



## Executive Director's Recommendation

Commission Meeting: June 6, 2019

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<b>PROJECT</b> <b>Naval Support Activity, Bethesda - Building 10 Entrance Alteration</b> Naval Support Activity, Bethesda 8901 Rockville Pike Bethesda, Maryland	<b>NCPC FILE NUMBER</b> 8037
<b>SUBMITTED BY</b> United States Department of Defense, Department of the Navy	<b>NCPC MAP FILE NUMBER</b> 3101.30(38.00)44925
<b>REVIEW AUTHORITY</b> Federal Projects in the Environs per 40 U.S.C. § 8722(b)(1)	<b>APPLICANT'S REQUEST</b> Approve final site and building plans
	<b>PROPOSED ACTION</b> Approve final site and building plans with comments
	<b>ACTION ITEM TYPE</b> 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 Commission last reviewed this project in April. The applicant has addressed the Commission's previous design comments and is not submitting for final review. 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** the final site and building plans for the Building 10 entrance alteration project at the Naval Support Activity Bethesda.

**Notes** that the applicant has modified the project design in response to the Commission's Preliminary review comments.

### PROJECT REVIEW TIMELINE

<b>Previous actions</b>	<b>April 2019</b> - Preliminary site and building plan review
<b>Remaining actions</b> (anticipated)	None.

### 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. The Commission requested design modifications during its preliminary review of the design related to the new canopy and drop-off/pick area. Staff notes that the applicant has successfully incorporated NCPC's comments into the final design. Therefore, staff recommends that the Commission **approve the final 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. The project intent is to update the appearance of the building's entry area with a more modern, glassy treatment.

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 preliminary design included two large columns for the canopy that looked too heavy in front of the modern glass curtain wall of the building. In response, NCPC staff requested that the applicant reconsider narrowing the canopy column widths to better match the intended appearance of the other project elements. The applicant raised the height of the canopy roof by approximately two feet in the final design to help give a slimmer appearance to the columns. In addition, NCPC staff requested that the applicant consider including additional traffic-calming features to maximize pedestrian safety. In response, the applicant included a raised (6") paved area (measuring 28-feet wide) in the drop-off/pick-up area. Staff is satisfied that these modifications substantively respond to the previous Commission comments. Therefore, staff recommends that the Commission **note that the applicant has modified the project design in response to the Commission's Preliminary review comments.**

## **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 applicant submitted documentation that shows Maryland Historic Trust concurrence with the Navy that the project will have no adverse effect on historic properties. As this project is in the environs, the Commission does not have any responsibilities under Section 106.

### **National Environmental Policy Act**

The applicant submitted documentation that demonstrates that the project qualifies as a Categorical Exclusion under the Navy's NEPA policies. 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
- Applicant Letter with Response to NCPC Preliminary Review Comments
- Project Narrative
- Project Summary Presentation
- Categorical Exclusion
- Section 106 Concurrence

