MEMORANDUM OF ACTIONS
TAKEN AT COMMISSION MEETING ON
April 2, 2026

Open Session

Present:

William Scharf, Chairman
Stuart Levenbach, Vice-Chairman
Anita Cozart (District of Columbia Office of the Mayor)
Robert Salesses (Department of Defense)
Tammy Stidham (Department of the Interior)
Linda Argo, Mayoral Appointee
Michael James Blair, Presidential Appointee
Ed Forst (General Services Administration)
Kristi Tunstall Williams (General Services Administration)
Arrington Dixon, Mayoral Appointee
Phil Mendelson (Council of the District of Columbia)
Evan Cash (Council of the District of Columbia)
William Henderson (Senate Committee on Homeland Security and Governmental Affairs)
Ryan Giachetti (House Committee on Oversight and Accountability)

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Chairman Scharf called the meeting to order. The agenda as posted was adopted as the order of business.

1. Commission Roll Call

Secretary Hottel-Cox conducted a voice roll call with Commissioners Salesses, Stidham, Argo, Vice Chairman Levenbach, Chairman Scharf, Blair, Administrator Forst, Dixon, Henderson, and Giachetti present. Marcel Acosta and Diane Sullivan were also in the meeting.

2. Elect a Vice Chair

UPON MOTION by Commissioner Dixon, seconded by Administrator Forst, and carried unanimously, the Commission approved Commissioner Stuart Levenbach as Vice-Chairman.

3. Approve Third Member of the Executive Committe

UPON MOTION by Commissioner Stidham, seconded by Commissioner Argo, and carried unanimously, the Commission accepted Commissioner Arrington Dixon as the third member of the Executive Committee.

4. Report of the Chairman

The Chairman welcomed Robert Salesses from the Department of Defense to his first NCPC meeting. The Chairman also reported on his delegated action approving the transfer of jurisdiction of lands from the National Park Service to the District of Columbia Department of Transportation for Anacostia Avenue Bridge (#78).

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Chairman Mendelson joined the meeting.

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5. 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. Preliminary and final building plans for the USDA South Building T-Mobile Antenna Installation, 1400 Independence Avenue, SW. (8751)
2. Preliminary and final site development plans for the Chicken and Egg Temporary Art, N Street, NE and New York Avenue, NE. (8755)
3. Preliminary site and building plans for the New Douglass Community Center, 1922 Frederick Douglass Court, SE. (8760)
4. Comments to the Council of the District of Columbia for the Closing of a Portion of 35th Street, NW in Square 1177-1179 - S.O. 26-01008, 3500 Water Street, NW. (8758)
5. Report to the Zoning Commission of the District of Columbia for a Text Amendment to Regulations Governing Alley Lots. (ZC 25-06)
6. Report to the Zoning Commission of the District of Columbia for the Text Amendment to Update the RA-1 Zone. (ZC 25-08)

During the past month, the Chairman took the following action under the Commission's delegation authority. The project is in Washington, DC.

1. Transfer of Jurisdiction for Bridge 78 - S.O. 25-03850, 640 Anacostia Avenue NE. (8745)

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 Growing Tomorrow Exhibition Signage Installation, National Mall. (8756)
2. Preliminary and final site development plans for the Temporary Statue Installation, 1325 Pennsylvania Avenue, NW. (8765)
3. Preliminary site and building plans for the Ketcham Elementary School Modernization, 1919 15th Street, SE. (8764)

4. Comments to the Council of the District of Columbia for the Alley Closing in Square 5624 - S.O. 01418, 2405 Ridge Place, SE. (8761)
5. Report to the Zoning Commission of the District of Columbia for the Consolidated Planned Unit Development and Related Map Amendment at Square 4268, 1801 New York Avenue, NE. (ZC 24-11)
6. Preliminary and final site development plans for the Riverdale Road Bridge Replacement, 5301 Riverdale Road, Riverdale, Maryland. (8759)

Planning Updates

Pennsylvania Avenue Design Alternatives Released

Urban Planner **Karin Schierhold** will present initial concept design alternatives for Commission feedback at the April 2 meeting. Representatives from NCPC and the design consultant team, DAVID RUBIN Land Collective, will present the same materials at two online public meetings: April 8 from 12:00-1:00 pm and April 22 from 6:30-8:00 pm. An information presentation will be made to the U.S. Commission of Fine Arts on April 16. The public can comment on the design alternatives from March 30-April 30. Feedback from both Commissions and the public will inform design alternatives considered for further analysis. Further information is available at https://www.ncpc.gov/initiatives/pennave/.

