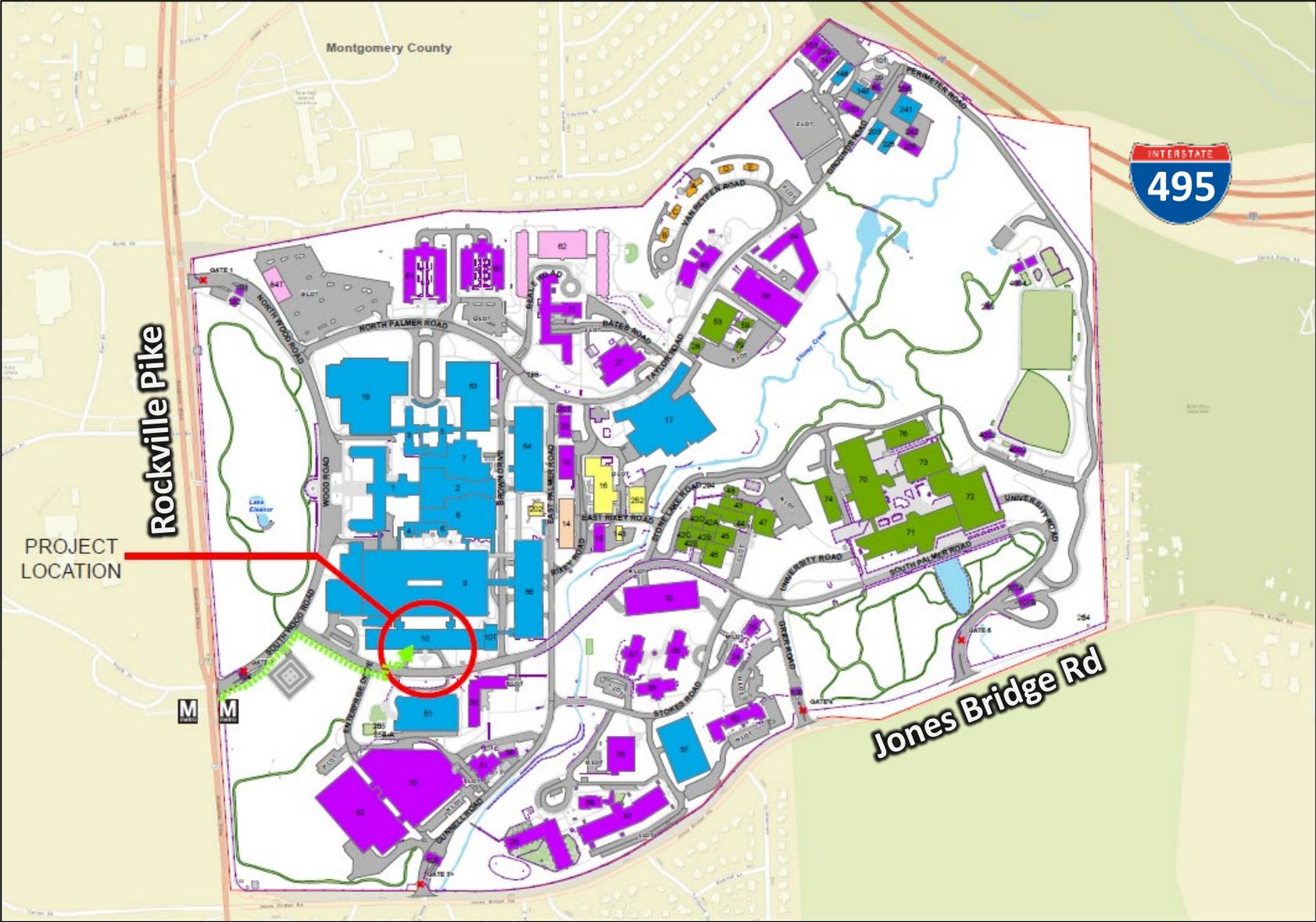
**NCPC File Number:** 8037

## Project Summary:

The project is located at Building 10 on the campus of Walter Reed National Military Medical Center, Bethesda, MD, which is a seven-story structure housing in-patient administrative and assembly uses on the ground level, with a 500-bed in-patient facility in the upper levels. The project will redesign the main vehicle drive/drop-off lanes and the hospital entrance area with a new curtain wall, drop-off lanes, a canopy, and renovated main lobby. Building 10 serves as the main entrance for hospital guests and visitors, foreign dignitaries, high ranking officials, and patients. As such, it needs to be welcoming, identifiable, and comfortable; the design attempts to admit natural light deep into the lobby.

