



Executive Director's Recommendation

Commission Meeting: May 7, 2026

PROJECT Pentagon Commercial Vehicle Inspection Facility Pentagon Reservation 104 Boundary Channel Drive Arlington, Virginia	NCPC FILE NUMBER 8741
SUBMITTED BY United States Department of Defense Washington Headquarters Services	NCPC MAP FILE NUMBER 1.62(38.00)46204
REVIEW AUTHORITY Federal Projects in the Environs per 40 U.S.C. § 8722(b)(1)	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 United States Department of Defense, Washington Headquarters Services (WHS) has submitted preliminary and final site and building plans for a Commercial Vehicle Inspection Facility (CVIF) and a restroom facility at the 9/11 Memorial on the Pentagon campus in Arlington, Virginia. The project will replace the temporary Secure Access Lane Remote Screening Facility located on the southwest side of the Pentagon to improve operations and overall security for deliveries. The CVIF facility will include an inspection canopy structure, reconstruction of access roadways, and construction of security measures including fences, gates, barrier walls, and active vehicle barriers. In addition, the project includes the design of a permanent public restroom facility to replace the existing temporary restroom trailer that will serve the visitors of the 9/11 Memorial site. In response to review agency consultations, the applicant has made several improvements to the project. NCPC provided comments on the concept plans in February 2026 that were generally supportive of the design. Remaining issues regarding broader pedestrian connectivity and visitor experience are recommended to be addressed through the Pentagon Reservation master planning process.

KEY INFORMATION

- The Pentagon, completed in 1943, is on the National Register of Historic Places and is listed as a National Historic Landmark.
- On March 25, 2026, the Virginia Department of Historic Resources concurred with the applicant's finding that the project will have no adverse effect on historic properties.
- The 2024 Pentagon Reservation Master Plan Update, approved by the Commission in May 2024, includes the CVIF project.

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- The Commission provided comments on the concept plans in February 2026 that were generally supportive of the design.
 - The Commission reviewed the planned offsite Pentagon 9/11 Memorial Visitor Education Center (NCPC File No. 8472) at the July 2023 meeting and highlighted the poor pedestrian connection to the memorial on the Pentagon campus.
 - A comprehensive update to the Pentagon Reservation Master Plan is under development.
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RECOMMENDATION

The Commission:

Approves the preliminary and final site and building plans for a Commercial Vehicle Inspection Facility (CVIF) and a restroom facility at the 9/11 Memorial on the Pentagon Campus in Arlington, Virginia.

Future Planning

Notes a comprehensive update to the Pentagon Reservation Master Plan is currently under development; and **finds** the master planning process is an opportunity to coordinate future projects to increase pedestrian safety and accessibility, reduce the visual impacts of security measures, and ensure a welcoming and respectful setting for the 9/11 Memorial.

Recommends as part of the master plan and future projects, the applicant consider:

- Incorporating measures to improve the pedestrian experience between the planned offsite Pentagon 9/11 Memorial Visitor Education Center (VEC) and the memorial.
- Providing additional wayfinding signage to direct visitors to the Pentagon 9/11 Memorial entry, which will be behind the proposed restroom facility.

PROJECT REVIEW TIMELINE

Previous actions	Nov 2006 – Approval of the Pentagon 9/11 Memorial May 2024 – Approval of the Pentagon Reservation Master Plan Update July 2025 – Approval of the Pentagon West End Security Fence Feb 2026 – Approval of comments on concept plans for the CVIF
Remaining actions (anticipated)	– Review of the future update to the Pentagon Reservation Master Plan.

PROJECT ANALYSIS

Executive Summary

The 2024 Pentagon Reservation Master Plan Update, approved by the Commission in May 2024, includes the proposed Commercial Vehicle Inspection Facility (CVIF) project, which plays an important role in securing the campus. The applicant has made several improvements to the CVIF site design, canopy, and facade in response to NCPC and other agency comments. Most recently, the Commission provided comments on the concept plans submitted in February that were supportive of the project's development. Overall, the proposal is generally consistent with policies set forth in the Federal Elements of the *Comprehensive Plan for the National Capital*. As such, staff recommends the **Commission approve the preliminary and final site and building plans for a Commercial Vehicle Inspection Facility (CVIF) and a restroom facility at the 9/11 Memorial on the Pentagon Campus in Arlington, Virginia.**

Analysis

In its recent review of the West End Security Fence project (NCPC File No. 8677), the Commission recommended the applicant consider the use of landscape features and other design elements to decrease the visual impact of the CVIF to pedestrians and the adjacent memorial. The applicant made several improvements to the site design, canopy, and facade in response to NCPC and other review agency comments.

The previous iteration of the project included a gridded precast concrete veneer panel on the CVIF building, canopy columns, and canopy fascia, which increased the thickness and visibility of the structure. The final design minimizes the perceived thickness of the canopy structure by removing the veneer from the columns and angling the canopy soffit to a thin edge. The facade material was also changed to metal panel, which better reflects that this is a service facility that should act as a background building to the historic Pentagon structure. The restroom design and circulation have also been improved to ensure elements are not protruding into the sidewalk and users have a clear and separated entry pathway with increased privacy. Additionally, the applicant proposes evergreen trees along the perimeter fencing between the CVIF and memorial to reduce the visual impact of the inspection activities on the contemplative environment of the memorial.

Future Planning

The West End area within the Pentagon Reservation includes several existing and planned uses including the CVIF and restroom facilities, the 9/11 Memorial, security fencing, and pedestrian and vehicular circulation. As the upcoming comprehensive update to the Pentagon Reservation Master Plan is developed, projects in this area should continue to be coordinated to increase pedestrian safety and accessibility, reduce the visual impacts of security measures, and ensure a welcoming and respectful setting for the 9/11 Memorial.

An offsite Pentagon 9/11 Memorial Visitor Education Center (VEC) is planned on the southern expansion of the Arlington National Cemetery to the west of the Pentagon Reservation. NCPC reviewed concept plans for the VEC in July 2023 (NCPC File No. 8472) and noted a difficult pedestrian experience along Columbia Pike between the VEC and Pentagon 9/11 Memorial. The Commission requested coordination between the VEC applicant, the Pentagon Reservation, and the applicable local and federal transportation authorities to ensure a safe and enjoyable pedestrian connection. As such, staff recommends the **Commission recommend as part of the master plan and future projects, the applicant consider:**

- **Incorporating measures to improve the pedestrian experience between the planned offsite Pentagon 9/11 Memorial Visitor Education Center (VEC) and the memorial.**
- **Providing additional wayfinding signage to direct visitors to the Pentagon 9/11 Memorial entry, which will be behind the proposed restroom facility.**

Measures to improve the pedestrian experience between the planned VEC and the Memorial may include vegetative screening between the perimeter fence and sidewalk on Columbia Pike as well as a landscape buffer zone (with trees if feasible) between the sidewalk and roadway.

CONFORMANCE TO EXISTING PLANS, POLICIES AND RELATED GUIDANCE

Comprehensive Plan for the National Capital

The proposed project is generally consistent with the Federal Elements of the *Comprehensive Plan for the National Capital*. For this review, staff particularly considered policies outlined in the Urban Design, Visitors and Commemoration, and Historic Preservation Elements.

National Historic Preservation Act

WHS fulfilled its responsibilities under Section 106 of the National Historic Preservation Act (NHPA) with the Virginia Department of Historic Resources concurrence with the applicant's finding of no adverse effect on historic properties within the Area of Potential Effects on March 25, 2026. For projects in the environs, outside of the District of Columbia, NCPC does not have a formal review responsibility under Section 106 of the NHPA.

National Environmental Policy Act

WHS has a responsibility under the National Environmental Policy Act (NEPA), and this project was contemplated in the 2024 Pentagon Reservation Master Plan Update Environmental Assessment (EA). The EA concluded with a Finding of No Significant Impact (FONSI) on March 20, 2024. For projects in the environs, outside of the District of Columbia, NCPC does not have a formal review responsibility under the NEPA.

CONSULTATION

U.S. Commission of Fine Arts

The Commission of Fine Arts (CFA) reviewed the final design on their March 2026 Consent Calendar and had no objection to the proposal.

