



Executive Director's Recommendation

Commission Meeting: March 5, 2026

PROJECT East Wing Modernization Project White House Grounds 1600 Pennsylvania Ave, 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
	PROPOSED ACTION Approve preliminary and final site and building plans with comments
	ACTION ITEM TYPE Staff Presentation

PROJECT SUMMARY

The Executive Residence at the White House (the “applicant”) submitted preliminary and final site and building plans for the East Wing Modernization Project to be located between the Executive Mansion and the Treasury Building. The purpose of the project is to establish a permanent, secure event space within the White House grounds that provides increased capacity for official state functions, eliminates reliance on temporary tents, temporary support facilities, and associated infrastructure strains, and protects the historic integrity and cultural landscape of the White House and its grounds while maintaining a high-quality visitor experience, consistent with essential functional requirements of the Executive Residence at the White House.

The *Comprehensive Design Plan for the White House and President's Park* (2000) identified the need for expanded event space to address growing visitor demand and provide a venue suitable for significant events. To meet this need, the Executive Residence at the White House, part of the Executive Office of the President, outlined three functional goals for any permanent event space: (1) immediate adjacency to the White House Executive Mansion, (2) a direct ceremonial procession from the East Room into the venue, and (3) enclosed second-story access from the Executive Mansion. The Commission heard an information presentation on the project on January 8, 2026.

The Commission evaluates projects at the White House and vicinity in terms of the impact on visitor experience from the surrounding public spaces. This is exemplified in the Commission's previous review of the new White House fence (2016-2017), and NCPC's work to redesign the portion of Pennsylvania Avenue immediately north of the grounds (2003-2004). Given this, staff grounded the analysis in terms of what the visitor will see as they approach the White House complex at the pedestrian level within public space.

KEY INFORMATION

- The proposed project includes a state ballroom and associated support functions connected to the Executive Residence.
- The White House itself has expanded since its original construction and has been subject to many major and minor changes in response to changing programmatic needs, security requirements, and other factors over the years.
- The East Wing and East Colonnade have existed in various iterations throughout history. The East Wing was last reconstructed in 1942, and while interior modifications have been made to the East Wing over the intervening years, no major building renovations occurred after that time.
- NCPC has reviewed several other projects at the White House, most recently the White House fence in 2016/2017 and the Tennis Pavilion in 2019.
- The U.S. Commission of Fine Arts approved the concept and final plans for the project at their February 19, 2026 meeting.
- Pursuant to Section 107 of the National Historic Preservation Act (NHPA), the White House and its grounds are exempt from the requirements of NHPA and Section 106 consultation.
- The National Capital Planning Act does not give the Commission authority over demolitions; instead, NCPC has jurisdiction over exterior development only.
- The Commission received a substantial number of public comments on the project, the majority in opposition to the project. Some comments raised issues outside of NCPC's review authority, but the relevant issues raised were considered as part of NCPC's overall review of the project, as detailed below.

RECOMMENDATION

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.

PROJECT REVIEW TIMELINE

Previous actions	- Information Presentation – January 8, 2026
Remaining actions (anticipated)	- Review of potential perimeter security and related projects

PROJECT ANALYSIS

Executive Summary

The White House complex has evolved over time in response to changing needs. The proposed modernization project replaces the 1940s-era East Wing with a facility that meets the applicant's programmatic requirements. 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 and the redesign of Pennsylvania Avenue to the north of the complex. The proposed project will be set apart from the Executive Residence, which is the most recognizable part of the White House complex, and based on the submission materials, is unlikely to impact the main views along the north-south axis from the Jefferson Memorial and Washington Monument. As such, staff recommends the **Commission approve the preliminary and final site and building plans for the East Wing Modernization Project, located on the grounds of the White House.**

Overview

History

Over the years, U.S. presidents have renovated, expanded, and modernized the White House to meet the needs of the present day. Examples of changes include terraces built in the 1800s and the addition of the Truman Balcony in 1948. Beginning in 1805, various presidents have expanded the

colonnade leading to the east of the White House. In 1902, the East Wing colonnade was reconstructed in the same location. During excavations, the contractors found and dug up the original East Wing's foundations. The most recent version of the East Wing dated to 1942 and was demolished in 2025. As a reminder, the Commission does not have review authority over demolitions.

Project Description and Program

According to the submission materials, the White House cannot host large events without resorting to the installation of huge, unsightly tents positioned over 100 yards from the Executive Mansion and within view of visitors to President's Park. The continued use of temporary tents and outdoor set-ups for high-profile events impacts the cultural landscape and architectural integrity of the area. These installations pose threats to vital infrastructure and landscaping, while diminishing the overall visitor experience. During events, large stakes are driven into the ground, risking damage to underground utilities. Meanwhile, temporary flooring damages the turf, leading to a need for expensive repairs, and the lack of sufficient restrooms adds to the growing urgency to establish a permanent event space and event support facilities. Visual distractions and the aged appearance of these temporary facilities further undermine the experience for visitors to the White House and President's Park.

The *Comprehensive Design Plan for the White House and President's Park* (2000) identified the need for expanded event space to address growing visitor demand and provide a venue suitable for significant events. To meet this need, the Executive Office of the President outlined three functional goals for any permanent event space: (1) immediate adjacency to the White House Executive Mansion, (2) a direct ceremonial procession from the East Room into the venue, and (3) enclosed second-story access from the Executive Mansion.

The project will establish a permanent, secure event space within the White House grounds that provides increased capacity for official state functions; eliminates reliance on temporary tents, temporary support facilities, and associated infrastructure strains; and supports the historic integrity and cultural landscape of the White House and its grounds while maintaining a high-quality visitor experience, all consistent with essential functional requirements of the Executive Office of the President.

The project area is generally east of the Executive Mansion and west of East Executive Drive, south of Pennsylvania Avenue, and north of Hamilton Place. The program includes a ballroom of approximately 22,000 square feet. It is designed to accommodate approximately a thousand seated guests at a formal dinner. The total area of the two above-ground visible East Wing floors, including the new colonnade and the ballroom structure, is approximately 89,000 square feet. The program includes the event space, as well as ancillary uses that are common for such facilities, including a commercial kitchen. In addition, the project will include an office suite for the First Lady as well as a replacement movie theater. The project will not exceed the height of the Executive Mansion, which is approximately 60 feet.

