



MEDIA RELEASE

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NCPC Releases Draft Federal Parks & Open Space Element for Public Comment

Marine Corps Barracks Final Master Plan and Armed Forces

Retirement Home Campus Master Amendment Approved

Washington, DC—At its Thursday, March 1 meeting the National Capital Planning Commission (NCPC) authorized release of draft policies for the [Parks & Open Space Element Update](#) of the *Comprehensive Plan for the National Capital* for a public review and comment period that will extend through May 7. This element establishes policies to protect and enhance the many federal parks and open spaces in the National Capital Region.

The update incorporates information from recent planning studies such as the *Small Parks Management Strategies Study* completed by NCPC and the National Park Service. It introduces topics that reflect current issues and agency initiatives, such as approaches to successfully adapting designed landscapes or incorporating commemorative works within actively used parks. The element also includes information and policies referencing the Capper-Cramton Act that provided federal funding to acquire parkland in the region and authorized NCPC to review development projects in these parks to ensure their protection.

The proposed Parks & Open Space Element is structured around six guiding principles to create a cohesive vision through improved stewardship, utilization, maintenance, planning, and design. These include:

1. Protect the Parks and Open Space Design Legacy
2. Provide Stewardship of Natural and Cultural Resources
3. Provide Access to and Connections between Parks and Open Space
4. Balance Multiple Uses within Parks
5. Balance Commemorative Works within Parks
6. Build Partnerships and Coordination among Multiple Landowners and Jurisdictions

NCPC will host two public open houses for the public to learn more about the updates: Wednesday, March 21 (6:00—7:30 pm) and Thursday, April 12 (10:30 am—noon). Both meetings will cover the same content. The draft element is available [online](#) for review and comment. Following the closure of the public comment period, NCPC staff will revise the element and bring it back to the Commission for adoption later this year.

Prior to this action, the Commission approved an amendment to the [Armed Forces Retirement Home](#) (AFRH) Campus Master Plan. The campus is located in Northwest Washington, DC and provides residences and services for approximately 600 retired members of the military. The previously approved master plan divides the campus into two primary zones: one that houses the main campus (192 acres) and Zone A that will be leased for private mixed-use development (80 acres). The AFRH does not receive funding from Congress, and hopes to use money from this lease to help sustain its operations. AFRH anticipates putting out a Request for Proposal in the coming months before choosing a developer.

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The amendment proposed a minor modification to expand the Zone A boundary to include a heating plant and two associated outbuildings decommissioned in 2013. Two of the three buildings contribute to the Armed Forces Retirement Home's Historic District and will be adaptively reused. The adjustment would increase Zone A by 36,088 sq. ft. for a total of nearly 4.4 million sq. ft. of developable space. The amendment also includes a small adjustment to the proposed fence between the two zones. In its comments, the Commission noted that any future proposals to change the existing master plan would be subject to NCPC review.

NCPC then approved the final master plan, submitted by the Department of the Navy, for the [Marine Corps Barracks](#) located in Southeast Washington, DC. The 12.58 acre Marine Corps Barracks, which houses 1,043 workers, is divided into two districts—the historic Main Post (1801, the oldest continuously active Marine Corps installation in the United States) and the newer Sousa Annex (2003). The final installation master plan includes a vision, framework, and installation development plans, a transportation management program, and development standards and program.

The main project associated with this final master plan is the relocation of Building 20 residents into a new facility on the Sousa Annex. Building 20, constructed in 1975 as a barracks for single Marines, will be replaced because it does not meet new anti-terrorism/force protection setback standards. The Navy is conducting a study for the reuse or redevelopment of Building 20 and anticipates finishing it within a year. In its comments NCPC noted that the Navy addressed all of the Commission's recommendations provided during prior review, and commended the Navy for working closely with various agencies in a process that resulted in an alternative design for the new barracks that maintains the 6th Street, SE viewshed.

Before adjourning, the Commission heard an information presentation on [development and plans for Southwest Washington, DC](#). **Valecia Wilson**, DC Office of Planning Neighborhood Planner, discussed District of Columbia plans and guidance for the Southwest quadrant, which is one of the fastest growing in the city. There are currently 13,000 residents with an anticipated increase to 20,000 by 2025. 10,000 new jobs are anticipated to be added by then as well. She explained that all of DCOP's plans are based upon three anchors: livability, sustainability + resiliency, and accessibility. Upcoming projects in Southwest include the Wharf Phase II, redevelopment of the Randall School; redevelopment of the Greenleaf Public Housing; and transformation of Buzzard Point.

Steve Moore, Southwest Business Improvement District Executive Director, presented existing and forthcoming development and amenities in the Southwest Business Improvement District area that focused on the three diverse audiences in this area: federal agencies, neighborhoods, and visitors, particularly to the Wharf. The BID noted that 42 projects are in motion over the next 36 months and discussed the new night-time character and activities that continue to evolve at The Wharf and beyond. The BID is exploring new transportation options and how to further 4th, 7th, and 10th Streets, SW as connectors and public spaces between the National Mall and the waterfront. The Commission does not take action on information presentations.

This month's agenda also included six consent calendar items (no presentation given):

- Adoption of an amendment to the Development Controls for the Chancery Section of the International Center, 3501 International Place, NW. (0706)
- Final site and building plans for a building relocation at Joint Base Andrews, Camp Springs, Maryland. (7872)
- Concept design for targeted accessibility improvements at the Thomas Jefferson Memorial, 16 East Basin Drive, SW. (7937)
- Preliminary and final site development plans for the Purple Line crossing at Sligo Creek Stream Valley Park, Montgomery County, Maryland. (7949)
- Preliminary and final site development plans for fence alterations at the Embassy of Singapore, 3501 International Place, NW. (7952)
- Approval of a report to the Zoning Commission of the District of Columbia regarding Text and Map Amendments at SEFC-1 Zone, Forest City SEFC, LLC, 1212 4th Street, SE. (ZC 17-12)

In addition, the Executive Director approved six items, under authority delegated by the Commission.

- Preliminary and final site and building plans for a new guard booth, pergola, and site improvements at the Embassy of the United Arab Emirates, 3522 International Court, NW. (7953)
- Preliminary and final site development plans for a new fence and retaining wall at the Embassy of Bangladesh, 3510 International Drive, NW. (1844)
- Preliminary and final site development plans for redesign of a gate at the Marine Barracks Washington Annex, 8th and I Streets, SE. (7871)
- Preliminary and final site and building plans for the Stead Park Recreation Center, 1625 P Street, NW. (7963)
- Preliminary site and building plans for a vehicle and pedestrian access control point at the Pentagon Reservation's North Village, Arlington, Virginia. (7958).
- A report to the Zoning Commission of the District of Columbia for a First Stage Planned Unit Development and Related Map Amendment at Squares 5860 and 5861, Poplar Point RBBR, LLC, Howard Road, SE between South Capitol Street and the Anacostia Freeway/I-295. (ZC 16-29)

The National Capital Planning Commission is the federal government's central planning agency in Washington, DC 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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