The existing curtain wall will be demolished and a new curtain wall system constructed approximately 12 feet toward the front entrance while still within the building footprint. The design for the new curtain wall proposes an outward (convex) curved curtain wall that slopes inward. The outward curve and inward lean help create space where it is desired at the entry point and ground level, while minimizing the volume at the top and edges to create a more dynamic and unique experience. The new canopy will provide cover at the entrance drop-off area, and proposes a painted steel frame structure on concrete columns with fitted glass panels. The goal of the canopy and curtain wall design is to allow as much light as possible into the interior space while contrasting the rigid orthogonal expression of the existing building.

# Site Location



Location Map

# Existing Condition



# Existing Condition

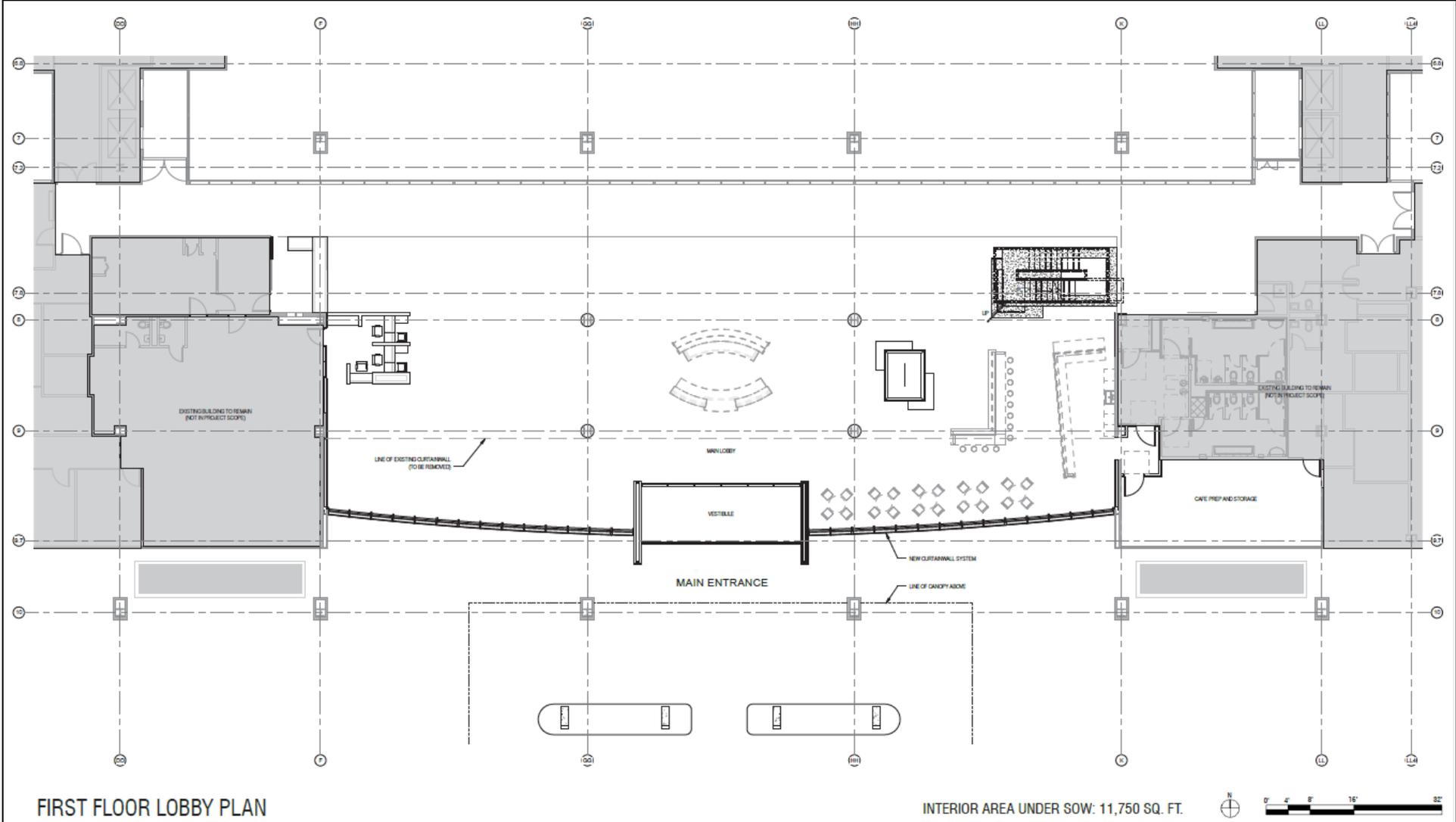


EXISTING CONDITIONS PHOTOGRAPHS