Alternatives

As noted by the applicant, the design team evaluated various sizes and configurations for the project. The Environmental Assessment (EA) prepared by NPS also notes that multiple locations, layouts, and design concepts were considered, including options that preserved the entire East Wing with a new building that would include a state ballroom built south of the East Wing and attached to the East Wing through a walkway, locating the State Ballroom to the north façade of the East Wing, and concepts that matched the East Wing height without additional stories while retaining second-story access from the Executive Mansion. Ultimately, because these alternative design concepts did not meet the purpose and need identified by the applicant, they were dismissed from further study.

Analysis

Evaluation Approach and Context

The Commission evaluates projects at the White House and vicinity in terms of the impact on visitor experience from the surrounding public spaces. This is exemplified in the Commission's previous review of the new White House fence, and NCPC's work to redesign the portion of Pennsylvania Avenue immediately north of the grounds. Given this, staff grounded the analysis in terms of what the visitor will see as they approach the White House complex at the pedestrian level within public space. Key viewshed are primarily from Pennsylvania Avenue to the north and E Street to the south, where the Executive Mansion is presently viewed. Staff evaluated the submission materials to understand how these views will be seen by pedestrians at ground level. Staff 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.

Staff used the existing conditions for evaluating the proposal, and the context which includes the White House and grounds, President's Park and adjacent buildings. The Executive Mansion is the central, iconic, and most recognizable portion of the White House complex. It exists as a pavilion within the context of a number of other buildings, in particular the Eisenhower Executive Office Building (EEOB) and the Treasury Building. These are each large buildings, with different heights and design styles. As such, the setting is a series of buildings of varying sizes sitting with the larger landscape of President's Park, with the Executive Mansion at its center.

Views

As discussed during the January 8, 2026 information presentation, one of the primary areas of interest for review of this project is how the public, at the pedestrian level, will see and experience the modernization project from surrounding public spaces, most notably from Pennsylvania Avenue to the north of the campus and E Street, NW to the south. This relates directly to Comprehensive Plan policies UD.B.1.4 – Visually reinforce the preeminence of the U.S. Capitol, White House, Washington Monument, and other major nationally significant resources by protecting the visual frame around them; and UD. B.5.10 – Visually reinforce the special importance of the White House and its grounds.

NCPC staff requested the applicant provide a viewshed study of the proposed project from pedestrian-level locations in public space. The applicant provided those views as part of their submission, which staff evaluated. After review, staff recommends the **Commission find that, per the viewshed study provided in the submission, the public views of the East Wing Modernization Program will largely be screened by the existing landscape.** Further, staff recommends the **Commission find 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.** The view from 16th Street, NW to the north is also unaffected, primarily due to the existing landscape and buildings which frame the corridor. Refer to slides 6-9.

Views of the project would likely be possible from 15th Street and Pennsylvania Avenue beyond the south façade of the Treasury Building. Refer to slide 10. In this location, the Sherman Memorial and existing trees would provide some limited screening. Visibility would be reduced as one moves further east down Pennsylvania Avenue. Staff notes the visual connection between the U.S. Capitol and the White House was already lost with the construction of the Treasury Building in the middle of the nineteenth century; however, the symbolic link has been maintained through the framing of the corridor along the avenue's length. The symbolic connection would not be altered by the project.

Staff acknowledges the scale of the project, and the applicant has indicated the program is necessary to meet their purpose and need. However, given the context, including the surrounding buildings, the existing landscaping, and the setbacks from publicly-accessible spaces, the project is unlikely to change the main views of the Executive Mansion as the most recognized portion of the White House complex, particularly from the key locations to the north and south, where the public has views of the Mansion today.

Building Design

The project design has continued to evolve since the information presentation on January 8, 2026. In particular, after further consultation, the triangular pediment on the south façade was removed so that the balustrade/roofline consistently wraps the building. Staff finds this change successful, as it reduces the actual height and unifies the design. Therefore, staff recommends the **Commission express support for 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.** The updated design reduces the overall heaviness of this building elevation.

Likewise, there may be an opportunity to continue to improve the overall south portico design. In particular, the density of columns appears to create a heavy and dark façade. As such staff recommends the **Commission advise 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.**

As noted previously, the project includes a two-story colonnade between the Executive Mansion and the modernization program. This component provides both a functional role (access to the

ballroom and other program spaces), as well as a physical role by providing visual separation from the Mansion and the main massing of the project. This separation is important to maintaining the spatial relationship described earlier. As the design advances, there may be some opportunities for improvement to the new colonnade. Therefore, staff suggests the **Commission advise 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.**

Landscape Design

As noted above, the viewshed studies demonstrate that the existing landscape will substantially screen views of the project from surrounding public spaces. As part of the project, the applicant will restore some plant material as well as landscape elements retained from the East Garden. This includes holly trees, benches, Mount Vernon brick paving, and a fountain. Additional plantings can help further reinforce key views and screen areas as appropriate. This is consistent with Comprehensive Plan policies related to the preservation and/or replacement of trees and tree canopy, where possible (FE.G). These plantings could also be reflective of the wide variety of trees and flowering plants found across the country. As such, staff suggests the **Commission recommend 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.**

Staff notes the project will require reconfiguration of a portion of the South Lawn drive. This change disrupts the symmetry of the driveway. However, further alteration of the entire driveway “loop” to reestablish symmetry may impact additional trees and landscaping and would not be preferred.

Public Space and Perimeter Security

NCPC staff evaluated the public streets around the White House and President’s Park as part of the project review. Temporary perimeter security, including bicycle racks and “snow fencing”, are commonly used in this area. The submission materials also include several views that contain these temporary elements. These elements detract from the visitor experience.