ONLINE REFERENCE

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

- Submission Package

Prepared by Laura Shipman
04/29/2026

POWERPOINT (ATTACHED)

Pentagon Commercial Vehicle Inspection Facility

104 Boundary Channel Drive, Arlington, Virginia

Approval of Preliminary and Final Site and Building Plans

United States Department of Defense

Project Summary

Commission Meeting Date: May 7, 2026

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

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

Session: Consent Calendar

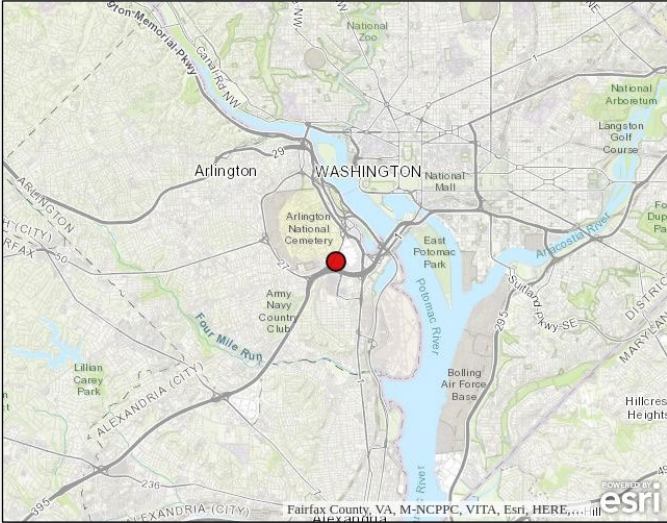
NCPC Review Officer: Laura Shipman

NCPC File Number: 8741

Project Summary:

Washington Headquarters Services (WHS) has submitted preliminary and final site and building plans for a Commercial Vehicle Inspection Facility (CVIF) and a restroom facility at the 9/11 Memorial on the Pentagon campus in Arlington, Virginia. The project will replace the temporary Secure Access Lane Remote Screening Facility located on the southwest side of the Pentagon to improve operations and overall security for deliveries. The CVIF facility will include an inspection canopy structure, reconstruction of access roadways, and construction of security measures including fences, gates, barrier walls, active vehicle barriers, under vehicle surveillance systems, and license plate readers. In addition, the project includes the design of a permanent 9/11 Memorial Restroom facility to replace the existing temporary restroom trailer, and to serve the public visitors of the Memorial site.

Site Location



Location Map

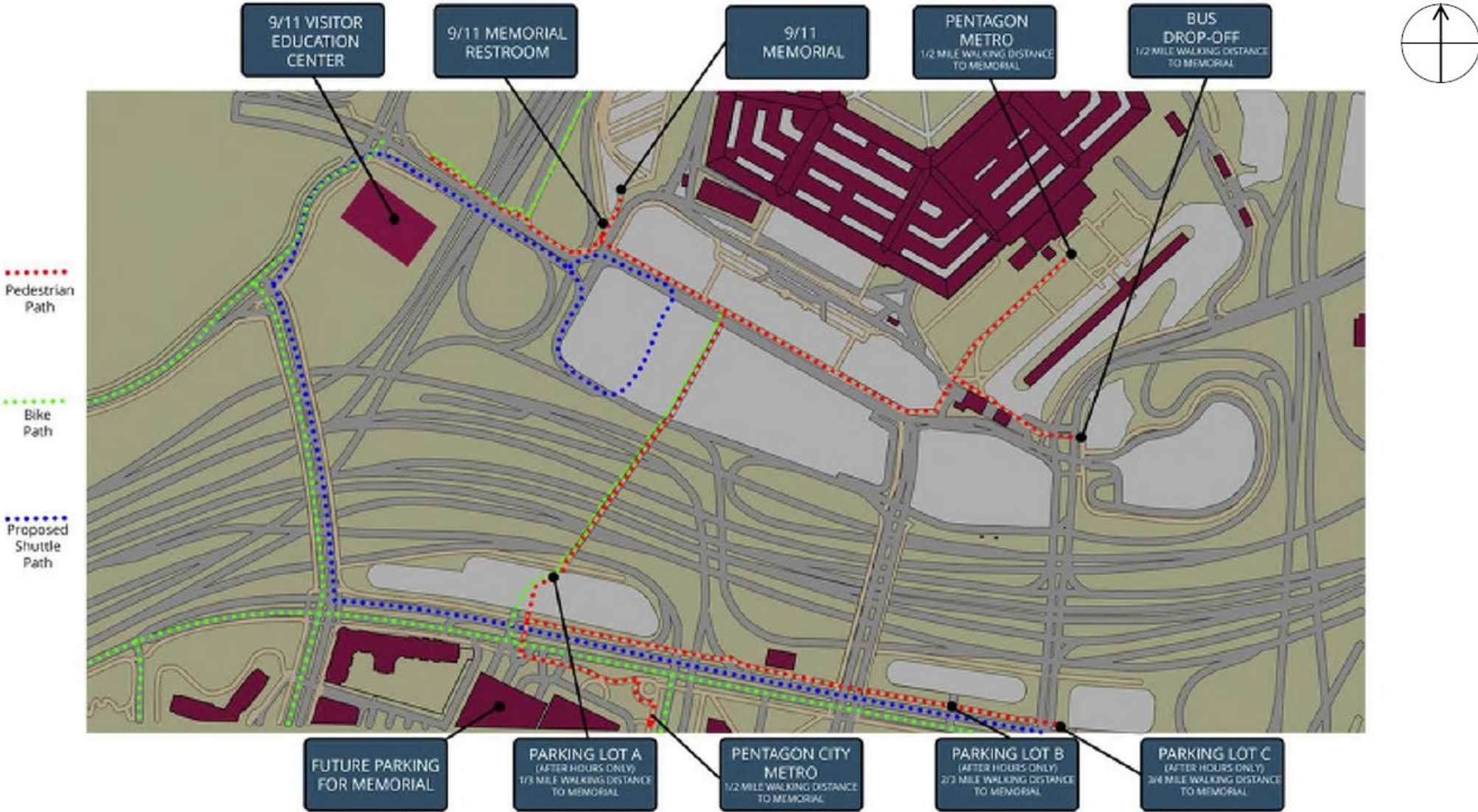
Existing Conditions

LEGEND

- 1. EXISTING GUARD BOOTHS TO BE REMOVED
- 2. EXISTING CANOPY AND INSPECTION LANE TO BE REMOVED
- 3. MOBILE, TEMPORARY RESTROOMS TO BE REMOVED
- 4. EXISTING 9/11 MEMORIAL



Existing Conditions – Path Diagram



Existing Conditions – Canopy and Inspection Lane



KEY PLAN



Existing Conditions – View from 9/11 Memorial Entrance



KEY PLAN



Existing Conditions – Temporary Restroom



KEY PLAN



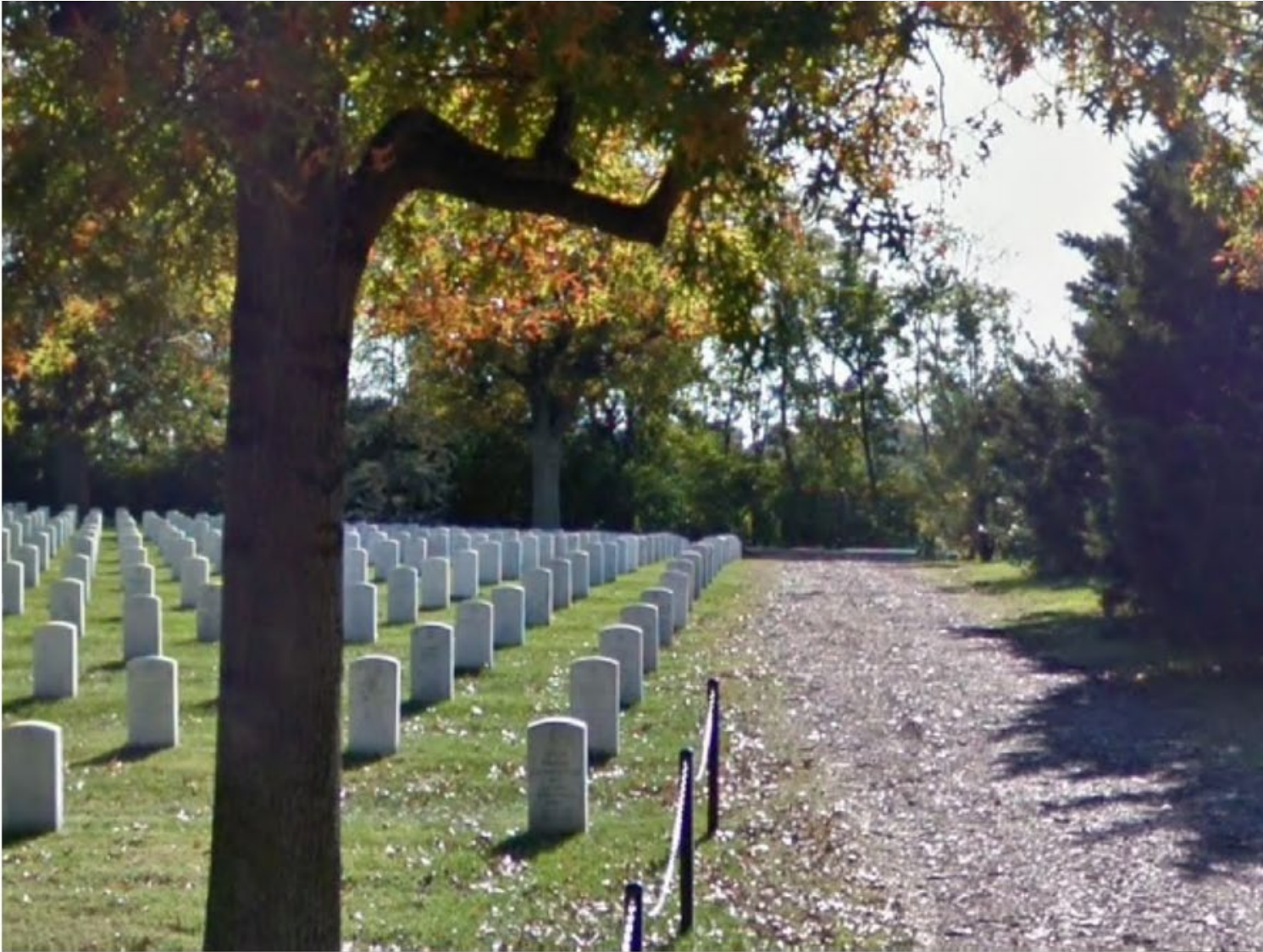
Existing Conditions – Aerial View from Arlington Cemetery



