



## Commission Action

July 9, 2020

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| <b>PROJECT</b><br><b>Alzheimer's Disease and Related Dementias Temporary Facility</b><br>National Institutes of Health,<br>Bethesda Campus<br>9000 Rockville Pike<br>Bethesda, MD | <b>NCPC FILE NUMBER</b><br>8168   |
| <b>SUBMITTED BY</b><br>United States Department of Health and Human Services  | <b>NCPC MAP FILE NUMBER</b><br>3101.20(38.00)45113                            |
| <b>REVIEW AUTHORITY</b><br>Advisory<br>per 40 U.S.C. § 8722(b)(1)   | <b>APPLICANT'S REQUEST</b><br>Approval of preliminary site and building plans |
|   | <b>ACTION TAKEN</b><br>Approved comments on concept plans                     |

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The Commission:

**Notes** that the current project submission does not include enough information for preliminary review by the Commission and therefore, NCPC will review the project as a concept submission, with the following comments provided to NIH for consideration during further project development.

**Notes** that the temporary Alzheimer's and other related dementias (ARD) building is proposed for a minimum of 10 years, until a new permanent space is available elsewhere on campus. NIH plans to remove the temporary building after relocation to permanent facilities.

**Notes** that the building siting and design are important given its anticipated use for 10 or more years and **finds** the proposed location (partially on an existing parking lot), orientation, and setbacks from Service Road West and Convent Drive to be appropriate.

**Finds** the project is consistent with many of the planning principles from the 2013 NIH Master Plan including the preservation of the perimeter buffer zone; the building height limit for the site; and close proximity to Metrorail and core development areas.

**Finds** the project will adhere to tree replacement policies from NIH and NCPC with a 1-to-1 tree replacement, and that NIH should consider tree locations that will minimize the need to relocate trees or replant on-site to accommodate potential future development once the temporary building is removed.

**Notes** that NIH and NCPC staff are in discussions regarding a strategy for the campus to reach a 1:3 parking ratio and that the proposed project will improve the parking ratio through a planned employment increase and elimination of parking spaces.

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**Requests** the following for preliminary review:

- Photo simulations of the new ADRD building from the adjacent neighborhood and the Bethesda Trolley Trail.
- Detailed plans that show more refined building materials and a landscape plan.
- Information regarding any other temporary buildings and other uses anticipated in the future, including their size, context, and location.

*Julia Koster*

07/10/20

Julia A. Koster

Secretary to the National Capital Planning Commission