The Commission has reviewed several temporary security installations, with the expectation that they would be time-limited until a permanent solution is implemented. However, to-date no permanent solution has been presented to NCPC. These elements add visual clutter and distract from the setting. The Comprehensive Plan provides a number of policies related to urban design and security elements, with a focus on “balance[ing] building security with the functional and visual quality of public space” (UD.C.3). Thus, consistent with that guidance, upon completion of the East Wing Modernization project, the public realm in the vicinity of the White House should be improved to remove the temporary elements and provide a permanent, safe, and beautiful system. This will benefit both visitors to the White House and state ballroom, and the public at large which experience these public spaces every day. Further, such enhancements would be

consistent with Executive Order 14252, *Making the District of Columbia Safe and Beautiful*, which highlights the goal of showcasing beautiful, clean, and safe public spaces.

As such, staff recommends the **Commission find 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.** A permanent plan for a well-designed perimeter security system will require coordination among a number of agencies to be successful. 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. Understanding how all these projects work together to both beautify and protect the area will be important. As such, staff recommends the **Commission request 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.**

Comprehensive Plan for the National Capital

Staff reviewed the project considering the policies set forth in the *Comprehensive Plan for the National Capital*, particularly those found in the Urban Design, Historic Preservation, Parks and Open Space, and Visitors and Commemoration Elements as described in this report. Several Comprehensive Plan policies acknowledge the need to balance new uses and contemporary needs within existing landscapes and the built legacy of Washington, DC (POS.A.8 and POS.A.12). This should be done in balance with protecting key design elements like viewsheds as described in the analysis above (HP.D.3). The policies recognize that the Nation's Capital will continue to change and develop over time.

As a reminder, the Commission takes a holistic approach when applying the Comprehensive Plan policies in the context of the project's needs and objectives when making a determination regarding consistency. On the whole, the project is generally consistent with the Federal Elements of the *Comprehensive Plan for the National Capital*.

National Historic Preservation Act

Pursuant to Section 107 of the National Historic Preservation Act (NHPA), the White House and its grounds are exempt from the requirements of NHPA and Section 106 consultation.

National Environmental Policy Act

NCPC has a responsibility to comply with the National Environmental Policy Act (NEPA) due to its approval role. NPS prepared an Environmental Assessment and issued a Finding of No Significant Impact for the project on August 28, 2025. As noted in the EA, the construction of the new modernization project on the site of the former East Wing will impact certain resources. However, the impacts are not likely to be significant. Further, the proposed project will meet the

stated purpose and need. Per NEPA and NCPC's NEPA regulations, NCPC may utilize environmental documentation prepared by another agency for a project submitted to NCPC. As such, staff recommends the **Commission adopt the Environmental Assessment prepared by the National Park Service, dated August 2025 for use by the Commission.** A Finding of No Significant Impact (FONSI) was prepared based upon the EA and the submission materials. The FONSI will be signed following the Commission's action on the application.

CONSULTATION

Coordinating Committee

The Coordinating Committee reviewed the preliminary and final site and building plans at its February 11, 2026 meeting. Without objection, the Committee forwarded the plans to the Commission with the statement that the proposal was coordinated with no comments. The participating agencies included NCPC, the U.S. General Services Administration, the NPS, the U.S. Commission of Fine Arts, the District State Historic Preservation Office (SHPO), the District of Columbia Office of Planning, the District Departments of Transportation and Energy and the Environment, and the Washington Metropolitan Area Transit Authority.

U.S. Commission of Fine Arts

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

PUBLIC COMMENT

NCPC has received a substantial number of public comments on the project. As of the date of this report, over 32,000 comments have been submitted. The vast majority of the comments received are in opposition to the project. Of those in opposition, a high percentage raise objections to several components of the project outside of NCPC's purview. For example, many comments raise concerns about the demolition of the former East Wing, and the funding sources for the project, both of which are outside of NCPC's scope of review. While NCPC acknowledges the concerns raised in these comments, those are issues that are not germane to NCPC's review of the project or the Commission's actions.

The comments in opposition also addressed several themes that are relevant to NCPC's review. Some questioned the programmatic need for the space, either at all or at the specific size submitted by the applicant. Others raised design issues like the height, overall massing, design compatibility with and respect for the Executive Mansion, and viewshed impacts. Solutions offered in some comments included reconstruction of the East Wing or a smaller, modified ballroom design. NCPC staff considered these concerns in the evaluation of the project as detailed in the analysis above. NCPC also received some comments in support, which have generally mentioned the programmatic need for permanent space and supported the architectural style.

ONLINE REFERENCE

The following supporting documents for this project are available online at www.ncpc.gov:

- Submission Package
- Project Narrative
- Draft Finding of No Significant Impact
- Public Comments

Prepared by NCPC Staff
02/27/2026

POWERPOINT (ATTACHED)