KEY PLAN











Existing Conditions – View from Arlington Cemetery

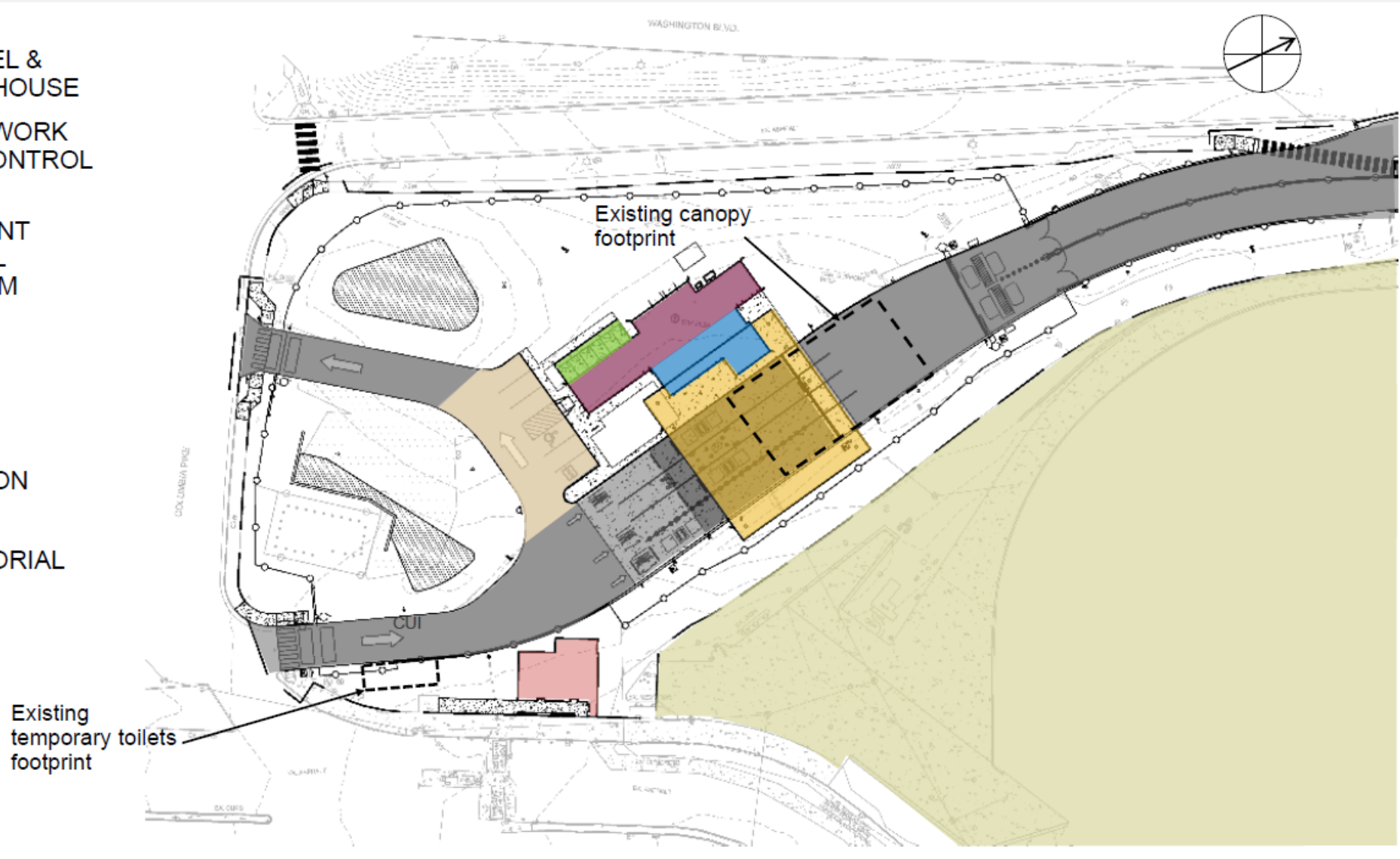


KEY PLAN

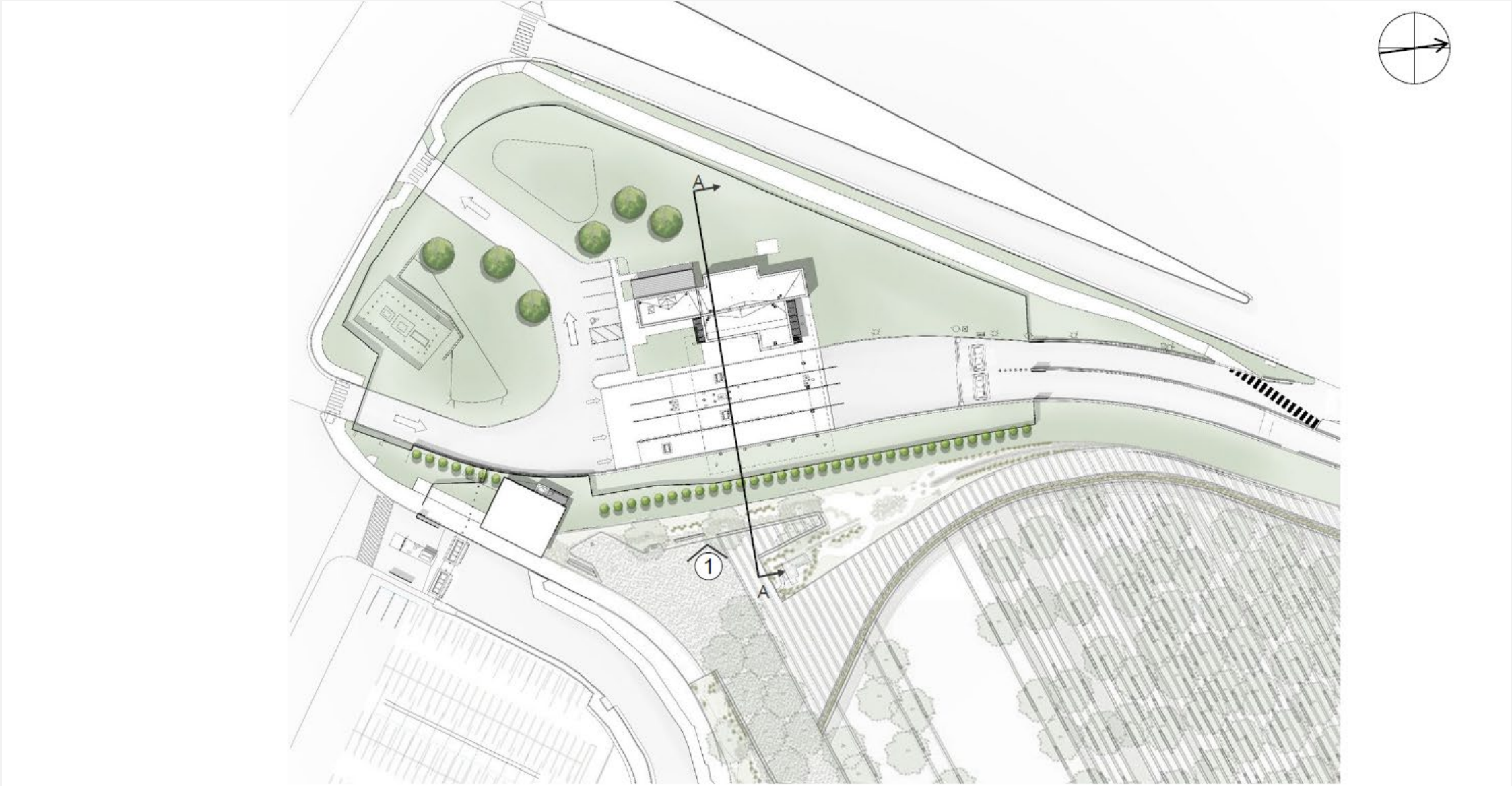


Proposed Site Plan Elements

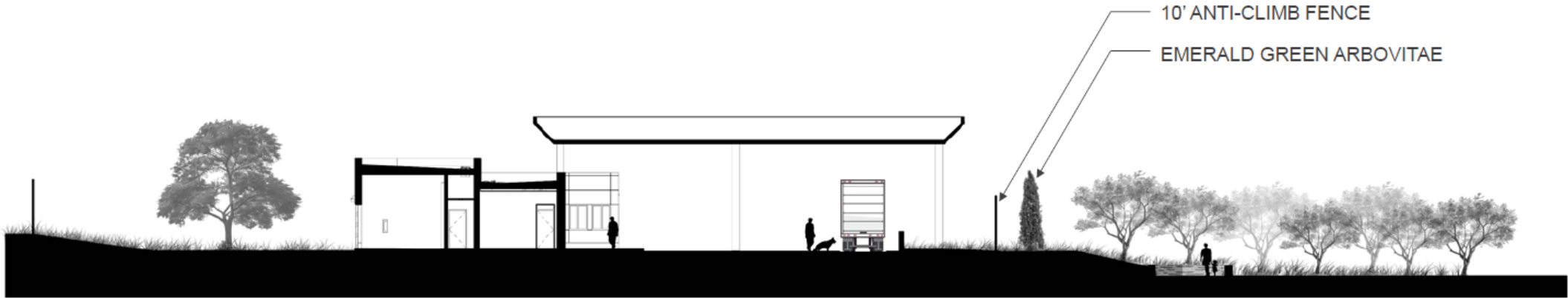
-  K-9 KENNEL & BACK OF HOUSE
-  OFFICER WORK AREA & CONTROL BOOTH
