



Commission Action

April 2, 2026

PROJECT East Wing Modernization Project White House Grounds 1600 Pennsylvania Avenue, NW Washington, DC	NCPC FILE NUMBER 8733
SUBMITTED BY Executive Residence at the White House	NCPC MAP FILE NUMBER 1.31(64.00)46157
REVIEW AUTHORITY Federal Projects in the District per 40 U.S.C. § 8722(b)(1) and (d)	APPLICANT'S REQUEST Approval of preliminary and final site and building plans
	ACTION TAKEN Approved preliminary and final site and building plans with comments

The Commission:

Approves the preliminary and final site and building plans for the East Wing Modernization Project located on the grounds of the White House.

Notes the White House complex has evolved over time in response to changing needs.

Notes the White House and grounds are immediately adjacent to the Eisenhower Executive Office Building (EEOB) and the Main Treasury Building, which are substantial in size.

Notes, according to the submission, there has been a longstanding need for permanent space to host diplomatic and other state events for some time and is identified in the *Comprehensive Design Plan for the White House and President's Park* (2000).

Notes that currently, events held on the lawn of the White House grounds require temporary tents, bathrooms, and other elements, which can damage the landscape and setting, and also negatively impact the visitor experience.

Notes the Commission reviews projects at the White House and vicinity in terms of the impact on visitor experience from the surrounding public spaces. Examples of such projects include the new perimeter fence (2016-2017) and the redesign of Pennsylvania Avenue to the north of the complex (2003-2004).

Finds that, per the viewshed study provided in the submission, the existing landscape will substantially screen views of the project from surrounding public spaces.

Finds that, per the viewshed study provided in the submission, the main views of the Executive Mansion from E Street to the south and Pennsylvania Avenue to the north will largely be maintained.

Notes that birds-eye perspectives and renderings from inside the fenceline, while helpful in understanding the project, are generally not views of the project the public will see or experience.

Notes in response to further consultation, the pediment on the south elevation was removed.

Supports the applicant's removal of the pediment on the south elevation which results in a lower building height and a more unified architectural language for the project, along with a consistent roofline.

Advises that, if there is an opportunity, the applicant continue to refine the south portico design, including column placement and spacing, to ensure an open, inviting area that also allows for improved natural light for the ballroom space.

Advises that, if there is opportunity, continue to refine the new colonnade design and detailing so that it remains related, but architecturally deferential to, the Executive Mansion; and to the extent feasible, preserve and integrate elements of the historic façade where the new colonnade touches the Mansion.

Recommends the applicant explore opportunities to further integrate additional vegetation and trees around the project and across the White House grounds as examples of the beauty of the American landscape.

Finds the existing use of temporary security elements around the White House, particularly along Pennsylvania Avenue and E Street, continue to detract from the visitor experience and should be improved to help beautify President's Park once the modernization project is completed.

Notes the applicant has indicated it will submit individual security projects, both temporary and permanent, throughout the White House complex and surrounding areas to the Commission in the near future.

Notes the public spaces around the White House and President's Park should be safe and beautiful as these are experienced by visitors on a daily basis.

Requests the applicant work with the National Park Service, General Services Administration, U.S. Secret Service, and others to brief the Commission on a comprehensive security and beautification plan for the White House complex, President's Park, and the vicinity that will replace temporary security measures with an attractive, unified, permanent design solution without further limiting public access.

Notes the U.S. Commission of Fine Arts, at their February 19, 2026 meeting, approved the concept and final plans for the modernization project.

Adopts the Environmental Assessment prepared by the National Park Service, dated August 2025, for use by the Commission pursuant to the National Environmental Policy Act.

Notes the applicant has updated the project design to eliminate the stairs extending from the south portico and modify the stairs at the southwest corner of the project to include a switchback.

Supports the proposed project updates, particularly the removal of the south portico stair, which will help reinforce the south elevation of the Executive Mansion as the primary façade.



4/3/2026

Meghan Hottel-Cox
Secretary to the National Capital Planning Commission