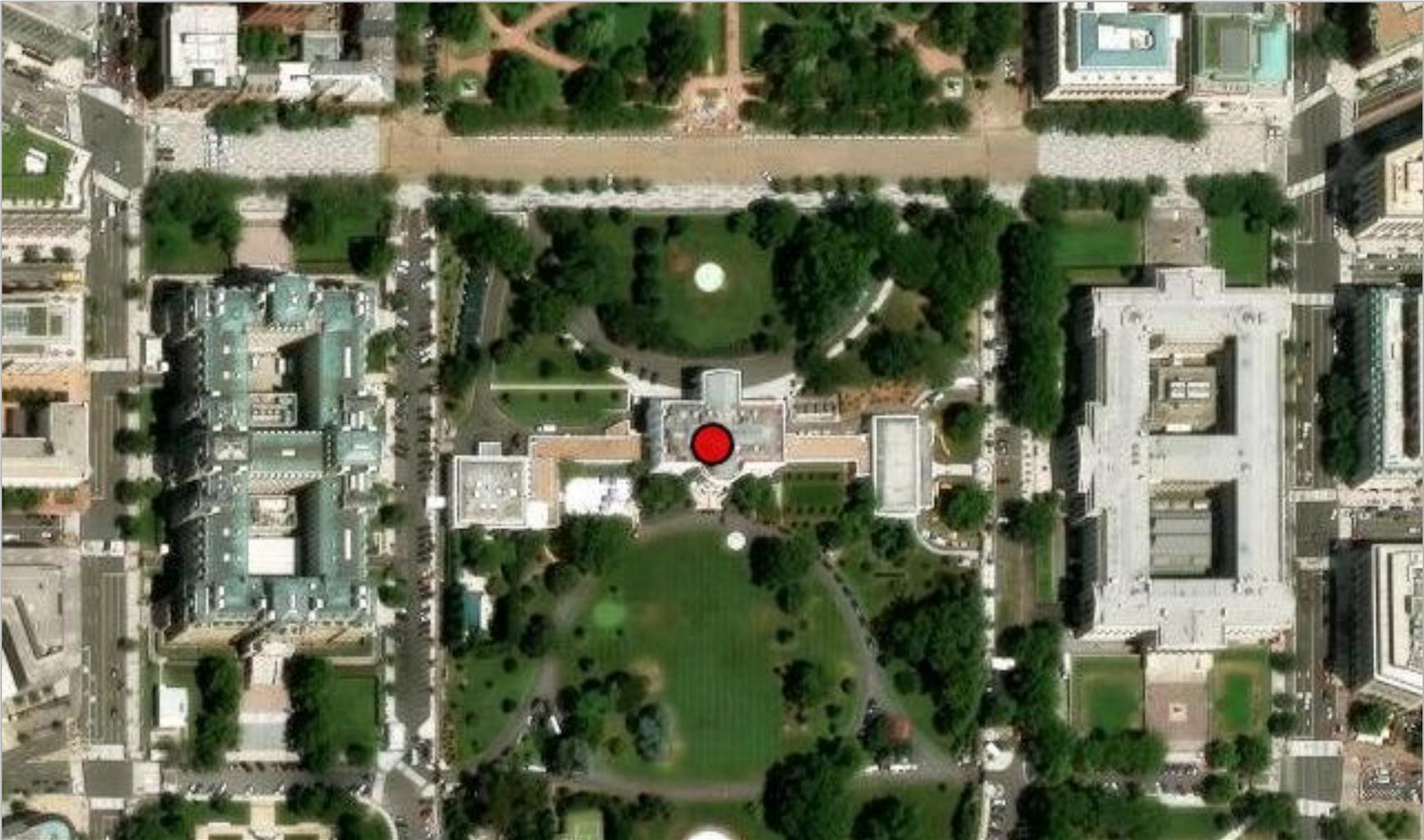
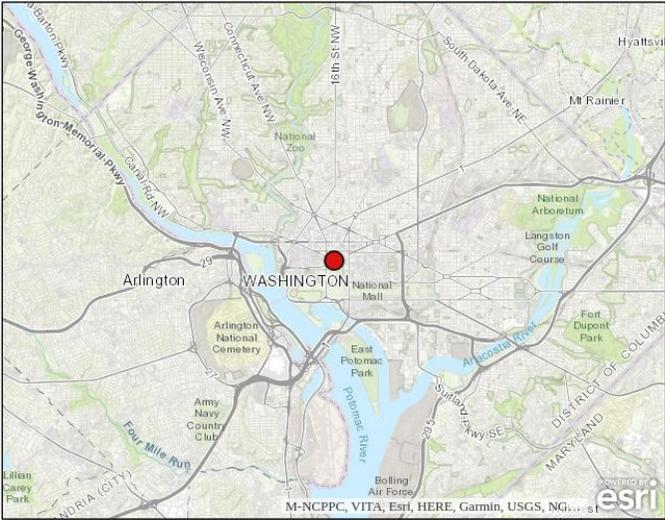
East Wing Modernization Project