-  PERMANENT MEMORIAL RESTROOM
-  DOG RUN
-  CANOPY
-  PARKING
-  INSPECTION LANES
-  9/11 MEMORIAL



Proposed Site Plan



Proposed Site Section and Elevation



SECTION A-A

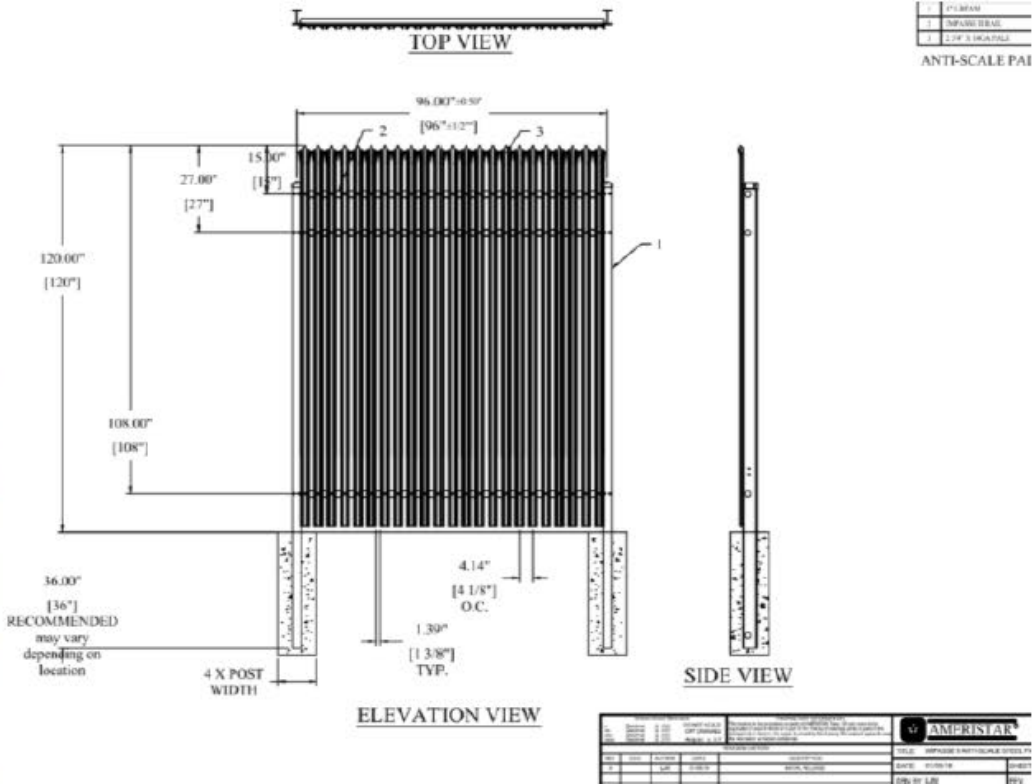
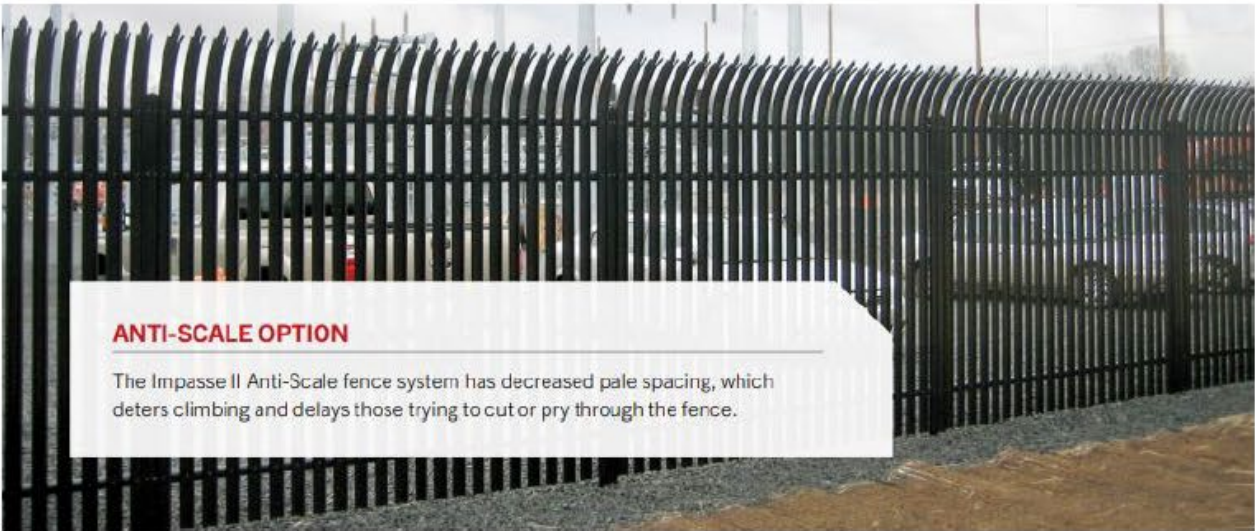


ELEVATION 1

Proposed Landscape Plan



Proposed Anti-Climb Fence (10 ft)

