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**NCPC Provides Input on Concept Plans for National Park Service  
Reservation 378 Park Reconstruction**

*Commission Hears Update on the Armed Forces Retirement Home Redevelopment*

Washington, DC—At its [meeting on Thursday, March 5](#) the National Capital Planning Commission (NCPC) provided comments on concept plans submitted by the National Park Service, in coordination with the Federal Reserve Board, for design revisions and [reconstruction of the park at National Park Service Reservation 378](#), located on Virginia Avenue, NW between C and 21st Streets, NW. The park is located on top of the Federal Reserve Martin Building's north and east parking garages. To replace the garage roofs, the park will be temporarily removed and then reconstructed. The park was originally designed by George Patton and redesigned by Oehme Van Sweden. The proposed plans, by Oehme Van Sweden, call for replacing certain elements, including a fountain and statues, while redesigning other landscape elements to provide seating walls, increased soil depths, and new plant materials. Two existing kiosks that provide access into/out of the parking decks will be consolidated into one larger kiosk.

The Commission noted that the park is a well-used space and agreed that it is important to provide deeper soil to benefit the trees and plants. However, Commissioners expressed concern that the proposed addition of walls and berms on the park's exterior could change its open character. They requested that the applicant continue to refine the proposed landscape design and explore ways to balance proper soil depths with maintaining an open and inviting park, and stressed the importance of physically accessible spaces. They also requested a tree survey and inventory of the existing trees, as well as a tree replacement plan. Commissioners noted that the new kiosk would meet accessibility and security standards but asked for ways for the design to be altered to minimize the structure as much as possible and distinguish it from the adjacent Martin Building.

NCPC then approved final site and building plans submitted by the Naval Facilities Engineering Command Washington for a new 477,966 square-foot, multi-story [Uniformed Services University of the Health Sciences Education and Research Building](#) to be located on the Naval Support Activity Bethesda campus in Bethesda, Maryland. The project includes a large plaza that will create a quadrangle with adjacent buildings and function as the new building's primary pedestrian entrance.

In their approval, the Commission expressed appreciation for the Navy's response to prior NCPC comments regarding reducing the plaza's hardscape and improving the staircase located on the building's northwest side, although several Commission noted that further improvements in the design were still possible. Plans for the plaza now include trees, shrubs, groundcover plants, benches, and covered tables.

Before adjourning, the Commission heard two information presentations. No action is taken on information presentations. In the first, a representative from the General Services Administration (GSA) provided background on the context and prior review processes for the [Armed Forces Retirement Home Master Plan](#). This plan will guide future short- and long-term renovation and development of the 272-acre campus located at 3700 North Capitol Street, NW, including an 81-acre portion (Zone A) that will be leased for private mixed-use development. The Armed Forces Retirement Home is the oldest and only federally funded retirement home for members of the military. The lease of this land will help fund capital improvements and address future fiscal issues.

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The master plan for the home was created in 2008 and amended in 2018. Zone A will include 4.8 million square feet of mixed-use, primarily residential, development (both restoration of historic buildings and new construction). GSA, on behalf of AFRH, in 2018-2019 led a solicitation process for a developer, and ultimately chose Madison | Urban. GSA anticipates bringing another master plan amendment to NCPC this summer or fall that will address any deviations from the 2018 master plan.

In the second information presentation, NCPC staff discussed proposed guidance regarding the [monitoring of other federal agencies' Transportation Management Plans](#) that would be included in an Addendum in the Comprehensive Plan's Federal Transportation Element that the Commission anticipates reviewing later this year. Federal agencies need to complete a Transportation Management Plan (TMP) for all master plans and projects that have transportation components and should review TMPs every five years to ensure that they remain accurate and up to date. The draft proposal would have agencies complete a simple form consisting of six questions every two years and submit it to NCPC through the agencies' online submission portal. The proposed questions would relate to progress on TMP milestones and goals, projects that influence transportation, employee and parking data, and a breakdown of mode choice for commuter travel. NCPC would respond as needed and keep this information as progress reports until the next master plan update.

"This more proactive information gathering process will help with both decision making and best practices," noted NCPC Vice Chairman Tom Gallas.

*This month's agenda included five consent calendar items (no presentations were given):*

1. Preliminary and final building plans for antenna installations at the U.S. Department of Housing and Urban Development, Robert C. Weaver Federal Building, 451 7<sup>th</sup> Street, NW. (8151)
2. Preliminary and final site development plans for renovations at the National Gallery of Art's Plaza North, Constitution Avenue, NW and Pennsylvania, Avenue, NW. (8149)
3. Preliminary site and building plans for an Aeromedical Evacuation Squadron Training Facility at Joint Base Andrews, Camp Springs, MD. (8143)
4. Preliminary site development plans for the Taxiway Whiskey at Joint Base Andrews, Camp Springs, Maryland. (7711)
5. Preliminary site development plans for a permanent fence at the Potomac Annex, 2300 E Street, NW. (8150)

*The Executive Director approved four items under authority delegated by the Commission:*

1. Preliminary and final site development plans for a Capital Bikeshare Station in Rock Creek Park at the intersection of P Street and Rock Creek & Potomac Parkway, NW. (8148)
2. Final site and building plans for a truck inspection area at the Naval Research Laboratory, 4555 Overlook Avenue, SW. (8133)
3. Preliminary and final site development plans for a carport installation at Joint Base Anacostia Bolling, 4555 Overlook Avenue, SW. (8152)
4. Comments to the Council of the District of Columbia on the proposed dedication of a Right of Way for First Street, NW in Lot 252, Square 620 - S.O. 19-48848, between L and Pierce Streets, NW. (8146)

***Video, Commission actions, and related materials will be available [online](#) within five days of the meeting.***

*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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