1600 Pennsylvania Avenue, NW, Washington, DC

Approval of Preliminary and Final Site and Building Plans

Executive Residence at the White House

Site Location

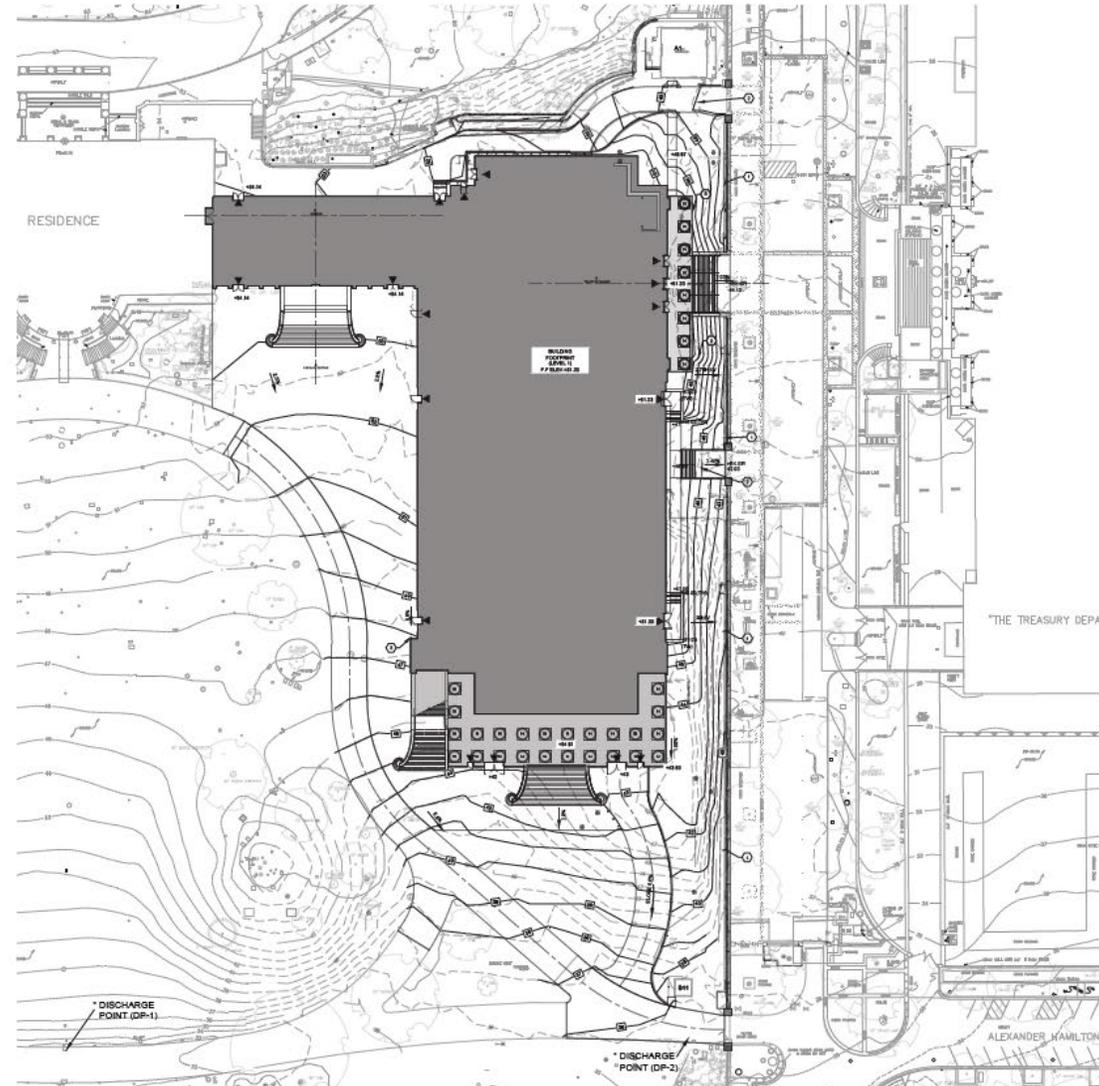


Location Map

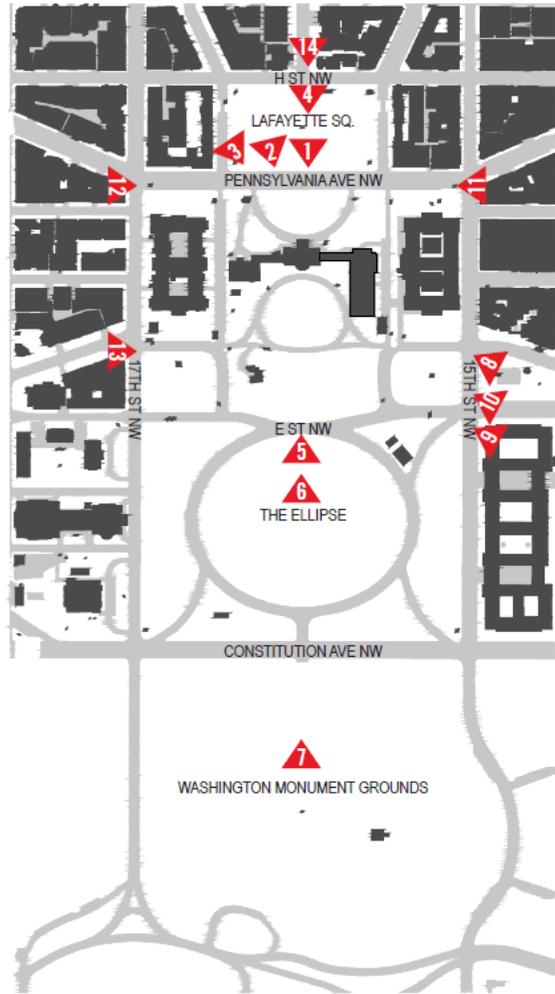
Aerial View with Project



Site Survey

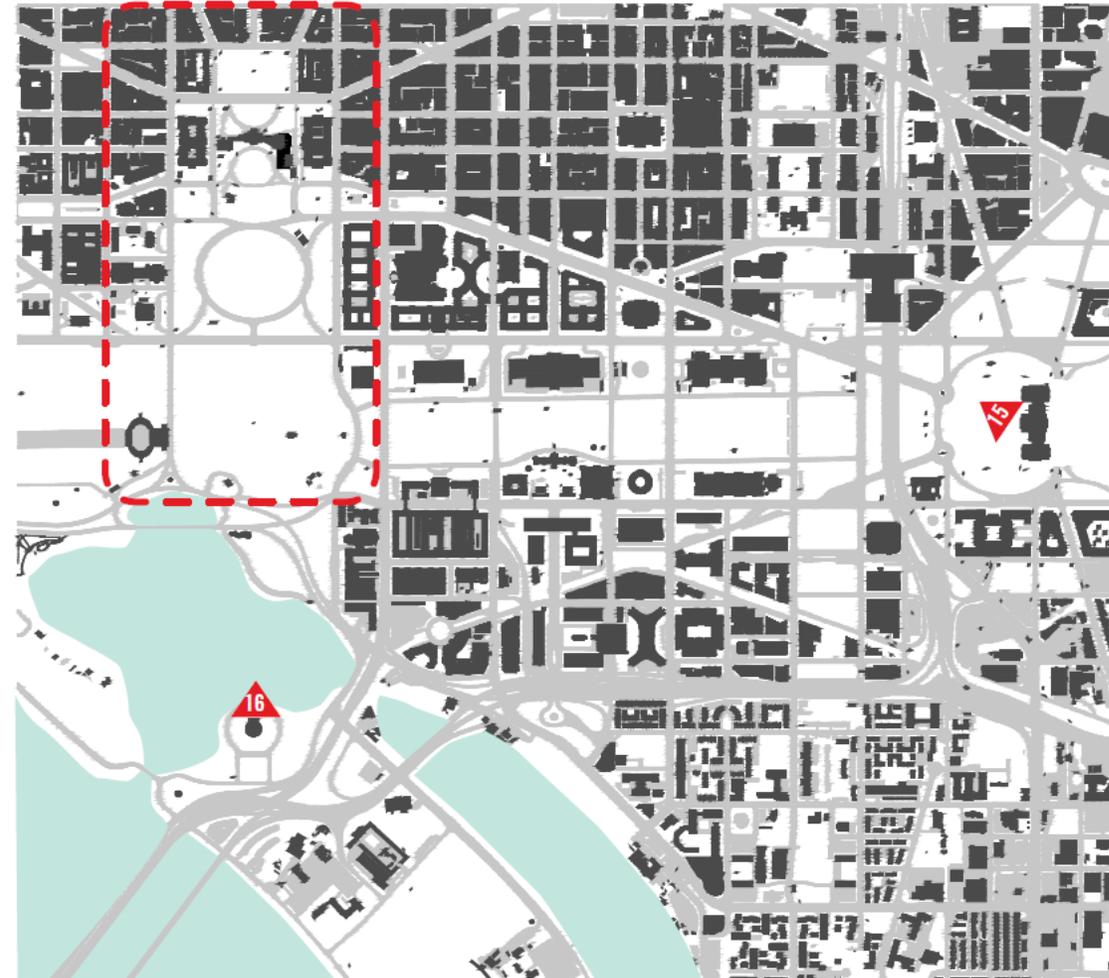


Viewshed Study Locations



CAMERA LOCATIONS AROUND WHITE HOUSE GROUNDS

NOTE: IMAGES 1-10 IMAGES TAKEN IN JANUARY 2026
IMAGES 11-14 FROM GOOGLE STREET VIEW



CAMERA LOCATIONS AROUND LARGER WHITE HOUSE CONTEXT
NOTE: IMAGES 15-16 BASED ON DC GIS MODEL

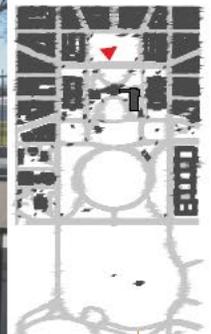
Viewshed Studies



1. VIEW LOOKING SOUTH FROM PENNSYLVANIA AVENUE



2. VIEW LOOKING SOUTH FROM PENNSYLVANIA AVENUE



Viewshed Studies