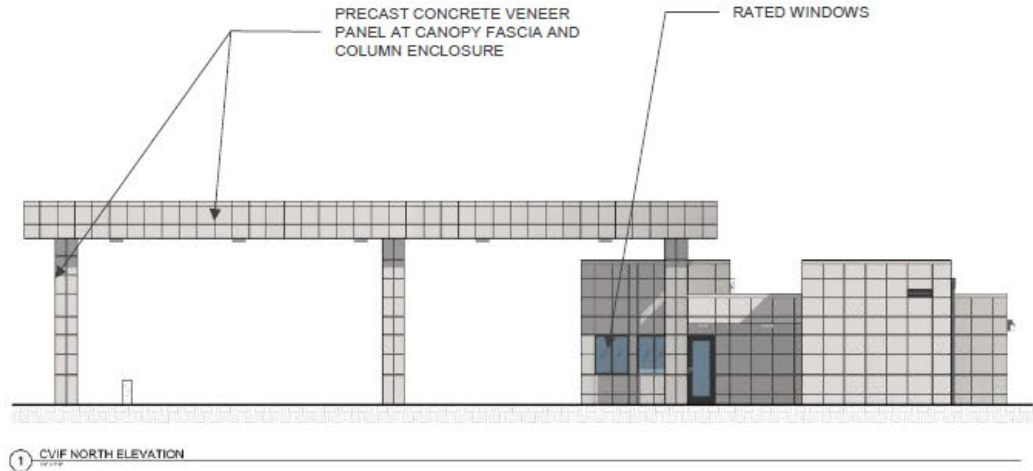
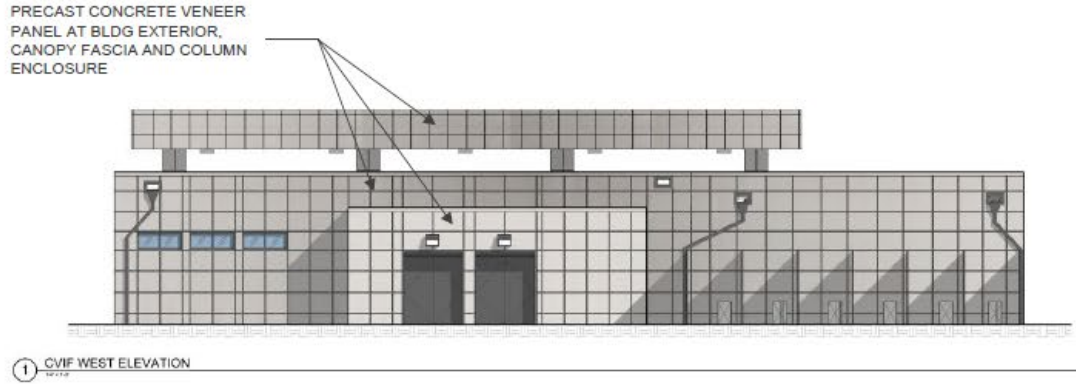
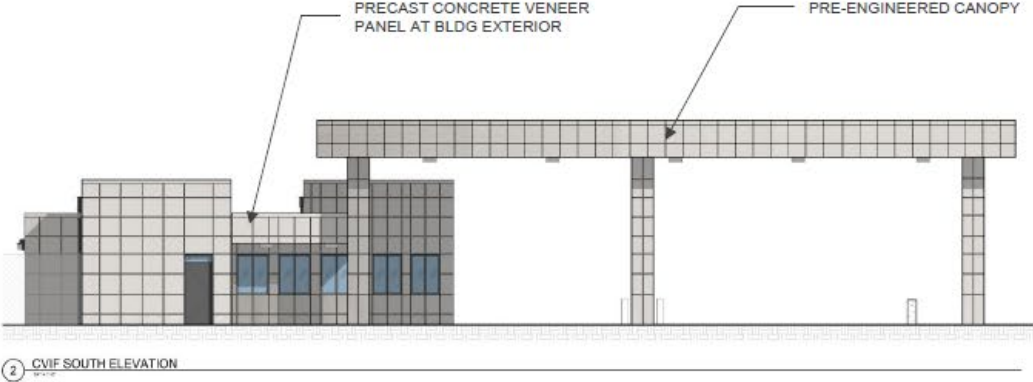
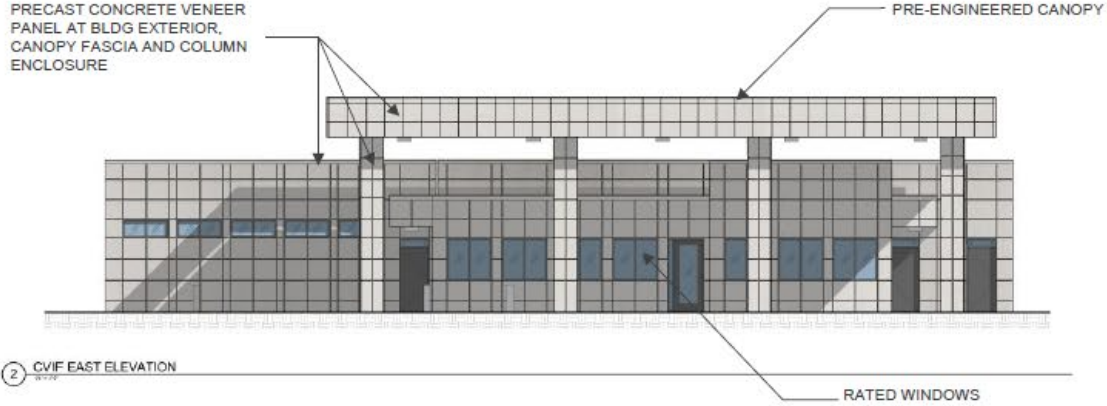


Proposed Landscape Elements

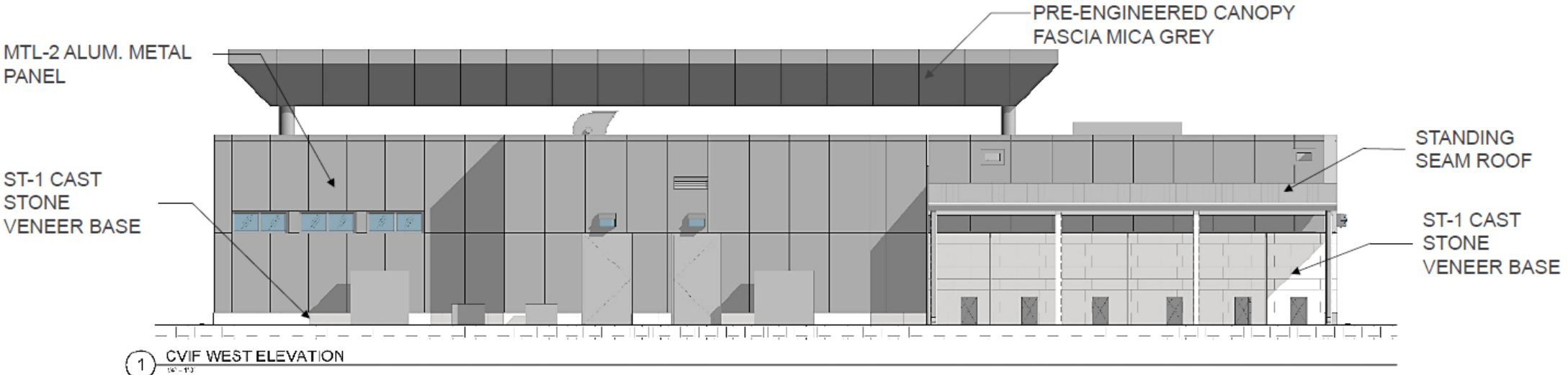
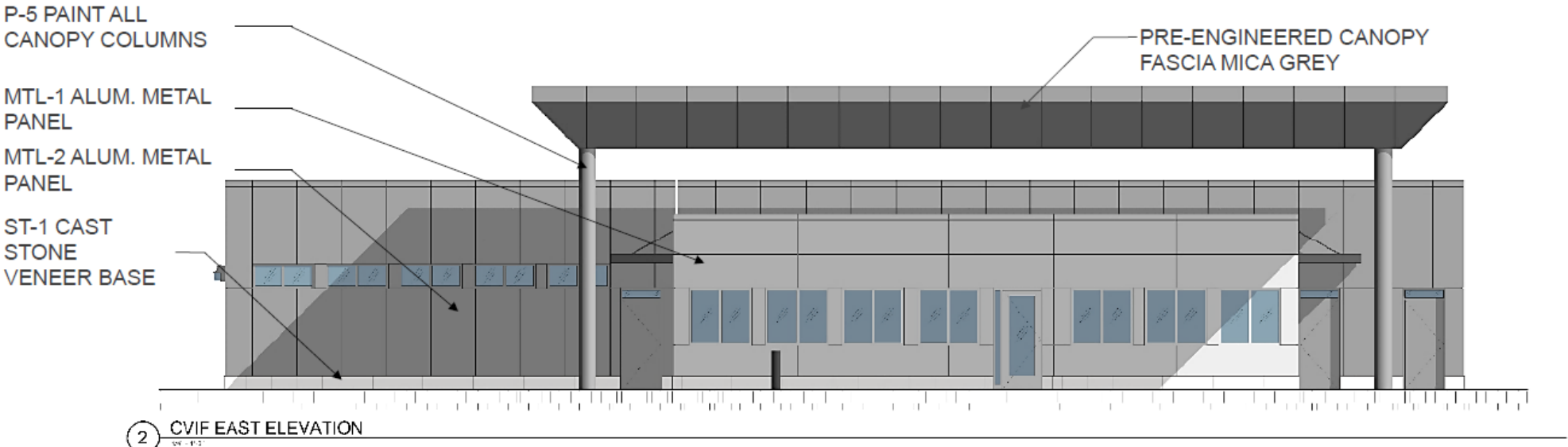
EMERALD GREEN ARBORVITAE
UP TO 15 FT TALL AND 4 FT WIDTH



