



## MEDIA RELEASE

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### ***NCPC Approves Washington Navy Yard Master Plan***

*Commission also Provides Comments on Draft Fort Belvoir Master Plan and Finds That Barry Farm and McMillan Sand Filtration Site Developments are Not Inconsistent with the Comprehensive Plan for the National Capital*

**Washington, DC** – At its monthly meeting on Thursday, November 6, 2014, the National Capital Planning Commission (NCPC) approved the final master plan for the Washington Navy Yard submitted by the Department of the Navy, except for the proposed conversion of Admiral Willard Park into a surface parking lot. In its approval the Commission supported the Navy's efforts to increase the facility's open space, including adding a 100 foot green buffer alongside the riverfront. Also noted was that the plan's proposed employee parking ratio of one space for every 4.5 - 5.0 employees is consistent with guidance provided to federal agencies in the *Comprehensive Plan for the National Capital*. NCPC also encouraged the Navy to incorporate potential impacts of climate change in the next master plan update.

Originally established in 1799 as a ship building facility, the Navy Yard currently serves as one of the Navy's most important administrative centers. Approximately 18,000 people work in 4.5 million square feet of building area on the 76-acre site situated along the Anacostia River. The master plan includes three components. The five year, short-term component includes eight funded or programmed projects including the renovation of several buildings and two piers, and the demolition of two other piers. The Navy Yard anticipates a growth of 530 employees over the next five years. The long-term component will guide planning and development over the next 20 years. The final component is a Transportation Management Plan that seeks to reduce and/or shorten the number of employee single occupancy vehicle trips to the Navy Yard.

The Commission then provided comments on the draft master plan for Fort Belvoir submitted by the Department of the Army. This plan will serve as the framework for future development and management of the installation located in Fairfax County, Virginia. Fort Belvoir, comprised of the 7,682-acre Main Post and the 807-acre Fort Belvoir North Area. The installation currently hosts more than 140 Defense agencies and approximately 39,000 employees. Projections call for an additional 5,000 employees on base by 2017 and 17,000 by 2030.

The draft master plan includes three components. The Installation Vision and Development Plan provides a big picture document to guide the installation's growth; a Transportation Management Plan which, like the one for the Navy Yard, seeks to reduce and/or shorten the number of employee single occupancy vehicle trips; and Installation Planning Standards which seek to provide visual order and architectural consistency to new development. The draft master plan envisions 52 short-term projects by the end of FY2017 and 19 long-term projects from FYs2018-2030.

NCPC's comments addressed each of these components. Among its comments, the Commission supported the master plan's vision and guiding principles as laid out in the Installation Vision and Development Plan, and requested that the Army evaluate environmental mitigation areas, the effect of potential sea rise on developable areas, and sustainable energy source locations prior to submitting the final plan for review. They requested that the Army continue to evaluate ways to meet the Comprehensive Plan's parking ratio goal for the base and measures that could mitigate transportation impacts caused by workforce increases. NCPC also recommended that the Army evaluate Low Impact Development (LID) standards for base roadways and parking areas.

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The Commission then reviewed two projects referred by the Zoning Commission of the District of Columbia. The first was a First Stage Planned Unit Development and related map amendment for the redevelopment of the Barry Farm public housing complex and Wade Road apartments, currently owned/managed by the DC Housing Authority, from single-use, low-income housing to a mixed-use, mixed-income community. In its review the Commission found that the project was not inconsistent with the *Comprehensive Plan for the National Capital*.

The 34-acre site is located in Southeast Washington, DC and bound by Firth Sterling Road, SE, Wade Road, SE, Suitland Parkway, and the St. Elizabeths West Campus. The new community will include approximately 1,400 residential units (including 344 replacement public housing units), 55,500 square feet for retail/service uses, and open space including a 2.4-acre central park.

The second project was a First Stage and Consolidated Planned Unit Development and related map amendment to transform the former McMillan Slow Sand Filtration Site into a new neighborhood containing parkland, residential units, offices, retail, and amenities. NCPC found that the project was not inconsistent with the *Comprehensive Plan for the National Capital*. It also noted that the development team previously worked with NCPC staff to address concerns regarding potential impacts on views from the Armed Forces Retirement Home and that the proposed overall density is consistent with designations made on the 2007 Comprehensive Plan Future Land Use Map.

The proposal calls for the rehabilitation and reuse of many of the existing above and below-ground historic structures and the retention of a large portion of the site's existing open space. Development plans include more than two million square feet of gross floor area including a healthcare facility, grocery store, multi-family housing, rowhouses, a community center, and parks/open space, including re-establishment of a perimeter walk designed by Frederick Law Olmsted, Jr. The approximately 25-acre site, owned and operated by the federal government until 1986 and sold to the District government in 1987, is bound by Michigan Avenue, NW, North Capitol Street, Channing Street, NW, and First Street, NW.

Before adjourning the Commission heard an information presentation on the Dwight D. Eisenhower Memorial. Representatives of the Eisenhower Memorial Commission reported on outstanding planning issues raised by NCPC in its previous actions. These included the memorial lighting design, perimeter security for the Department of Education headquarters building, and pedestrian circulation. No action is taken on information presentations.

This month's agenda also included one consent calendar item (no presentation given):

- Approval of comments to the Zoning Commission of the District of Columbia regarding closing of public streets adjacent to Squares S-603, N-661, 605, 661, 607, 665, and Reservation 243 and 244 for a proposed DC United soccer stadium (7571)

In addition, the Executive Director approved eight items under authorities delegated by the Commission. The staff recommendations are available on [NCPC's website](#).

*The National Capital Planning Commission is the federal government's central planning agency in the District of Columbia and surrounding counties of Maryland and Virginia. The Commission provides overall guidance for federal land and buildings in the region. It also reviews the design of federal projects and memorials, oversees long-range planning for future development, and monitors capital investment by federal agencies.*

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