Foreign Missions Review

On March 4, the Executive Director, as a representative of the Foreign Missions Board of Zoning Adjustment (FMBZA), reviewed a renovation of the Embassy of Cuba. The Foreign Missions Act of 1982 (FMA) reaffirms the federal government's jurisdiction over the operation of foreign missions and international organizations in the United States. Pursuant to the FMA, the District of Columbia FMBZA reviews foreign missions' projects on private land such as embassies and chanceries using six decision-making criteria: facilitating foreign missions in the U.S., historic preservation, municipal and federal interests, adequacy of security, and parking.

NCMAC Meeting

The National Capital Memorial Advisory Commission (NCMAC) met on March 16. This meeting focused on four pieces of legislation relevant to commemoration including new memorials, new designations, and recognition limitations. Current Planning Division Director **Diane Sullivan** represented NCPC and weighed in on legislative priorities while accounting for NCPC's review authorities and commemoration expertise. The next NCMAC meeting will be held later in the year and should include commemoration project updates such as site selection and design processes.

Arlington County Development Review

NCPC staff provided advisory federal interest comments to the Arlington County Community Planning, Housing, & Development Department on the proposed 2000 15th Street North redevelopment project and Special Land Use Study located at 1401 Langston Boulevard, which are subject to a 1982 Arlington County Board resolution on views from the National Mall

("Resolution of Concern Regarding Building Heights Related to the National Capital Mall Axis"). NCPC staff commented on potential impacts on views from federal lands and the primary east-west vista from the National Mall to the Western Horizon as identified in the Urban Design Element's Technical Addendum.

Public Outreach

Happy Birthday Metro

On March 26, the Executive Director attended an event in honor of Metro's 50th anniversary. On March 27, 1976 Metrorail officially opened with five stations on the Red Line from Rhode Island Avenue to Farragut North. Today, the system has 98 stations in Washington, Maryland, and Virginia; transports more than 600,000 customers daily; and is the second busiest system in the United States. The Executive Director served on the WMATA Board from 2010-2014.

NCPC hosted Lambda Alpha International East Coast Tour

On March 20, NCPC hosted Lambda Alpha International's Washington, DC stop on its *SemiQ East Coast Tour: Land Use & History (1776-2026)* made in celebration of the United States Semiquincentennial. The one-day symposium explored the history, present trajectory, and future vision of Washington, DC. Long Range Planning Division Director **Elizabeth Miller** and U.S. Commission of Fine Arts Secretary **Thomas Luebke** spoke on the shaping of the capital city—past and future—through distinct eras and the forces that influenced its use, character, symbolism, and economic health. Central to this story is the dynamic relationship between public purpose and private initiative, whose—alignment or tension—has determined how Washington became both a living city and a symbol of American democracy.

Personnel

NCPC Executive Named to Local Commission

Current Planning Division Director **Diane Sullivan** will represent NCPC as a non-voting member on the District Waterways Advisory Commission. Her first meeting was on March 19. This commission was established by the Council of the District of Columbia to advise the Office of District Waterways Management and to develop and adopt a strategic vision for the District's waterways.

Farewell to Brittney Drakeford

We extend our thanks to Urban Planner **Brittney Drakeford**, who joined NCPC in March 2022 and departed after four years of dedicated service. Brittney served as NCPC's designee to the District of Columbia's Board of Zoning Adjustments and contributed to the Making DC Safe and Beautiful, Comprehensive Plan update, Beyond Granite, NCPC Internship Program, and the review of regional and local plans. We appreciate Brittney's contributions to the agency and

wish her the very best as she continues to complete her dissertation as an Urban and Regional Planning and Design doctoral student at the University of Maryland.

6. Legislative Update

General Counsel Meghan Hottel-Cox deferred providing a legislative update until May given the length of the agenda.

7. UNFINISHED BUSINESS ITEM

7A. Executive Residence at the White House, 1600 Pennsylvania Avenue, NW, Washington, DC - East Wing Modernization Project (NCPC File No. 8733)

UPON MOTION by Chairman Scharf, seconded by Vice Chairman Levenbach, and carried unanimously, Chairman Mendelson abstaining, the Commission approved an amendment to the pending motion from the March 5, 2026 meeting to add the following to the Commission Action originally proposed:

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.