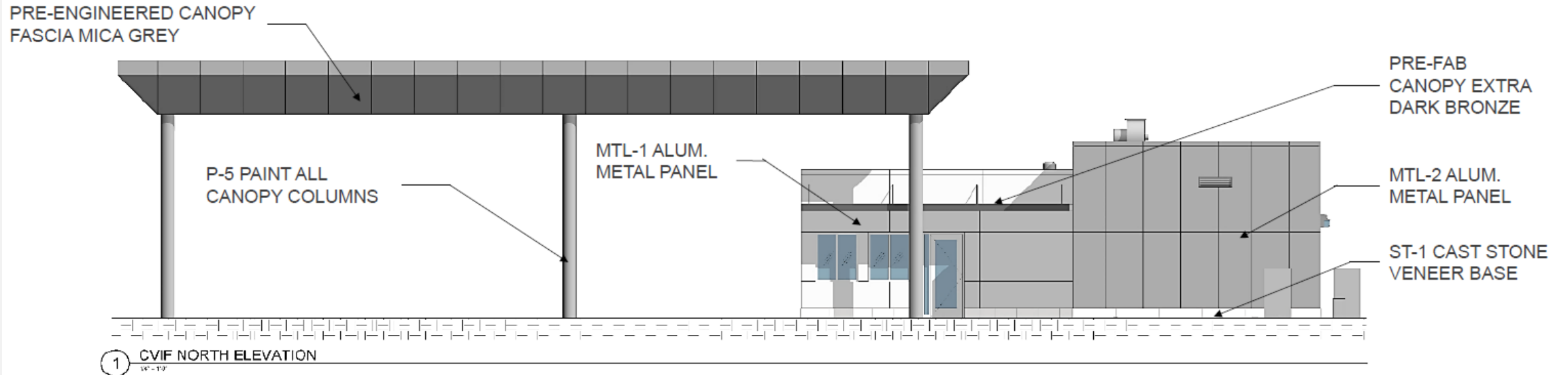
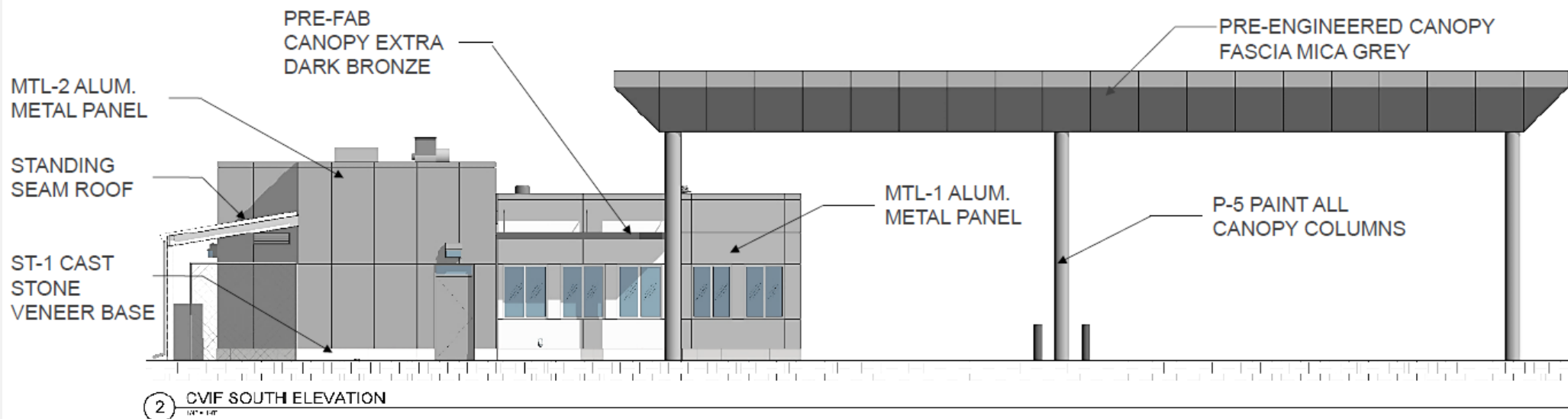
Previous CVIF Design Presented to CFA