Prepared by Michael Weil  
05/30/2019

## **POWERPOINT (ATTACHED)**

# Naval Support Activity Bethesda Building 10 Entrance Reconstruction

8901 Rockville Pike  
Bethesda MD

Approval of Final Site and Building Plans

United States Department of Defense

# Project Summary

**Commission Meeting Date:** June 6, 2019

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

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

**Session:** Consent Calendar

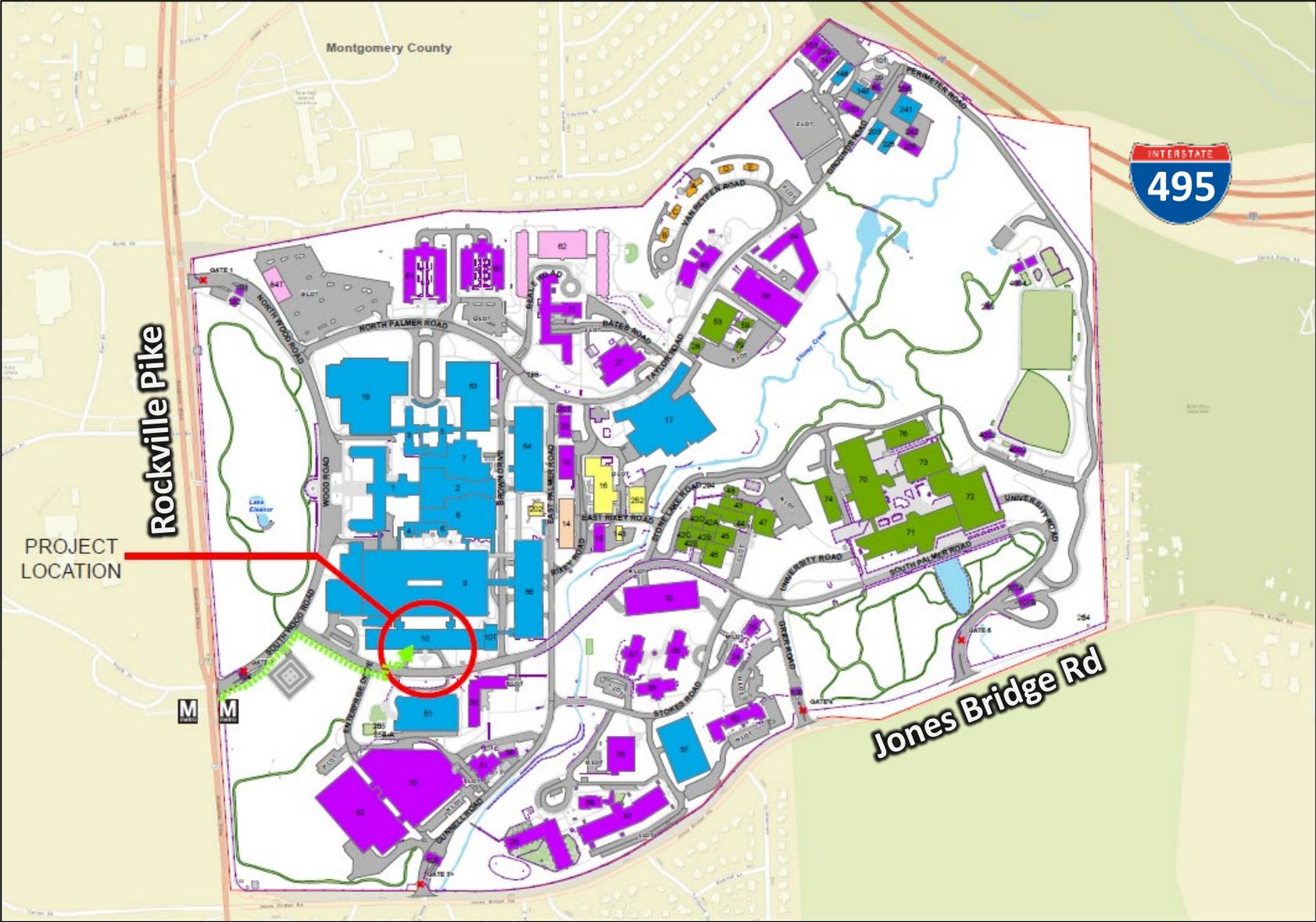
**NCPC Review Officer:** Michael Weil

**NCPC File Number:** 8037

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# Site Location