THEN UPON MOTION originally made by Commissioner Dixon and amended by Chairman Scharf, originally seconded by Commissioner Schaefer and seconded as amended by Vice Chairman Levenbach, eight for, one against, two abstaining, the Commission, pursuant to 40 U.S.C. § 8722(b)(1) and (d), advised the that it:

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.

8. CONSENT CALENDAR ITEMS

UPON MOTION by Commissioner Dixon, seconded by Commissioner Blair, and carried unanimously, Commissioner Argo abstaining, the Commission approved the Consent Calendar.

8A. United States Department of Defense, Department of the Navy, 4251 Suitland Road, Suitland, MD - Naval Support Facility Suitland - Draft Area Development Plan and Transportation Management Plan Updates (NCPC File No. MP215)

The Commission, pursuant to 40 U.S.C. § 8722(a) and (b)(1), advised the United States Department of Defense, Department of the Navy, that it:

Approves the following comments on the draft Naval Surface Facility Suitland Area Development Plan and Transportation Management Plan:

Supports the plan's purpose to guide installation development over the next 20-year planning based on current Department of Defense planning criteria and requirements.

Notes the Commission last approved a master plan for Naval Support Facility-Suitland (Installation Development Plan) in 2020, and the 42-acre property is situated within the larger 226-acre Suitland Federal Center, which is under administration of the United States General Service Administration. NSF-Suitland functions separately from the other Suitland Federal Center property.

Notes the applicant coordinated closely with NCPC staff in the preparation of the draft and updated the document in response to staff comments.

Proposed Development

Notes a key change (since the previous 2020 NSF- Suitland Installation Development Plan) is the Navy proposal to acquire land from GSA and construct a new laboratory (P664) building (known as the Foreign Material Exploitation Laboratory), which would expand Navy property (transferred from GSA) within the Suitland Federal Center.

Notes master plan has 12 projects, which includes a new Foreign Material Exploitation laboratory (P664); new parking garage (consistent with NSF-S's 1:3 goal); new NIMC Building eastern wing; and a bollards replacement project.

Requests the Navy consult with NCPC early in the laboratory (P664) building's planning and design process in order to discuss the building design, perimeter security, potential traffic impacts, and landscaping.

Requests the applicant work with NCPC staff regarding the need and design approach for perimeter security at the NIMC Building, given its location within both the NSF-S and Suitland Federal Center secure perimeters.

Transportation and Access

Supports NSF-Suitland's long-term 1:3 parking goal, which is consistent with NCPC's Comprehensive Plan.

Notes that NSF-Suitland has slightly improved its drive alone traffic (-1%) and public transit use (+2%) since the previous 2019 NSF-Suitland TMP.

Notes the Navy plans to continue to lease parking on GSA property, outside of the NSF-Suitland, as an interim measure until the future on-site garage is available for use. In the meantime, the Navy plans to gradually improve its overall parking capacity by implementing different Travel Demand Management (TDM) strategies and meeting interim parking goals.

Supports the Navy's proposed TDM strategies, with notable measures that include:

- Engaging with commuter bus providers to develop additional services for employees not served by Metrorail;
- Partnering with GSA to conduct a SFC transportation study to develop a more unified TDM program; and
- Working with GSA to develop a new, more direct pedestrian path (and associated pedestrian entrance) to NSF Suitland through GSA property.

Coordination

Notes the master plan was referred to the Maryland Clearinghouse, and comments were received from Maryland Department of Planning, the Department of Environment,

Department of Natural Resources, and the Historical Trust. The primary comments relate to construction waste, utilities, and stormwater management, especially as the site contains sensitive environmental areas.

Requests the Navy consider and respond to each Prince George's County Planning Department's referral comments in the final ADP submission.

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Commissioner Cash replaced Chairman Mendelson in the meeting.

Commissioner Cozart joined the meeting.

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9. ACTION ITEMS – With Presentation

9A. Mayor of the District of Columbia, 2400 East Capitol Street, NE, Washington, DC - New Stadium at RFK Campus (NCPC File No. 8721)

UPON MOTION by Commissioner Dixon, seconded by Commissioner Blair, and carried unanimously, the Commission, pursuant to 40 U.S.C. § 8722(b)(1), advised the Mayor of the District of Columbia, that it:

Approves preliminary site and building plans for a proposed new stadium and surrounding site improvements on the Robert F. Kennedy (RFK) Memorial Stadium Campus, located in Washington, DC.