3. VIEW LOOKING SOUTH FROM PENNSYLVANIA AVENUE



4. VIEW LOOKING SOUTH FROM LAFAYETTE SQUARE



Viewshed Studies



5. VIEW LOOKING NORTH FROM SOUTH FENCE



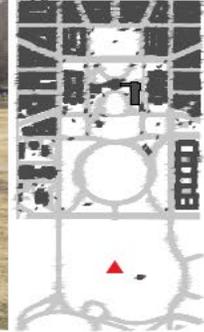
6. VIEW LOOKING NORTH FROM THE ELLIPSE



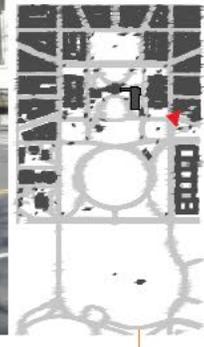
Viewshed Studies



7. VIEW LOOKING NORTH FROM WASHINGTON MONUMENT GROUNDS



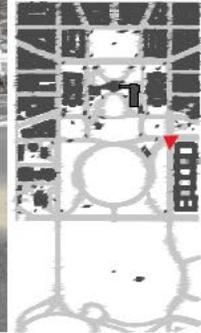
8. VIEW LOOKING NORTHWEST FROM 15TH STREET



Viewshed Studies



9. VIEW LOOKING NORTHWEST FROM 15TH ST



10. VIEW LOOKING NORTHWEST FROM 15TH ST



Viewshed Studies



11. VIEW LOOKING WEST AT PENNSYLVANIA AVE AND 15TH ST



12. VIEW LOOKING EAST FROM PENNSYLVANIA AVE & 17TH ST



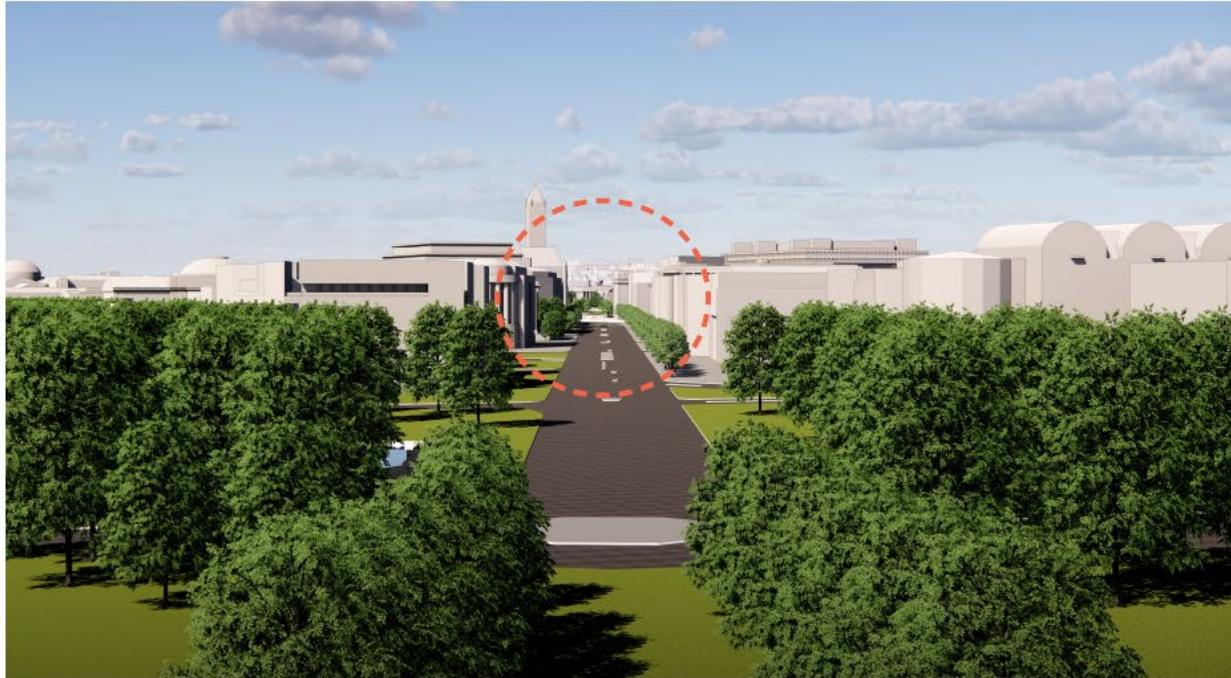
13. VIEW LOOKING EAST AT NEW YORK AVE AND 17TH ST