Location Map

# Site Location



# Existing Site



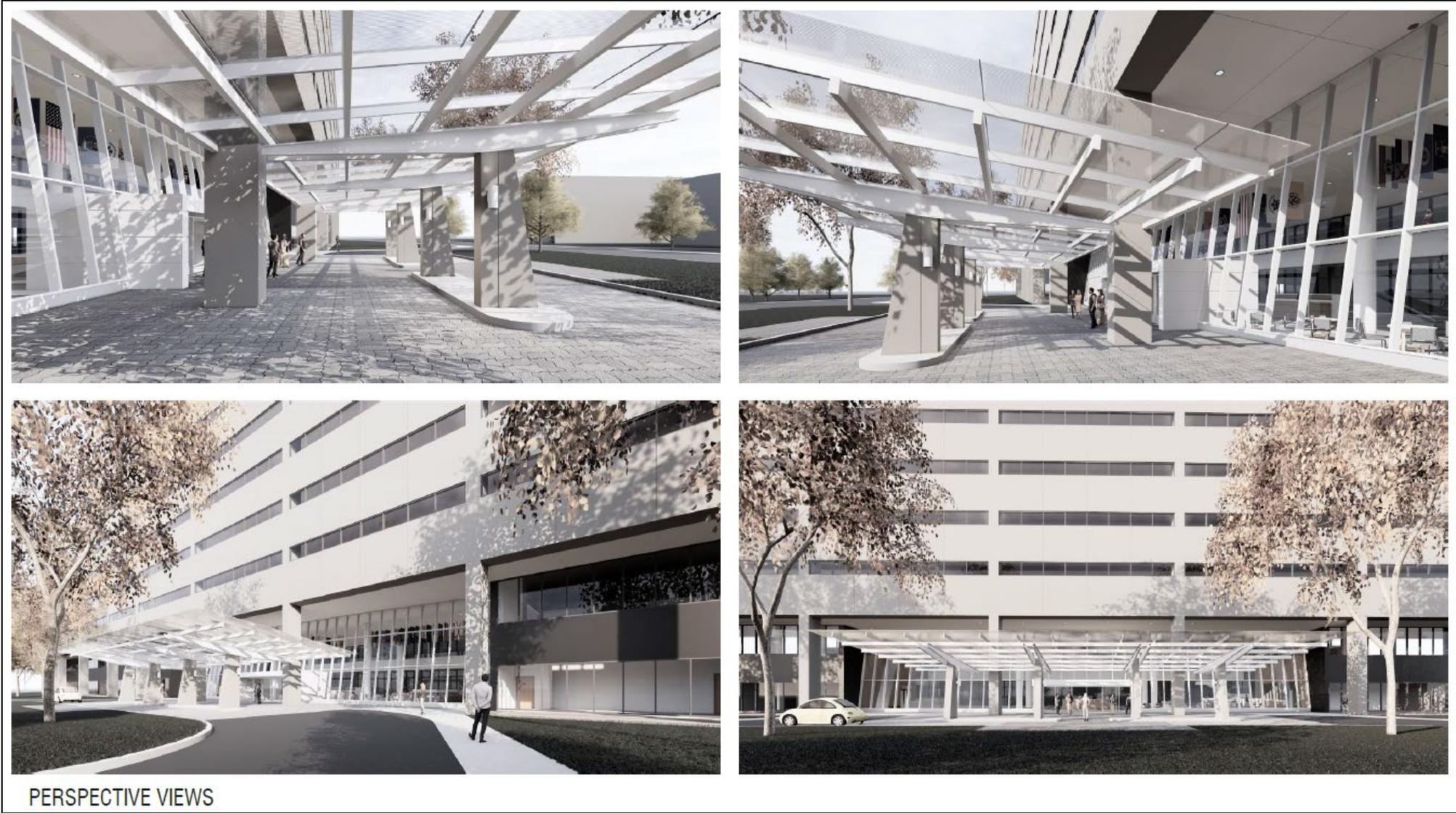
EXISTING CONDITIONS PHOTOGRAPHS



# Future Site (Preliminary Design)

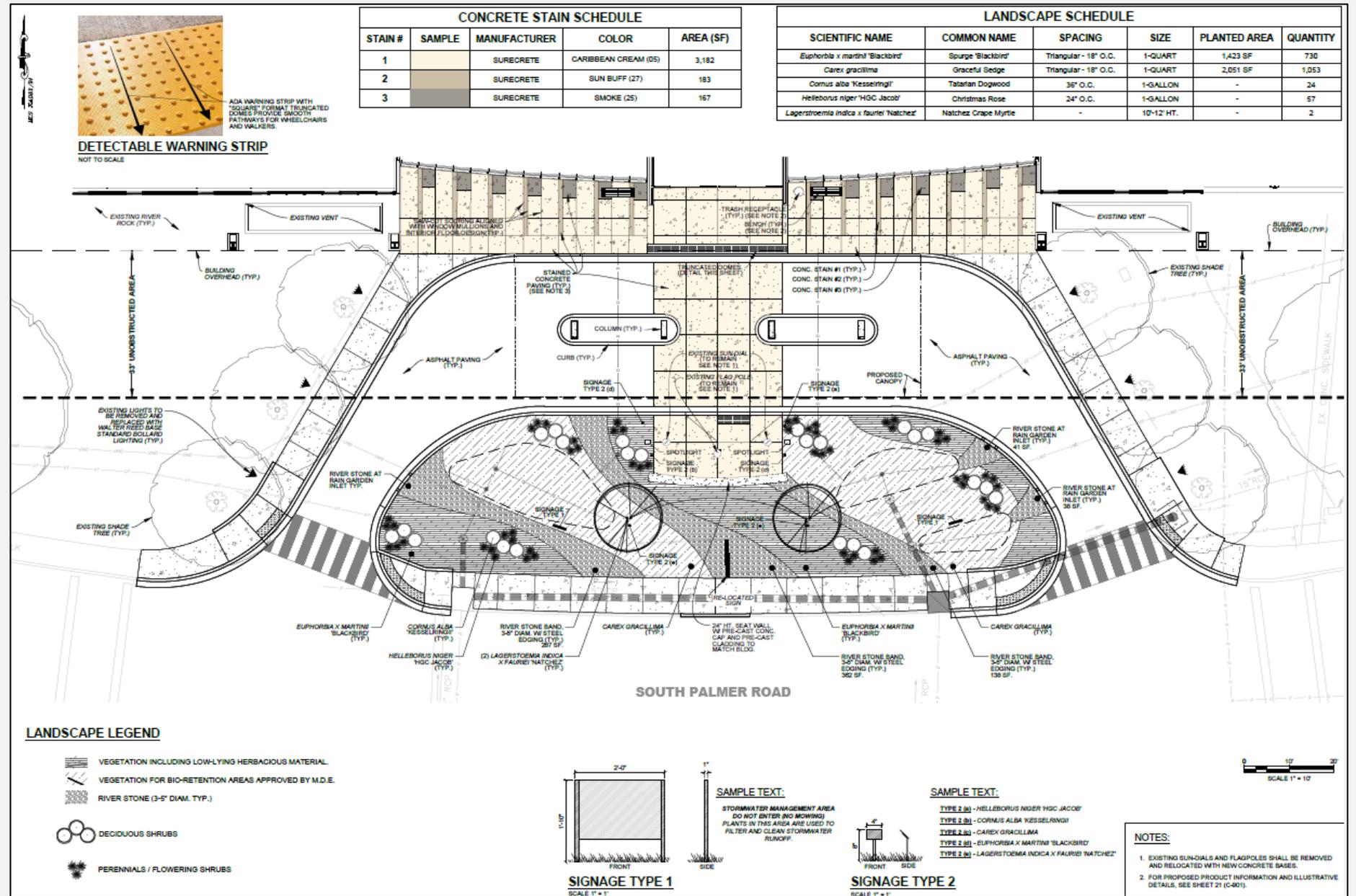


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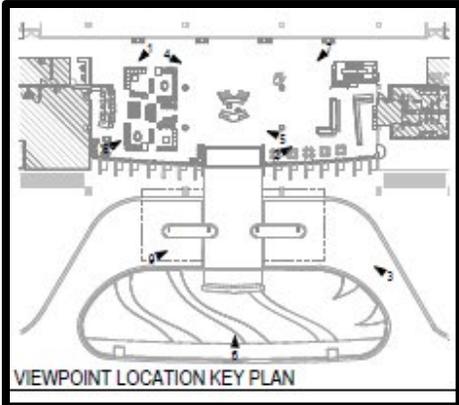