Stadium Design

Finds the proposed stadium design is appropriate for its setting as a prominent Capital Gateway on a preeminent linear view corridor identified in the Comprehensive Plan. Building elements reference the formal architecture of buildings in the Monumental Core, and the roof form responds to the importance of the East Capitol Street view corridor by lowering the height along the east-west axis.

Notes that as requested at concept plan review, the column spacing and design have been further detailed. In reference to classical fluted columns, eight flutes are articulated at the base of each of the stadium's columns blending into a solid roof support symbolizing the eight Wards of the District united into one. The proposed column spacing is required structurally to support the stadium roof.

Encourages the applicant to continue to refine the north and south entries, which open to the surrounding neighborhoods, to ensure they are inviting and appropriately-scaled within the context of the monumental design.

Requests the applicant submit the following additional information regarding lighting and exterior graphics with the final submission to confirm alignment with Comprehensive Plan policies:

- Proposed exterior lighting levels in comparison to the U.S. Capitol Building and Washington Monument to ensure these structures remain the most prominent features in the nighttime skyline as outlined in Comprehensive Plan policy UD.B.1.5.
- The type, locations, size, and design of planned stadium exterior graphics such as significant signage, display screens, and projections, if proposed. The design should aim to balance entertainment needs with the public realm's overall visual character and not detract from other sites of civic importance as outlined in Comprehensive Plan policy UD.B.3.11.

Site Design

Notes that as recommended at concept plan review, the site design has been updated to include the following components:

- The festival plaza, west entry, and east plaza have a balanced and nearly symmetrical design that integrates formal elements such as an allée of trees, grand stairways, and elevated landscaped podium to emphasize the axial relationships along the East Capitol Street view corridor and reference the formal landscapes of the Monumental Core;
- The landscape design introduces wide planted areas along the stadium's plazas to buffer from the adjacent roadways;
- The general planting palette includes species native to the region and select species supportive of pollinators; and
- The primary loading ingress and egress will be through a north tunnel under the stadium grounds avoiding service entry impacts to the design of the stadium building.

Notes the proposal aims to avoid service entry impacts to the design of the stadium building by locating the primary loading dock ingress and egress through a north tunnel under the stadium grounds.

Recommends screening the loading tunnel entry from pedestrian pathways and seating areas with vegetation.

Requests additional siting information and design details in the final submission for the following:

- Planned stormwater facilities on the stadium site that will be visible to the public;
- Permanent kiosks and pavilions proposed around the stadium grounds; and
- Permanent perimeter security elements such as bollards and barriers.

Recommends that as the design of permanent perimeter security elements are developed their form and materials should respond to the architectural and landscape context in which they are located and complement and aesthetically enhance the character of the stadium grounds as guided by Urban Design Element policy UD.C.3.8.

Circulation and Parking

Supports the project's emphasis on multimodal access to the stadium including Metrorail, Metrobus, and upgraded pedestrian and bicycle infrastructure, that will be encouraged through Transportation Demand Management (TDM) measures.

Notes the application includes additional information requested about two proposed parking garages; however, these will be developed independently from the stadium and will be separate submissions in the future.

Requests the applicant evaluate the following as part of any future parking garage submissions:

- Alternative orientations for the G1 and G2 garages to reduce visual impacts of views to the stadium and from adjacent neighborhoods while continuing to be in proximity to the pedestrian tunnels and highway access; and
- Lower garage heights, particularly for the G2 garage near the Kingman Park neighborhood, and/or phasing of garage upper floors as surrounding surface lots are developed; and
- Active uses lining the ground floors of the garages to improve the pedestrian experience and create opportunities for community serving uses, as these will be the only adjacent development in early phases.

Requests the transportation analysis from the National Environmental Policy Act (NEPA) process for the RFK Campus Master Plan be included with any future parking garage submissions to NCPC to identify any potential impacts resulting from the garages' locations and capacity.

Requests the applicant provide the universally accessible circulation routes throughout the site and to the stadium podium, and the wayfinding and signage approach throughout the site for visitors with the final submission.

Coordination

Notes the applicant began community and stakeholder engagement in early 2025 and this engagement continues with the development of the stadium design and overall RFK Campus Master Plan. In particular, coordination with federal stakeholders including NPS and the DC National Guard Armory is ongoing.