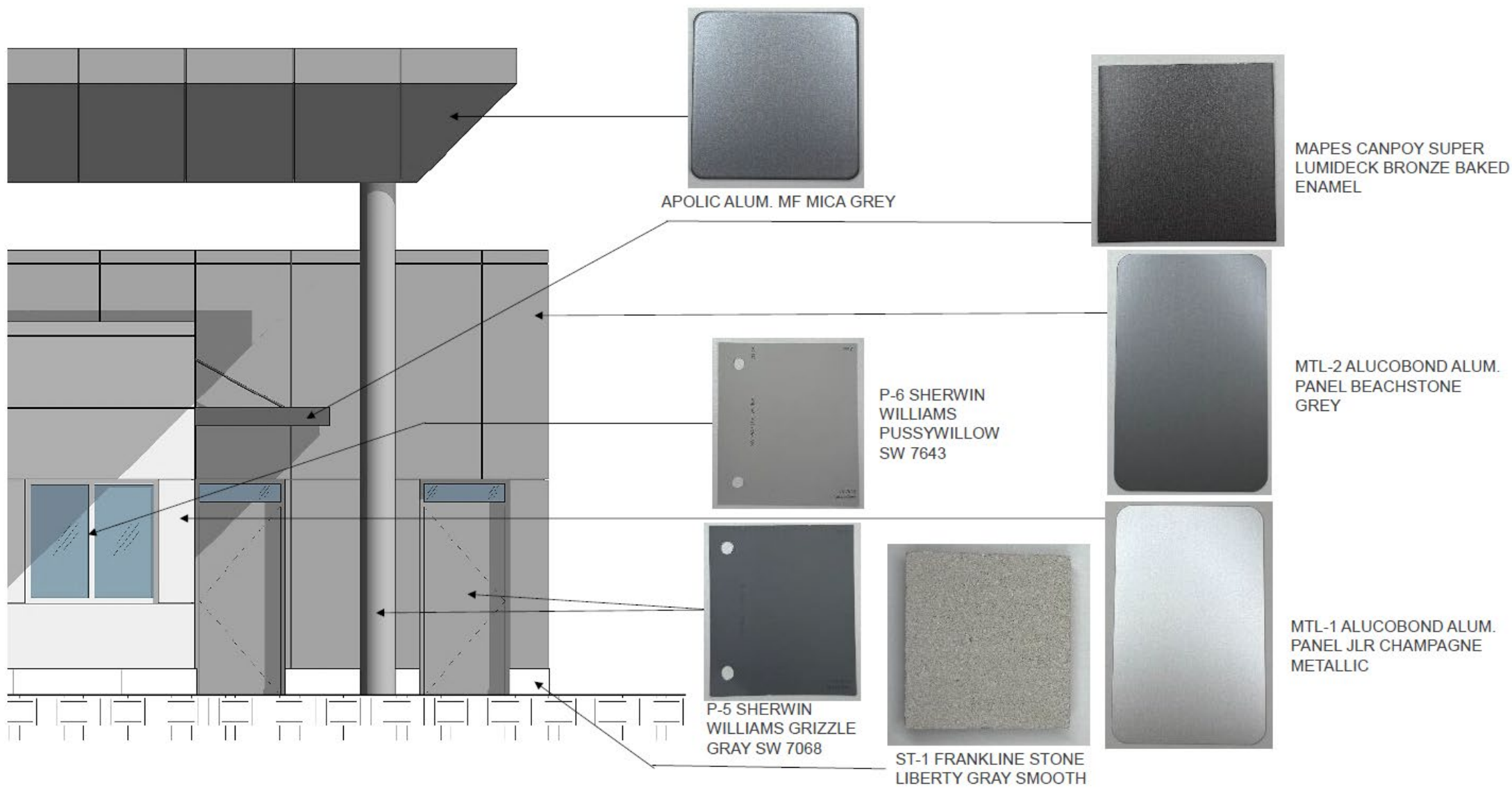
Proposed CVIF Elevations



Proposed CVIF Elevations



Proposed CVIF Materials



Rendering of CVIF

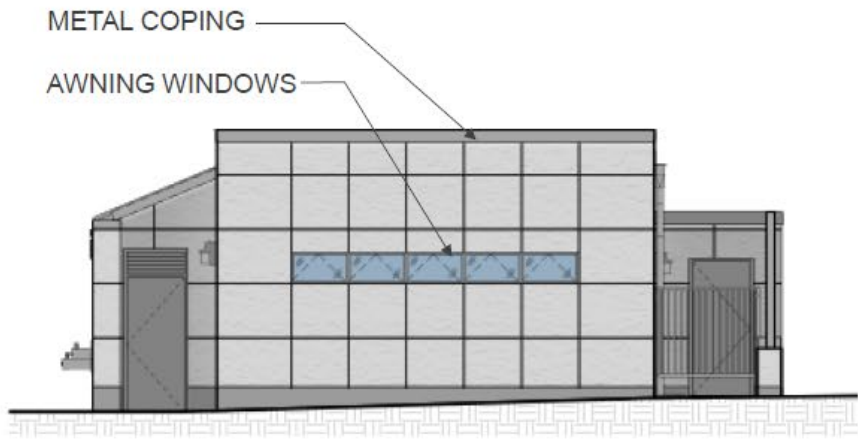


Proposed Memorial Restroom

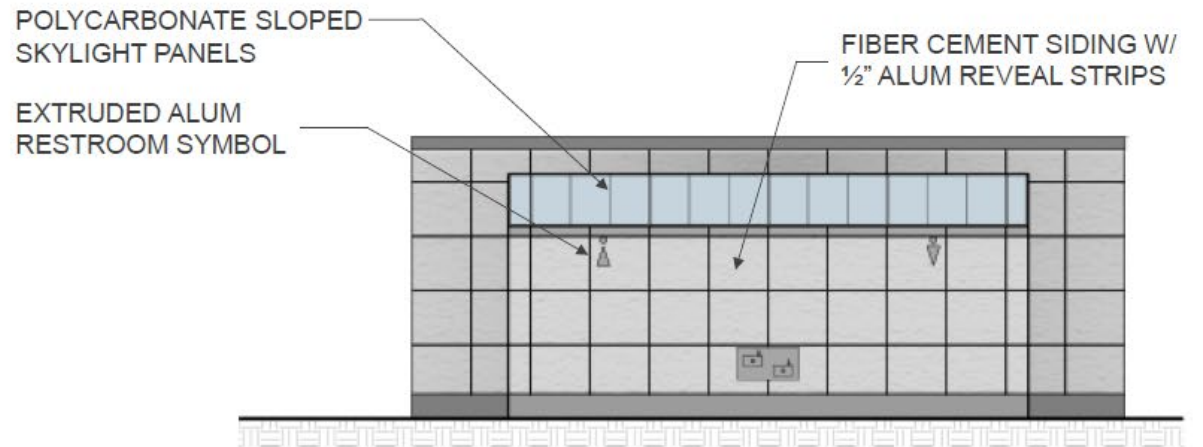
-  SUPPORT SPACES
-  RESTROOMS
-  9/11 MEMORIAL



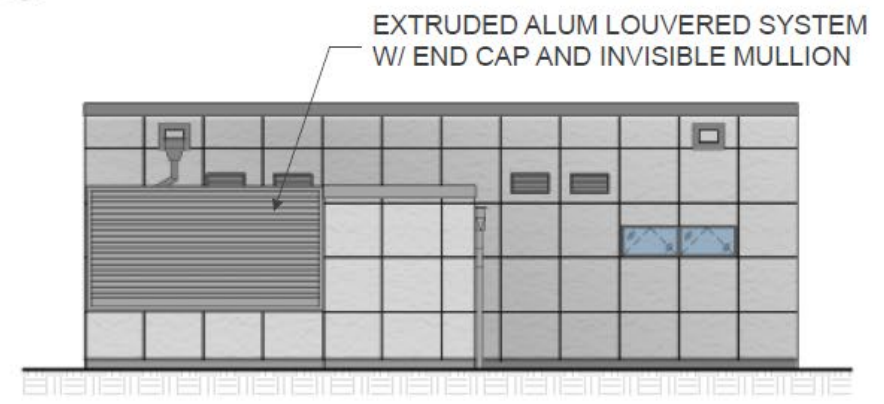
Previous Memorial Restroom Design presented to CFA



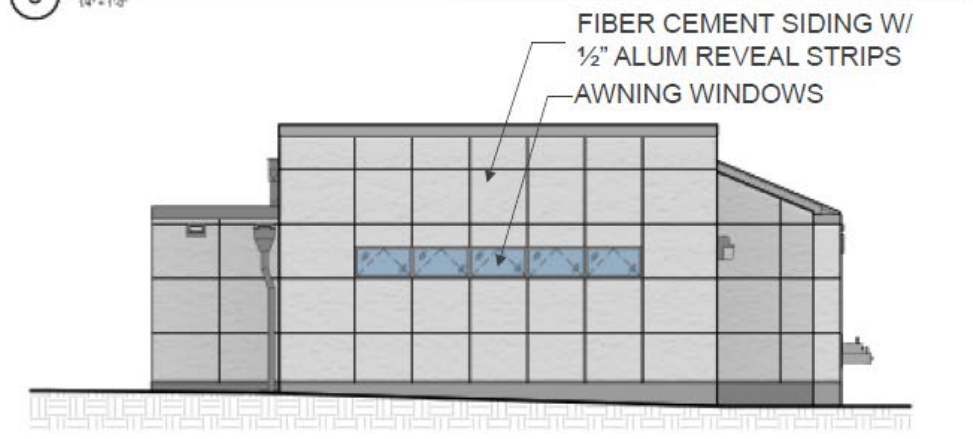
1 MR NORTH-EAST ELEVATION
1/4" = 1'-0"