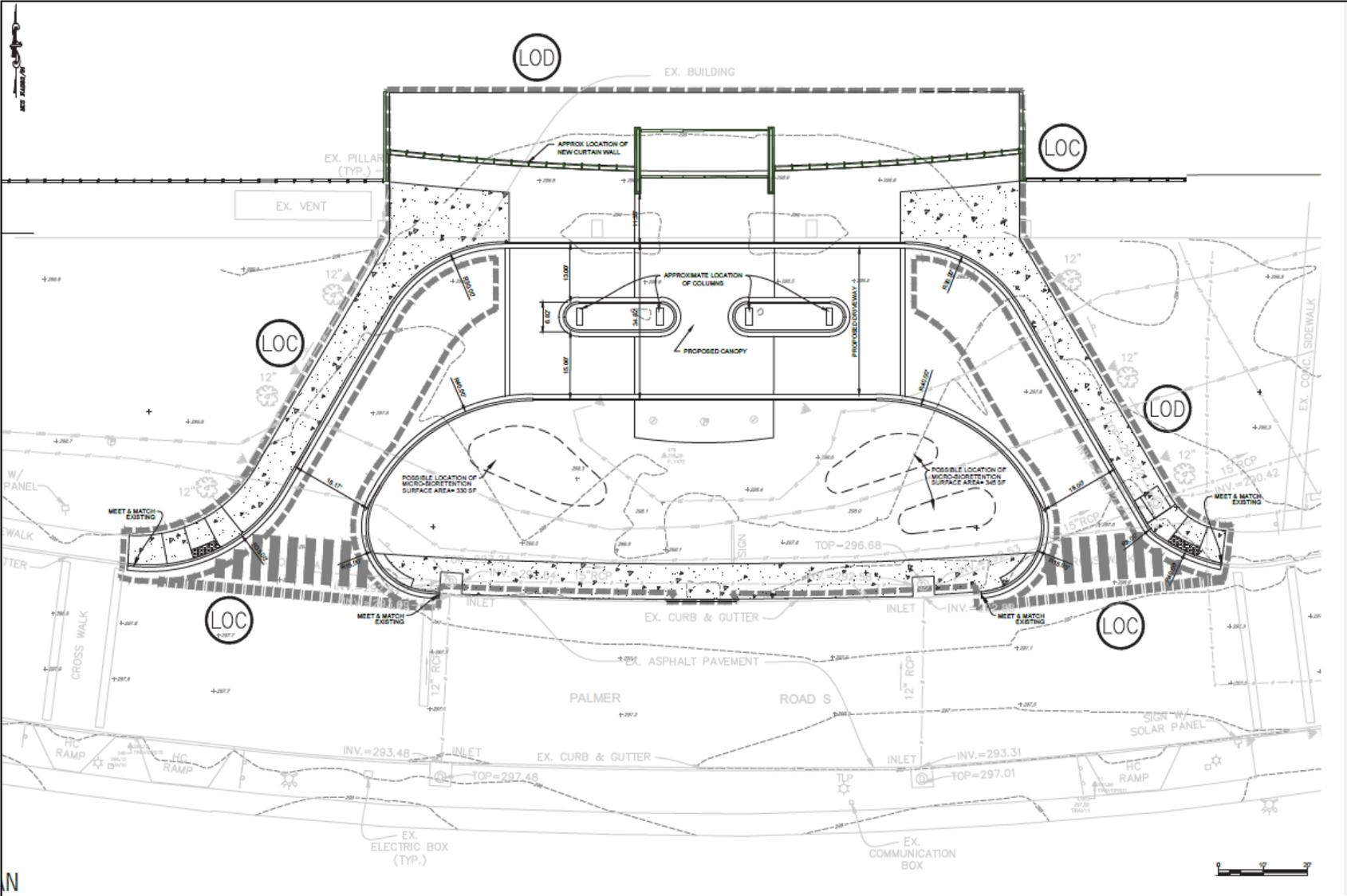
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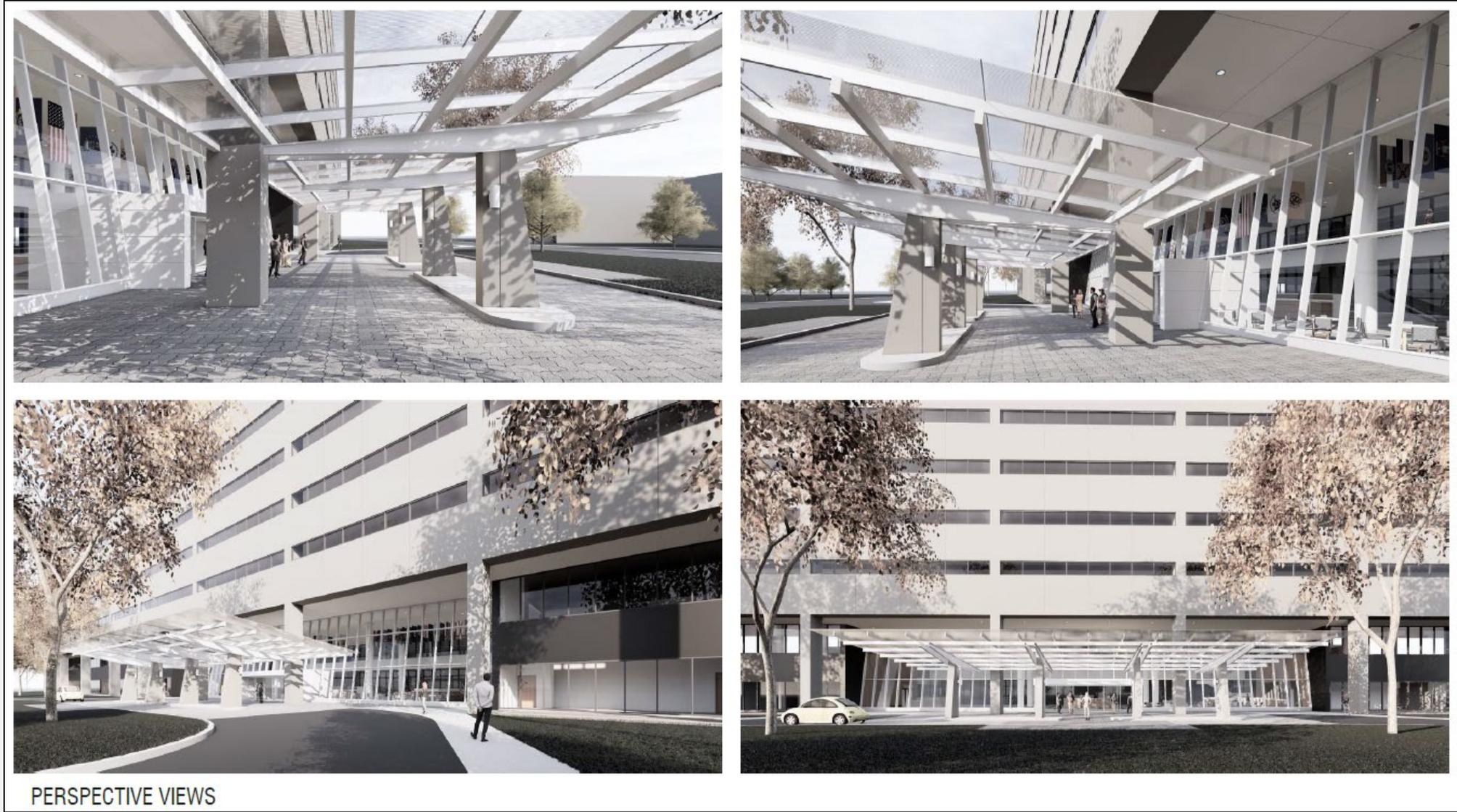
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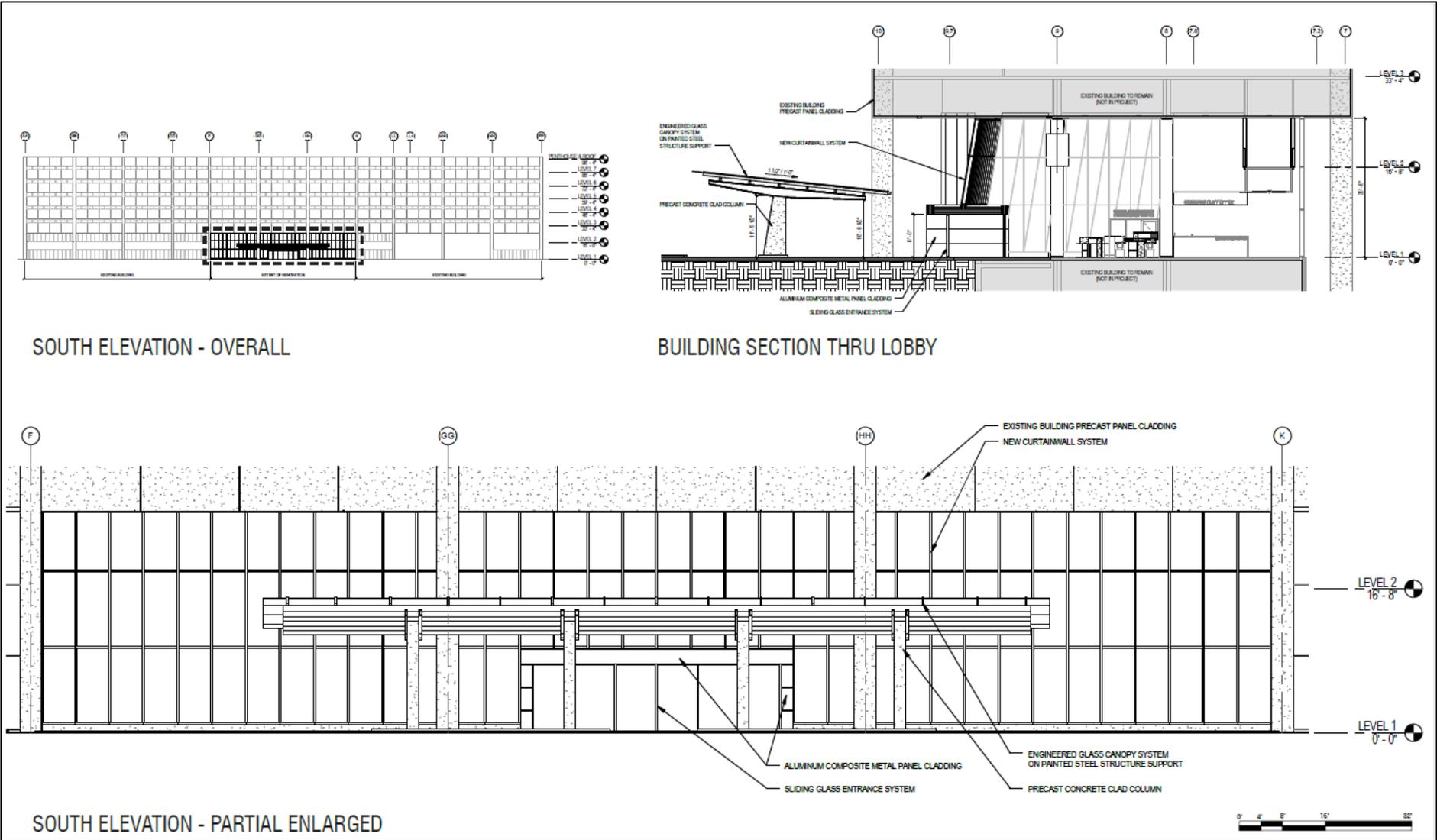
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# Future Condition



# Future Condition



# Future Condition