Recommends continued analysis and mitigation of potential event noise and nuisance impacts on surrounding residential areas.

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Commissioner Giachetti left the meeting

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9B. National Capital Planning Commission, Pennsylvania Avenue between 3rd and 15th Streets, NW, Washington, DC - A New Plan for Pennsylvania Avenue (NCPC File No. 7509)

UPON MOTION by Commissioner Stidham, seconded by Commissioner Salesses, and carried unanimously, the Commission, pursuant to 40 U.S.C. § 8711(e)(2); Memorandum of Agreement, § V, 61 Fed. Reg.41789, 41791 (August 12, 1996); and the General Agreement re: the Pennsylvania Avenue Initiative, § III.B (July 13, 2023)) advised the National Capital Planning Commission, that it:

Approves the following comments on the design concepts for the New Plan for Pennsylvania Avenue.

Notes Pennsylvania Avenue's important historic and symbolic significance and ceremonial role.

Notes the need for revitalization due to changing economic and physical conditions that have significantly impacted the Avenue's function, character, and economic health. The 1974 Plan no longer addresses current needs.

Notes that agencies delegated with jurisdictional authorities and responsibilities after dissolution of the Pennsylvania Avenue Development Corporation are represented in the project partnership.

Supports the NCPC, General Services Administration, National Park Service, District of Columbia, DowntownDC BID, and Events DC (Project Partners) effort to update the 1974 Plan.

Supports the vision of the Avenue as a beautiful, everyday destination that will address existing deficiencies of the public spaces, infrastructure, and security; and the vision of the Avenue as a venue for national and local events to help relieve pressure and overuse the National Mall and elevate the capital city's profile on the national and international stage.

Finds the project goals and design aspirations of creating a safe, green, and beautiful destination for Washington, DC's visitors and residents will advance Executive Order 14252: *Making the District of Columbia Safe and Beautiful.*

Notes that the redesign of Pennsylvania Avenue provides an opportunity to update its antiquated infrastructure and outdated design, and plan for a critical comprehensive infrastructure upgrade to beautify the streetscape, improve utility services for the area, improve safety and efficiencies in event operations, and maintenance.

Notes a new Plan will relieve pressure to overuse the National Mall, providing a signature public space for the capital city, and establishing a venue for local, regional and national events.

Notes the redesign of the Avenue will contribute to improving property values and downtown's economic vitality and quality of life, creating a vibrant destination attractive to the next generation of visitors, federal workers, and residents.

Notes this concept review submission includes design concept alternatives for the Corridor and three main public space areas at the Avenue's Western End, Market Square, and Eastern End.

Notes these alternatives must support a range of special events and daily programming, protect the historic resource, enhance the Avenue's symbolic and ceremonial role, contribute to downtown's vibrancy and economic health, complement and enhance the value of adjacent uses, and mitigate overprogramming of the National Mall.

CORRIDOR

Notes the design concepts include two alternatives with the same roadway configuration. Each utilize trees to establish symmetry and formally frame the Capitol view but differ in character and explores the incorporation of symbolic and functional poles.

Finds that the reconfigured roadway in the *Corridor Base Alternative* efficiently accommodates multiple modes of transportation and curbside functions, improves the pedestrian experience, increases opportunities to view the U.S. Capitol, and supports current and future event needs, including the Inaugural Parade.

Finds that canopy trees offer ample shade while the columnar allée offers a distinctive character that would be unique to the Avenue.

Finds that the *Corridor Pole Alternative* adds symbolic and functional poles to differentiate, frame, and add structure to the Capitol viewshed and potentially consolidate and integrate lighting and other event support infrastructure.

Support the design concepts to configure the avenue's roadway.

Recommends future study to understand if and how utilities could be integrated into the symbolic and ceremonial poles, including the required structural foundation and approaches to locating infrastructure without impacting the historic and symbolic corridor, distracting from the visual quality of the viewshed and cluttering of the street.

WESTERN END

Notes the design concepts include two alternatives for the alignment of Pennsylvania Avenue at the western end of the project area, including the Historic Diagonal Cartway Alternative and Central Plaza Alternative.

Notes both design alternatives will reconfigure the public spaces to bring the plaza to grade, celebrate the Capitol viewshed, support the inaugural parade, increase flexible use for special

events, maintain multimodal travel lanes, maintain access to surrounding buildings, and introduce shade and pedestrian amenities.