14. VIEW LOOKING SOUTH FROM H ST & LAFAYETTE SQUARE



Viewshed Studies – U.S. Capitol Steps



15. VIEW FROM US CAPITOL STEPS LOOKING NORTHWEST



Viewshed Studies – Jefferson Memorial



16. VIEW FROM THOMAS JEFFERSON MEMORIAL LOOKING NORTH



Rendering – Pennsylvania Avenue looking South



North and South Elevations



SITE ELEVATION - NORTH



SITE ELEVATION - SOUTH

North and South Elevations – With Landscape

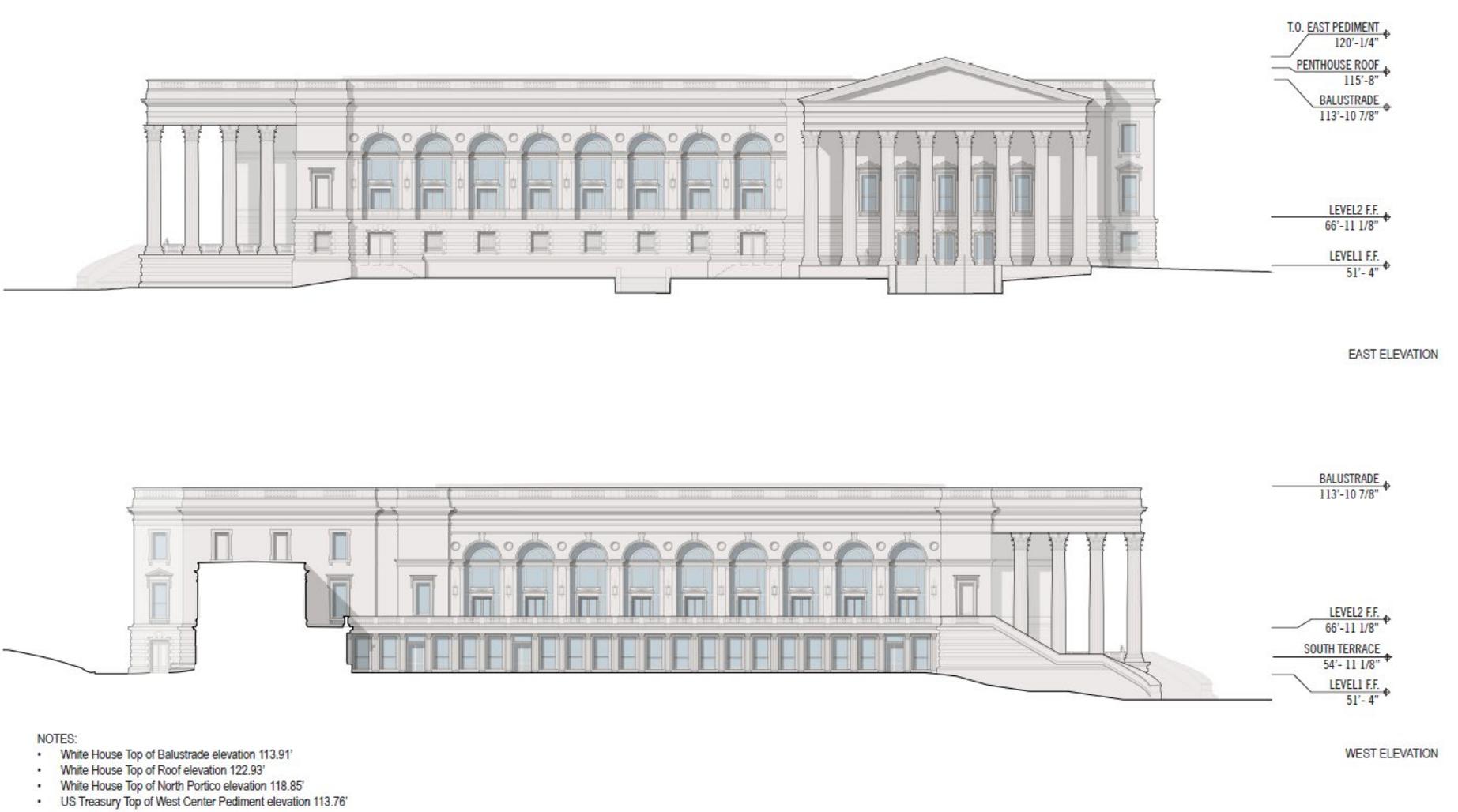


SITE ELEVATION - NORTH

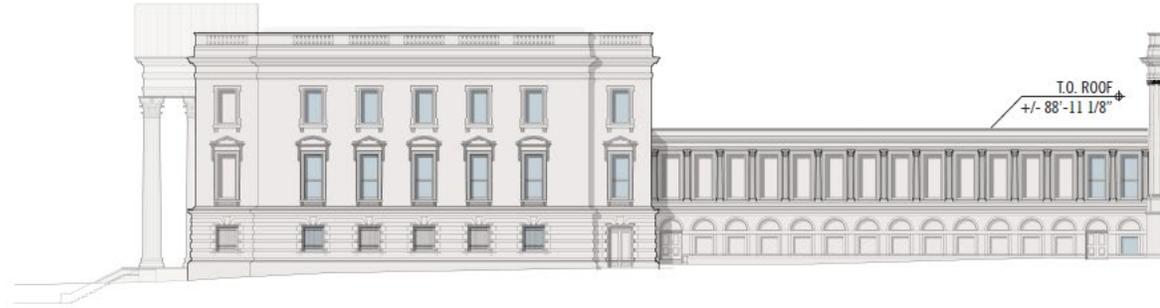


SITE ELEVATION - SOUTH

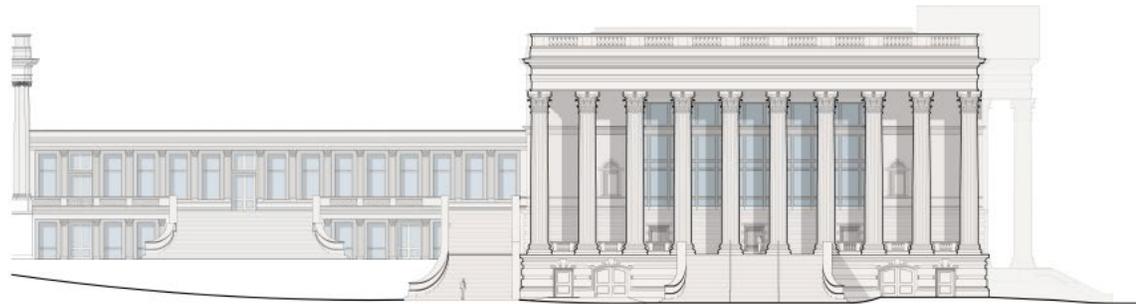
Building Elevations



Building Elevations



NORTH ELEVATION



SOUTH ELEVATION

Overall Illustrative Plan



East Wing Modernization



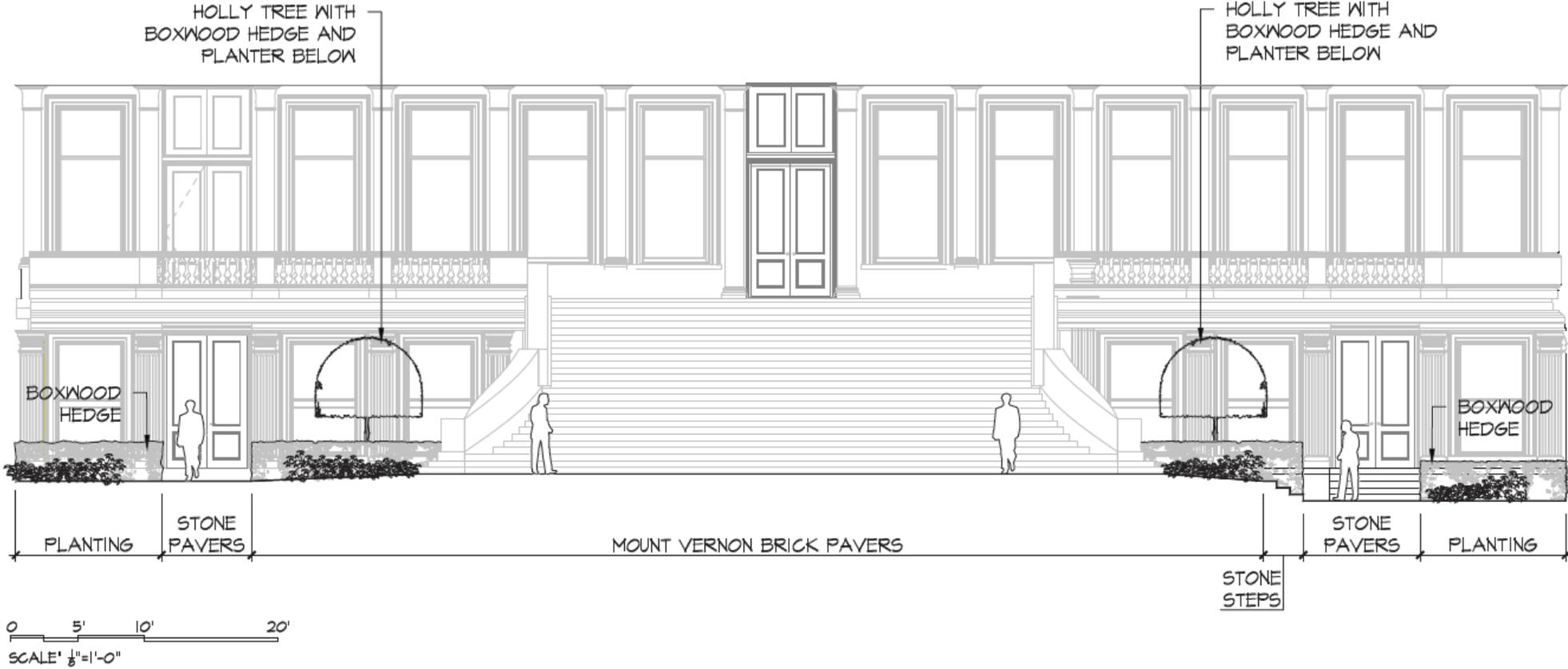
ILLUSTRATIVE SITE PLAN (OVERALL)

A19

Enlarged Garden Plan



East Garden Elevation



U.S. COMMISSION OF FINE ARTS

ESTABLISHED BY CONGRESS 17 MAY 1910

401 F STREET NW SUITE 312 WASHINGTON DC 20001-2728 202-504-2200 FAX 202-504-2195 WWW.CFA.GOV

27 February 2026

Dear Mr. Fisher:

In its public meeting of 19 February conducted by videoconference, the Commission of Fine Arts reviewed a concept design submission for a new addition to the White House, replacing the East Wing, to accommodate a ballroom and other official uses. Expressing enthusiastic support for the project, the Commission approved the submission as a final design with the following comments.

The Commission members reiterated their prior comments about the importance and necessity of the ballroom as a venue that is commensurate with the global prominence of the White House and the United States. They again cited many compelling issues of national representation, event management, logistics, and security that call for a facility of this scale, and they noted the long history of proposals since the nineteenth century to provide for a space that can accommodate events appropriate for the American presidency. They characterized the proposed design as beautiful, and they expressed appreciation to the president and the project team for removing the pediment on the south side of the ballroom, which better balances the addition within the context of President's Park.

The Commission members thanked the project team for the presentation of many views of the project within the context of the White House Grounds, and they found the project to be compatible with the historic Residence and the adjacent Treasury Building. They praised the proposed landscape design, particularly of the garden court to the west of the ballroom on the site of the Jacqueline Kennedy Garden, and they recognized Mrs. Kennedy's pivotal role in the improvement of the White House property. For the landscape, they also encouraged the use of evergreen plantings to screen the southeast and southwest corners of the addition.

With this action of final approval, the Commission has concluded its review of this project and looks forward to the completion of this transformational project at the White House.

Sincerely,



Thomas E. Luebke, FAIA
Secretary

Joshua Fisher, Assistant to the President
Director, Office of Management and Administration
Executive Office of the President
1600 Pennsylvania Avenue, NW
Washington, DC 20500

cc: John Stanwich, National Park Service
Shalom Baranes, Shalom Baranes Associates
Marcel Acosta, National Capital Planning Commission