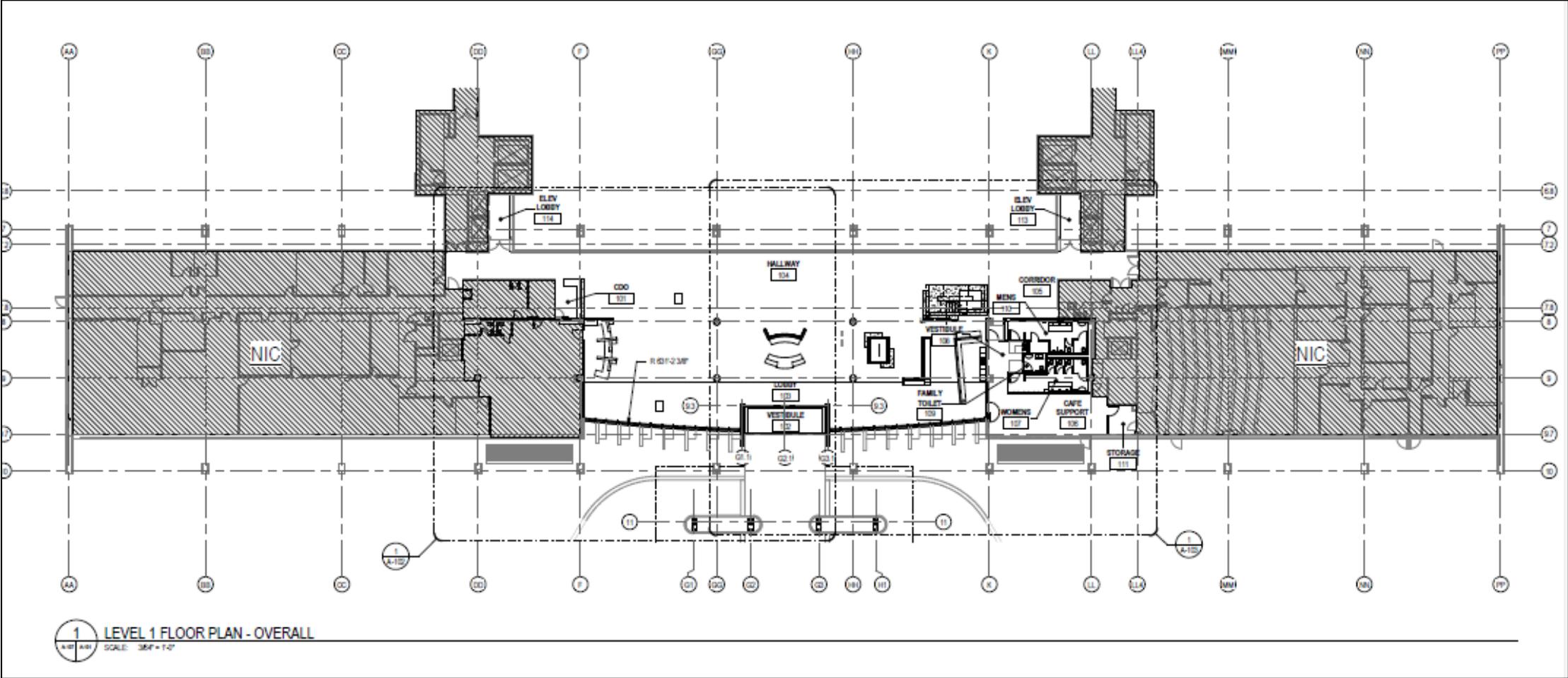
# Future Site



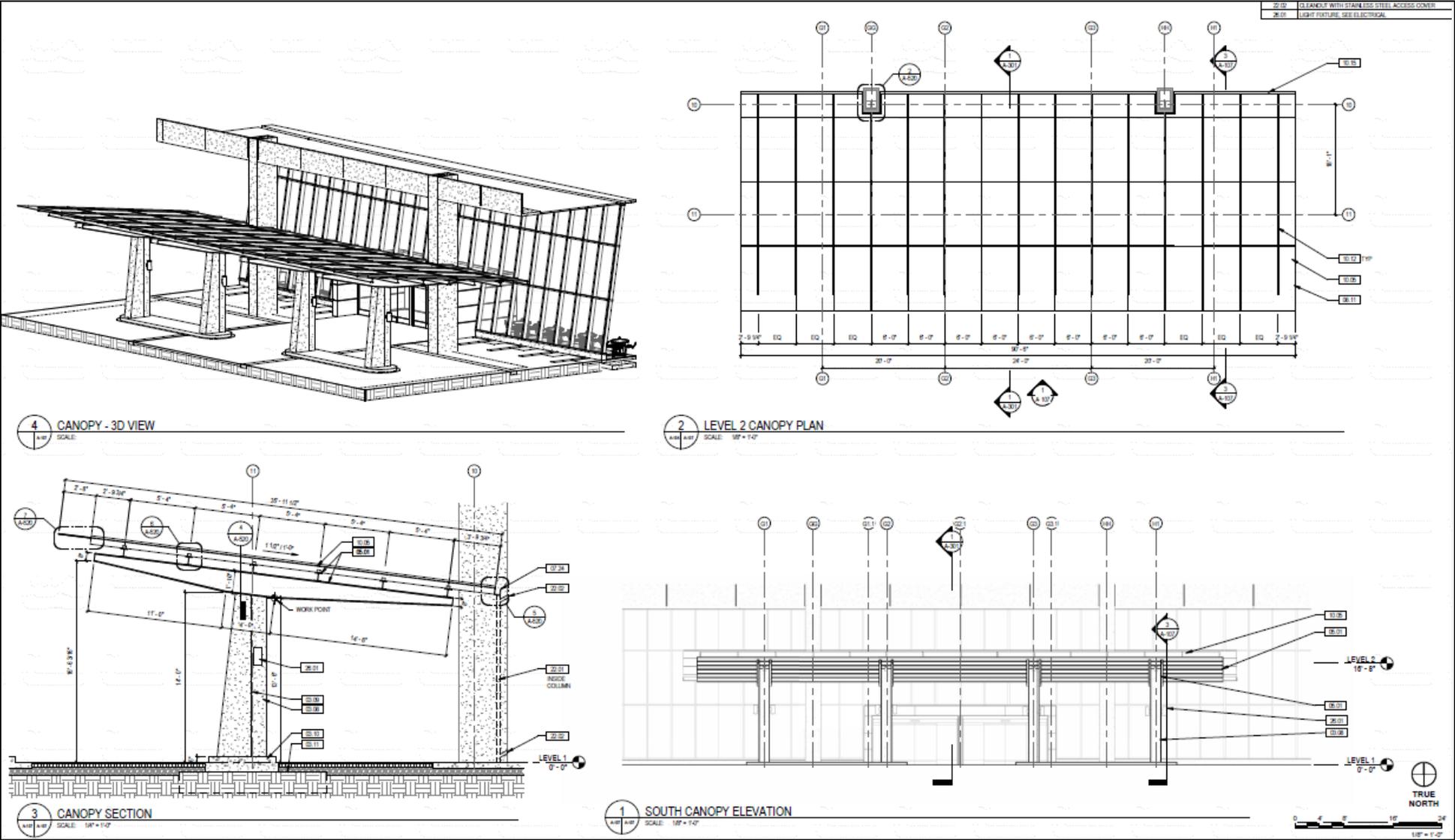
# Future Site



# Future Site



# Future Site



# Future Site