3 MR SOUTH-EAST ELEVATION
1/4" = 1'-0"

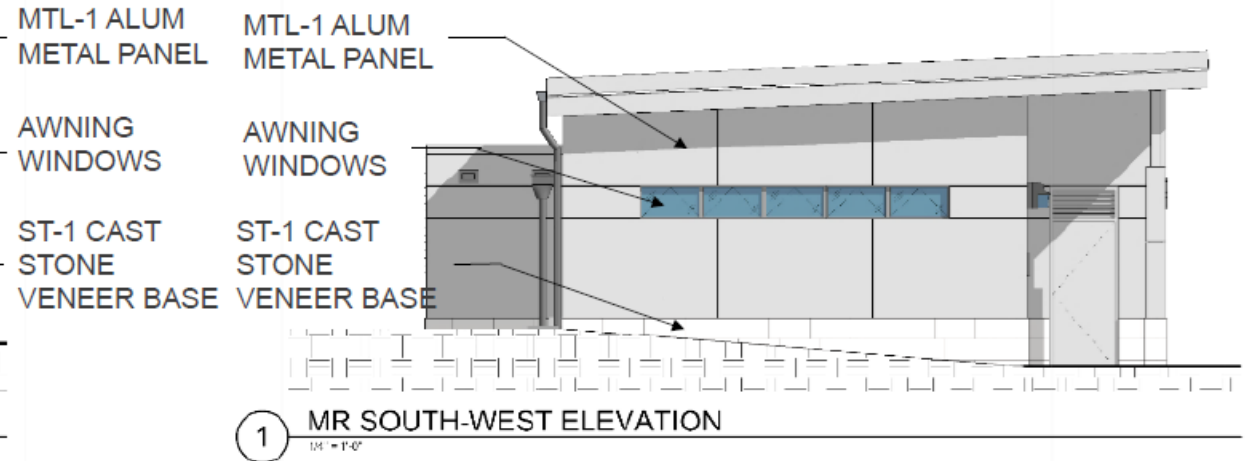
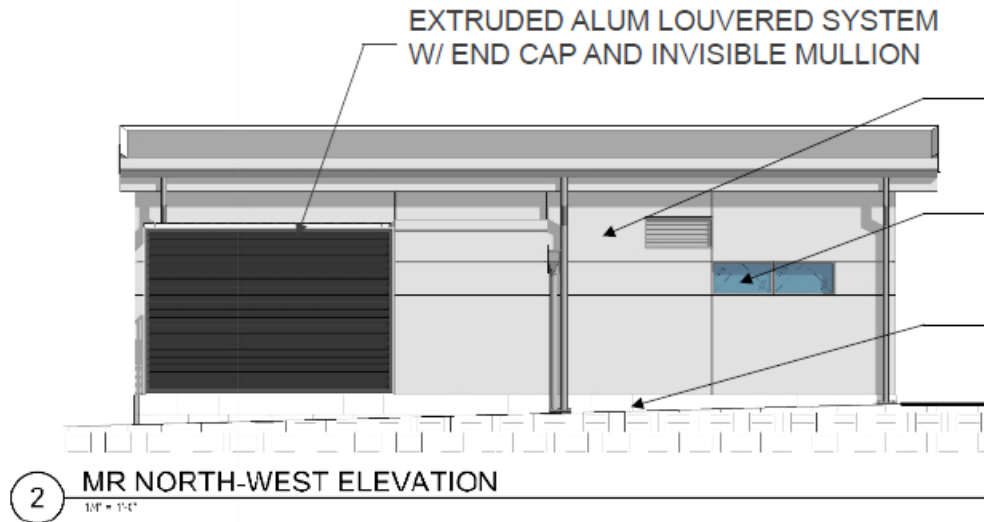
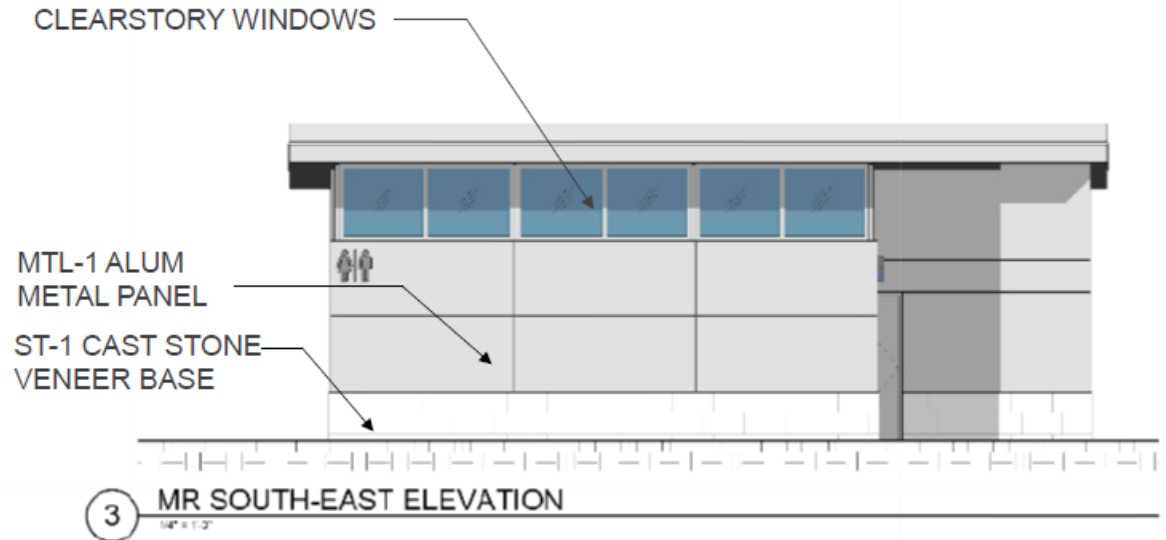
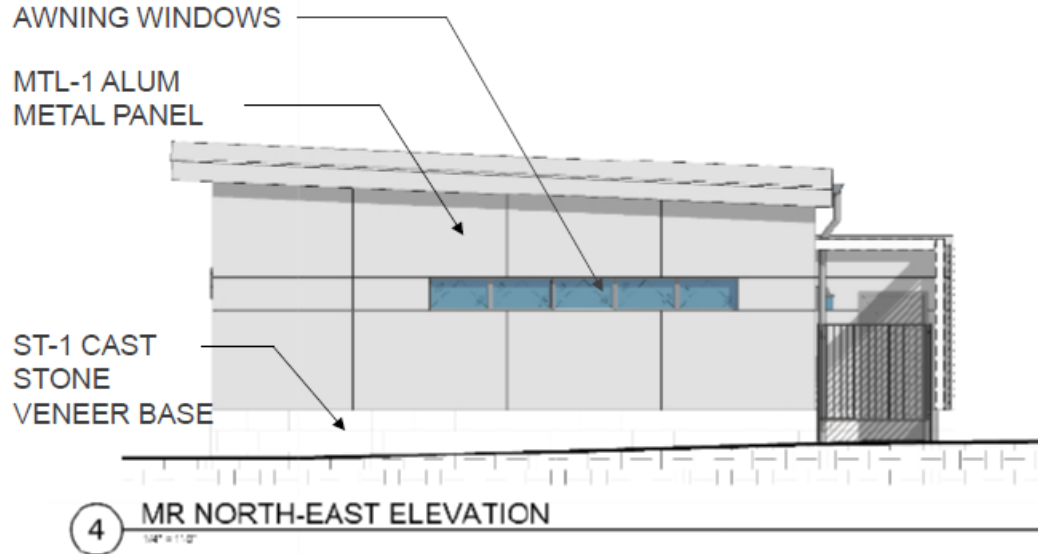


2 MR NORTH-WEST ELEVATION
1/4" = 1'-0"

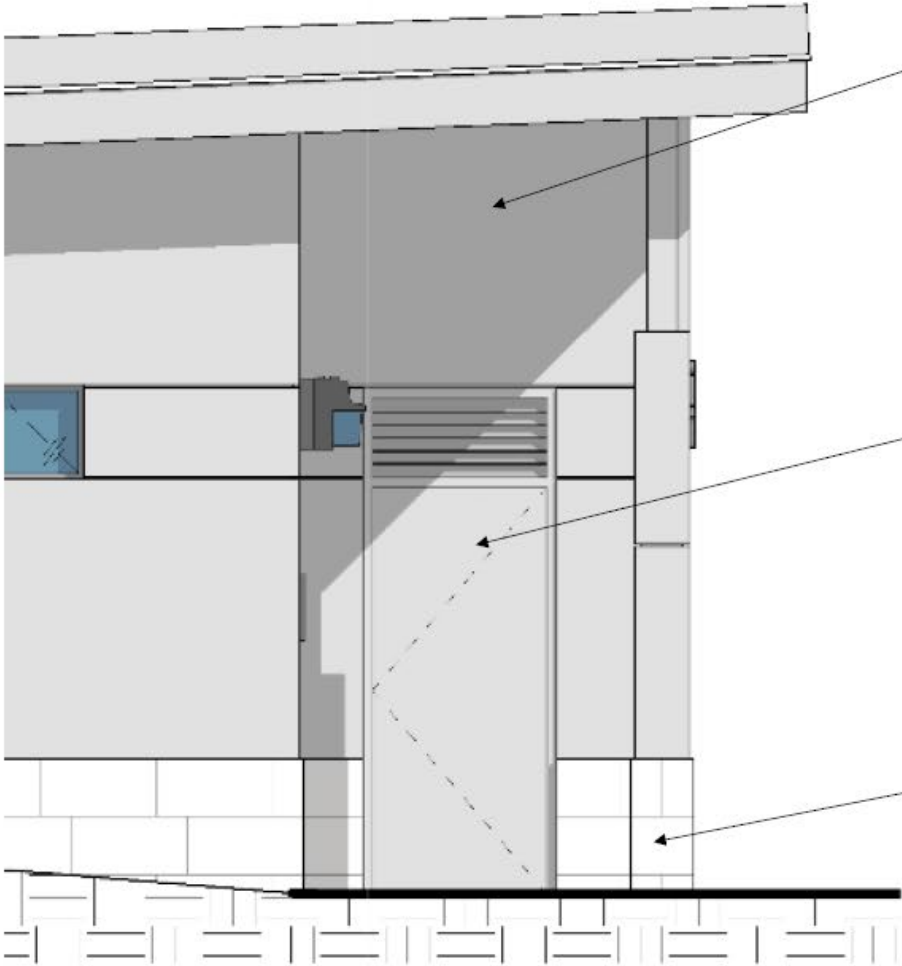


4 MR SOUTH-WEST ELEVATION
1/4" = 1'-0"

Proposed Memorial Restroom Elevations



Proposed Memorial Restroom Materials



MTL-1 ALUCOBOND
ALUM. PANEL JLR
CHAMPAGNE METALLIC



P-6 SHERWIN WILLIAMS
PUSSYWILLOW SW 7643



ST-1 FRANKLINE STONE
LIBERTY GRAY SMOOTH

Rendering of Memorial Restroom



View from Washington Boulevard



Aerial View Looking North



Aerial View from Pentagon 9/11 Memorial



View from Pentagon 9/11 Memorial



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

20 March 2026

Dear Mr. DeLancey:

In its meeting of 19 March 2026, the Commission of Fine Arts reviewed and approved the following project on the Consent Calendar, with accompanying staff recommendation:

CFA 19/MAR/26-e

U.S. Department of Defense

Pentagon Reservation & National 9/11 Pentagon Memorial

Columbia Pike and N. Rotary Road, Arlington, VA

New commercial vehicle inspection and restroom facility

Final

RECOMMENDATION: No objection to the final design of a new commercial vehicle inspection facility and a restroom building on the Pentagon Reservation adjacent to the National 9/11 Pentagon Memorial in Arlington, Virginia. Scope of work includes the replacement of the existing vehicle screening facility with a permanent one that incorporates within the building, a control room, administrative spaces, and a kennel while a canopy will cover the vehicles to be inspected. A stand-alone structure with restrooms for visitors to the National 9/11 Pentagon Memorial is also being proposed. (Previous: CFA 22/JAN/26-b)

Sincerely,



Thomas E. Luebke, FAIA
Secretary

Cameron D. DeLancey, Pentagon Reservation Chief Master Planner
Washington Headquarters Services
1156 Defense Pentagon
Washington, DC 20301-1155