Finds the *Historical Diagonal Cartway Alternative* roadway bisects Freedom Plaza to reestablish the Avenue's historic alignment, forming two at-grade triangular plazas, while maintaining access to the buildings to the north and south of the Avenue.

Finds that the *Central Plaza Alternative* generally retains the Avenue's existing vehicular circulation around Freedom Plaza and Pershing Park and creates a large central at-grade plaza.

Recommends further study to evaluate, develop and refine the functional and operational requirements of the vehicular circulation, public spaces, and access and relationship to adjacent buildings for both alternatives.

MARKET SQUARE and EASTERN END

Notes the Market Square design concepts emphasize this central location as an important crossroad on the Avenue by connecting Market Square, and National Memorial, National Achieves and the Indiana Avenue axis as the heart of Pennsylvania Avenue.

Finds that the Market Square design concepts will support existing and future residents and commercial activity, celebrate the connection to downtown along 7th Street NW, increase programming opportunities for daily, weekly, monthly small-scale events or installations, and honor the history of this location.

Notes the Eastern End design concepts improve access and flexible use of the park for respite and a variety of gathering spaces to support events.

Finds that the Eastern End design concepts support the use of the park as a large flexible event space, preserve and celebrate the 4th Street viewshed, reduce or eliminate stairs and visual barriers, support Courthouse and Embassy security needs, modernize utilities, and integrate event support infrastructure.

Recommends further study to evaluate and develop the use, functional and operational requirements of the public spaces and their relationships to adjacent uses, the public space system, and the threshold between downtown and the National Mall.

GENERAL RECOMMENDATIONS

Comments favorably on the overall design approach and **supports** staff coordination with partner agencies and other stakeholders to further development of alternatives to understand the impact on function, character, views, and experience.

Notes that the Plan update will include schematic designs and planning and design guidelines to inform final design, phasing, implementation, and decision making as future funding is available.

Notes that the Implementation Program is being developed concurrently, and the findings will be integrated into the final Plan. More information on future phases of work, including final design and implementation, will be included in subsequent reviews.

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Commissioner Tunstall Williams replaced Administrator Forst in the meeting.

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9C. United States Department of the Interior, National Park Service, Arlington, VA - George Washington Memorial Parkway Vista Management Plan (NCPC File No. 8754)

UPON MOTION by Commissioner Stidham, seconded by Commissioner Dixon, and carried unanimously, the Commission, pursuant to 40 U.S.C. § 8722(b)(1), advised the United States Department of the Interior, National Park Service, that it:

Approves the following concept comments on the proposed alternatives for the George Washington Memorial Parkway Vista Management Plan:

Supports the plan's purpose to manage vistas along the George Washington Memorial Parkway, a scenic roadway that honors the nation's first president and is part of a comprehensive system of parks, parkways, and recreational areas surrounding the nation's capital.

Notes the George Washington Memorial Parkway was built in stages between 1929 and 1970, designed for recreational driving, linking sites that commemorate important episodes in American history and preserve habitat for local wildlife.

Commends NPS's effort to develop a long-term management plan based on the George Washington Memorial Parkway – North Visual Resource Inventory & Assessment report which inventories, assesses, and identifies management recommendations.

Notes the vistas are important elements of the GW Parkway original design, with the purpose of providing dramatic views into the monumental core while driving towards the city.

Notes the Comprehensive Plan supports the protection of parkway viewsheds along with key natural resource areas that contribute to the character and setting of Washington, DC, which includes the palisades and gorges along the Potomac River.

Notes the current status of the 15 vistas is as follows: (4) were partially cleared and (7) completely cleared by NPS in 2024; the remaining (4) vistas have not been touched and are overgrown.

Vista Management Plan Alternatives

Finds that while Alternatives 1 (No action – allow for natural growth at all vistas) and 5 (Actively re-plant all vistas) may create a more natural, continuous, forested landscape and require less Park Service management, they do not preserve any of the vistas that are part of the Parkway's original design that so prominently define the Parkway as a dramatic entryway into the City.

