

For Immediate Release
December 8, 2023

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NCPC and COG Staff Present Draft Federal Telework Study Findings

NCPC Authorizes Release of Updates to the Comprehensive Plan's Introduction Chapter and Agency Submission Guidelines for Public Comment

Washington, DC—At its [December 7, 2023 meeting](#) the National Capital Planning Commission (NCPC), the Metropolitan Washington Council of Governments (COG), and consultants presented initial findings from a **Workplace Scenario Planning Study** commissioned by NCPC and COG. Scenario planning was used to better understand the cumulative impacts of federal telework and hybrid practices on workplaces, work forces, and transportation within the National Capital Region. Today's meeting was the first time that initial information from this technical exercise was shared publicly. The final document, to be released in early 2024, will not provide any recommendations but will help inform NCPC's updates to policies in the Comprehensive Plan's Federal Workplace Element and COG's regional planning efforts.

The study considered three baseline scenarios (minimum telework, 1-2 days /every two weeks; moderate telework, 5-6 days/every two weeks; and maximum telework, 8-10 days/every two weeks) and analyzed how they might impact the region's federal real estate; federal workforce demographics; where federal workers live; and public transportation and commuting patterns.

Key draft findings include the following;

- *Accelerate reducing the footprint:* Teleworking will likely accelerate the implementation of reducing the federal footprint, but the use of facilities plays a pivotal role on how this impacts each agency, county, and region.
- *Retain and attract young talent:* Telework is a key factor in attracting and retaining young talent. In an age where flexibility is highly valued, fresh talent can support an inclusive and innovative environment.
- *Modify transportation and commuting patterns:* Increased telework allows for dispersion of where federal workers reside and alters their commuting habits. This shift can encourage more non-work-related travel but can also lead to a marked decrease in daily Metro ridership, potentially impacting the regional transportation infrastructure.
- *Change sustainability implications:* The net sustainability impact of teleworking remains unclear, as building energy use may decrease, but at home energy costs and non-work-related trips may increase.
- *Vary county implications:* Each county's unique blend of agencies, facility mission and use, and lease expirations will play a role in how counties may be impacted.

The Commission then authorized release of two draft documents for 90-day public comment periods. The first is an **update of the *Comprehensive Plan for the National Capital's Introduction Chapter*** that addresses several planning areas, including equity, climate change, and workplace issues. The introduction outlines the planning framework and guiding principles for the Comprehensive Plan's Federal Elements. Last amended in 2016, the draft Introduction Chapter includes updated data on visitor information, workforce trends, and economic statistics. A new section on critical planning challenges addresses environmental sustainability and resiliency; social, health, and racial equity; commemoration diversity; urban space and security; and the changing federal footprint.

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The Commission also authorized release of an **update of the agency's Submission Guidelines** for a 90-day public comment period. This update is happening in coordination with changes proposed to the Comprehensive Plan's Introduction Chapter. Applicant agencies submit development proposals to NCPC by following the process laid out in the Submission Guidelines. The guidelines describe the content of submissions, submission stages, and the agency coordination and review process. The goal is to encourage agency applicants to conduct early and meaningful community engagement and to submit information about the equity impacts of plans and projects to inform the Commission's decision-making process.

The public comment period for both opens on Wednesday, December 13 and runs through Tuesday, March 12, 2024. People will be able to view the draft documents and submit comments on NCPC's website at www.ncpc.gov beginning on December 13. Public meetings will be held online on January 25, 2024, at 12:00 pm and in person on February 20 at 6:00 pm at NCPC's offices. The content will be the same at both meetings and people can ask questions and learn more about the proposed updates. Staff will incorporate feedback, as appropriate, into the draft documents and then submit both to the Commission for adoption later in 2024.

NCPC approved final site and building plans for the **Browne Education Campus Modernization** submitted by the District of Columbia Department of General Services. The project includes the addition of a new gym and limited site work, including new stormwater management, to the campus located at 850 26th Street, NE. The new gym will replace a 1971 addition in the same location, but with a smaller footprint and the proposed landscape improvements will include both native and pollinator plantings.

[Commission actions and related materials are available online.](#)

The Executive Director approved five items under authority delegated by the Commission. Unless otherwise noted, all projects are in Washington, DC.

1. Preliminary and final site development plans for the Joint Base Anacostia-Bolling Dog Park Solar Powered Lights Installation, 3143 Arnold Avenue, SW. (8506)
2. Preliminary and final building plans for the Liberty Loan Building Antenna Modification, 401 14th Street, SW. (8508)
3. Preliminary and final site and building plans for the McMillan Water Treatment Plant North Clearwell Replacement, 2500 1st Street, NW. (8437)
4. Preliminary and final site development plans for the NIH Garages 6, 7, and 9 Mounted Solar Arrays, 9000 Rockville Pike, Bethesda, Maryland. (8507)
5. Report to the Zoning Commission of the District of Columbia for the Text Amendment to Subtitle B, Section 324.1 to Clarify the Rules of Measurement of Lot Occupancy. (ZC 22-23)

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.