Finds that Alternatives 2-4 propose varying levels of re-establishing and maintaining the Parkway vistas:

- Alternative 2 would re-establish all 15 vistas as part of the Parkway's original design;
- Alternative 3 would maintain both Overlooks and all "Superior Class" vistas (for a total of 9 of 15) that frame the most striking and dramatic views.
- Alternative 4 would only maintain the two Overlook vistas (one "Superior" and one "High Class"), which differ from the other vista locations since these have acceleration/deceleration lanes and pullout areas/parking.

Notes that maintenance of vistas in Alternatives 2-4 would entail regular mowing of turf grass areas; some additional tree and vine cutting; and slope stabilization in some areas.

Finds that additional evaluation is needed from historic preservation, resource protection, maintenance, and funding perspectives to better evaluate Alternatives 2-4 and notes these topics will be evaluated in the Environmental Assessment.

Further Consultation

Notes NPS's George Washington Memorial Parkway Vista Management Plan is currently undergoing Scoping as part of an Environmental Assessment (EA) study. The applicant will receive public comments through the EA process, and along with Commission comments and other stakeholder feedback, will identify a preferred alternative.

Recommends the applicant continue to coordinate with all the appropriate stakeholders and consulting parties through the National Environmental Policy Act (NEPA) and National Historic Preservation Act Section 106 processes.

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Commissioner Blair left the meeting.

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9D. 472 15th Street, NW, Washington, DC - White House Visitor Screening Facility (NCPC File No. 8763)

UPON MOTION by Commissioner Stidham, seconded by Commissioner Dixon, and carried unanimously, the Commission, pursuant to 40 U.S.C. § 8722(b)(1) and (d), advised the that it:

Approves the following comments on the concept plans for the new White House Visitor Screening Facility.

Supports the project goals to provide a permanent White House Visitor Screening Facility (VSF) for the United States Secret Service (USSS) that can support security screening needs for visitor tours, large-scale events, White House staff, and contractors.

Finds that the applicant considered an adequate number of other locations for the new screening facility, but these were dismissed due to impacts and functional challenges.

Notes the underground facility component of the project is located in Sherman Park, within President's Park, a cultural landscape that is listed in the National Register of Historic Places.

Notes that the 2000 White House and President's Park Master Plan envisioned the creation of an underground screening facility located at the Department of Commerce and 15th Street.

Notes that as proposed, the concept plans for the new White House Screening Facility will require removal of the vegetation and ground within Sherman Park to create the below-ground facility.

Encourages the applicant explore opportunities to refine the design of the ground-level facility to be more compatible with its setting, with high-style classical buildings, such as the Treasury Building.

Public Space and Perimeter Security

Notes that currently "no trespass" signs and layers of bike racks are being used to prevent pedestrian access to Sherman Park because the prior temporary fencing on the west side of Sherman Park has been removed due to the East Wing Modernization construction.

Notes that USSS intends to reopen access to the Sherman statue in the park via the stairways off 15th Street but needs to determine a permanent security solution in between the park and the White House.

Requests that the USSS work with NCPC early on the design of a more permanent perimeter security around Sherman Park.

Finds the existing use of temporary security elements around President's Park and 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 East Wing Modernization project and White House Visitor's Screening Facility are completed.

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.

Next Review

Requests the applicant provide, as part of the next submission:

- Information on the location of the mature trees to be removed to construct the below- ground facility.
- A landscape plan showing proposed new tree and landscape plantings, consistent with NCPC policies.
- Proposed materials for the entrance area into the below-ground screening facility.
- Additional views from the Treasury Building's south elevation towards the new ground- level facility.

Recommends the applicant work with the District of Columbia State Historic Preservation Officer, the National Park Service, NCPC, and other consulting parties to determine the potential impacts of the new screening facility on historic resources.

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Commissioner Cozart left the meeting.

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9E. Smithsonian Institution, 3001 Connecticut Avenue, NW, Washington, DC - National Zoological Park Construct New Arabian Leopard Habitat (NCPC File No. 8732)

UPON MOTION by Commissioner Dixon, seconded by Commissioner Argo, and carried unanimously, the Commission, pursuant to 40 U.S.C. § 8722(b)(1) and (d), advised the Smithsonian Institution, that it:

Approves the preliminary site and building plans for the Smithsonian Institution's Construct Arabian Leopard Habitat at the National Zoological Park in northwest Washington, DC.

Finds the applicant's detailed written response and plan updates address the Commission's comments on the concept plans, which recommended refinements to the animal care and staff building, alternatives to the structural members of the mesh enclosure, and requests for additional information related to landscape improvements and signage/wayfinding.

Supports the following refinements to the preliminary habitat exhibit design:

- Increased natural space for the animals with unique viewing experiences for visitors in the refined Oasis-Wadi Hybrid habitat design;
- Reduced slope of the lifted roofline over the Day Room of the Animal Care Building, which maintains the pitched roof typology used elsewhere in the park and softens the upturned roofline;
- Additional natural stone and a green colored roof on the Animal Care Building to better coordinate with the existing architecture and simplify the visual expression of the materials;
- The applicant's preferred charcoal grey arch enclosure supports and black mesh, which is less visually intrusive than other enclosure color combinations considered;
- The updated landscape plan that blends plant species native to the Arabian Peninsula with the landscape palette of the historic Olmsted walk.

Finds the proposed shade structures are necessary to provide shade for visitors and improve the viewing experience, but they add another physical architectural element to the exhibit that could create visual clutter.

Recommends the applicant continue to refine the proposed shade structures to maximize the benefits of the structures while minimizing the visual impact on the design of the habitat and the Historic District.

Notes the applicant has provided more accurate plans and renderings of the proposed screen enclosure for the habitat.

Recommends the applicant continue to refine the proposed screen enclosure to minimize visual impacts on surrounding area while still meeting the project's goals and the needs of the Arabian Leopards.

Recommends the applicant consider additional trees or other plantings at the west entry of the exhibit to help screen the enclosure from the approach on the Olmsted Walk.

Notes that the applicant has requested a deviation from the *Comprehensive Plan's* Tree Preservation and Replacement Policy as the site cannot accommodate the exact number of replacement trees due to limited exhibit space and the programmatic need to use planting typologies that support Arabian Leopard habitats.

Recommends the applicant coordinate with staff on an alternative approach to tree replacement to ensure the intent of the *Comprehensive Plan's* Tree Preservation and Replacement Policy is met for the final review.

9F. United States Department of Defense, Department of the Navy, Magazine Road, SW, Washington, DC - Naval Research Laboratory P-250 Biomolecular Science and Synthetic Biology Laboratory (NCPC File No. 8753)

UPON MOTION by Commissioner Dixon, seconded by Commissioner Salesses, and carried unanimously, the Commission, pursuant to Public Law 93-166, Section 610(a)), advised the United States Department of Defense, Department of the Navy, that it:

Approves the following comments on concept plans for a new biomolecular science and synthetic biology laboratory (P-250 Lab) on the Naval Research Laboratory (NRL) campus in Washington, DC.

Notes the 2014 Naval Research Laboratory Installation Master Plan, approved by the Commission, encourages infill development on surface parking when feasible. The plan also identifies the project site as a potential location for future development to meet mission requirements.

Recommends that the site design incorporate improved pedestrian pathways and sidewalks to align with Installation Master Plan guidance and enhance connectivity between the facility, the adjacent open space area to the east, and the riverfront.

Notes the project will meet requirements of Unified Facilities Criteria (UFC 3-210-10) for stormwater management and will comply with Department of Energy and Environment (DOEE) minimum stormwater control and erosion and sediment control requirements.

Recommends the applicant consider permeable paving in the parking lot proposed along Smith Street, SW that fronts on the Potomac River, along with additional trees and vegetative screening in accordance with Comprehensive Plan policy FE.C.5.

Requests further information in the next submission on the proposed flooding resilience strategies that will be incorporated into the site and building design.

Notes 36 trees will be removed for the proposed development and 133 will be replaced in accordance with NCPC policy, including 34 on the project site and the remaining 99 across the campus.

Requests the general locations of offsite tree replacement to be provided with the next submission.

Notes the National Historic Preservation Act (NHPA) Section 106 consultation will review the effects of the proposed new construction project on the surrounding historic district and potential archaeological resources.

Recommends the applicant consider exploring a more simplified and cohesive building design compatible with and reflective of the architecture throughout the campus, particularly the nearby historic laboratory structures surrounding the Central Mall.

Requests the following additional information with the next submission:

- Detailed site plan and planting plans;

- The number of existing and proposed parking spaces on the site;
- Elevations of all sides of the proposed building; and
- Renderings including surrounding buildings to illustrate the massing and height of the proposed development in context.

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At this point the meeting was adjourned.

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4/6/2026

Meghan Hottel-Cox
Secretary to the Commission