

MEMORANDUM OF ACTIONS  
TAKEN BY NOTATIONAL VOTE ON  
January 9, 2025

Voting via e-mail:

Teri Hawks Goodmann, Chair  
Elizabeth M. Hewlett, Vice-Chair  
Anita Cozart (District of Columbia Office of the Mayor)  
Kristi Tunstall Williams (General Services Administration)  
Ryan Giachetti (House Committee on Oversight and Accountability)  
Arrington Dixon, Mayoral Appointee  
Linda Argo, Mayoral Appointee  
Paul McMahon (Department of Defense)  
Tammy Stidham (Department of the Interior)  
Evan Cash (Council of the District of Columbia)

\* \* \*

In response to the National Day of Mourning for President James Carter's death, there was no Commission meeting on January 9, 2025. The Commission voted on agenda items 5, 6A, 6B, 6C, and 6D by notational vote through email.

1. Commission Roll Call

None.

2. Report of the Chair

Chair Goodmann had nothing to report.

3. Report of the Executive Director

During the past month, the Executive Director took the following actions under the Commission's delegation authority. Unless otherwise noted, all projects are in Washington, DC.

1. Final building plans for the Wolf Trap Park for the Performing Arts - Main Gate Replacement, 1551 Trap Road, Vienna, Virginia. (8593)

2. Report to the Zoning Commission of the District of Columbia for the Proposed Text Amendment to Create a Building Height Transition Setback and a Side Yard in Square 175, 1617 U Street, NW. (ZC 23-26)

During the past month, NCPC staff determined that the following projects are exempt from Commission review, based on certain criteria. Unless otherwise noted, all projects are in Washington, DC.

1. Preliminary and final building plans for the National Zoological Park Bridge and Creek Stabilization, 3001 Connecticut Avenue, NW. (8614)
2. Comments on concept plans for the Barnard Elementary School Classroom Expansion, 430 Decatur Street, NW. (8616)
3. Report to the Zoning Commission of the District of Columbia for the Map Amendment at Squares 5734 and 5735, 2300 Skyland Place, SE. (ZC 24-07)

---

## Planning Updates

### *The New Pennsylvania Avenue Plan Kick-Off Meetings*

During the week of December 9, staff and project partners hosted a series of meetings to advance work on the iconic corridor and reimagine Pennsylvania Avenue as a vibrant and functional public space. Over two days, the Implementation Program and Public Space Master Plan consulting teams engaged in a design charrette and shared key observations about who Pennsylvania Avenue is for and how design can be used to strengthen the connections between the Avenue, downtown, and the National Mall. A walking tour highlighted the three main public space areas along the Avenue: Freedom Plaza, Market Square, and John Marshall Park.

### *Stakeholders Help Map the National Mall's Commemorative Landscape*

On December 17, staff convened experts and stewards of memorials and museums located in Washington, DC to discuss innovative ways to plan for the future of commemoration within the monumental core. Olin Studio is assisting NCPC to develop a new methodology for identifying and prioritizing commemorative sites. Stakeholders reviewed previous work and provided feedback that will be used to develop a final product. This work will inform the *Memorials and Museums Master Plan* update to be released next year.

### *Flood Risk Initiative*

NCPC staff and consultant Moffat & Nichol continued to interview agency stakeholders to develop more information for the Potomac River flood risk initiative. Flooding and Resiliency Project Director **Julia Koster** presented the initiative to federal and regional agencies working on flood risk at the DC Silver Jackets quarterly meeting on December 16.

---

## Public Outreach

### *COG Honors Executive Director with Ronald F. Kirby Award*

On December 12, 2024, the Executive Director received the Ronald F. Kirby Award for Collaborative Leadership at the Metropolitan Washington Council of Governments (COG) annual membership and awards meeting for his long-standing work on regional planning at NCPC. The award is presented in the memory of **Ron Kirby**, COG’s former Director of Transportation Planning, whose knowledge, counsel, and leadership helped the region reach consensus on major challenges over the years. The Ron Kirby award honors area government executives who work collaboratively with elected officials, stakeholders, and their communities to shape a better region. COG Executive Director **Clark Mercer** presented the award.

*NCPC Provides Presentation to the Cosmos Club*

On December 13, Senior Urban Planner **Matthew Flis** provided a presentation to the Cosmos Club regarding NCPC’s efforts to re-imagine the tangle of highways that includes portions of I-66 and the E Street Expressway in the Foggy Bottom area. Developed in coordination with federal and District stakeholders, the most recent urban design concept shows what might be possible to repair the damage resulting from the presence of I-66 and the associated road network. A representative from Perkins Eastman, who was NCPC’s lead consultant on the urban design concept, was also there for the presentation.

*2024 NCPC Year in Review*

NCPC released its mobile-friendly 2024 Year in Review which takes a look back at the at the agency’s Centennial activities, highlights advancements in transforming Pennsylvania Avenue, key projects reviewed, and looks ahead to upcoming activities. The report is available online at: <https://www.ncpc.gov/ar2024/>

*Centennial Exhibit at NCPC’s Offices*

After a six-month tour through Washington, NCPC’s Centennial exhibit found a home in the agency’s office lobby where it is currently on display.

4. Legislative Update

The General Counsel had nothing to report.

5. CONSENT CALENDAR ITEMS

UPON MOTION the Commission by notational vote, Commissioner Giachetti abstaining, approved the Consent Calendar.

5A. United States Department of the Interior, National Park Service, 1055 29th Street, NW, Washington, DC - West Heating Plant Pedestrian Bridge (NCPC File No. 8582)

The Commission, pursuant to 40 U.S.C. § 8722(b)(1) and (d), advised the United States Department of the Interior, National Park Service, that it:

**Approves** preliminary and final site development plans for the West Heating Plant Pedestrian Bridge.

**Supports** the project as it will help improve pedestrian and bicycle connectivity while enhancing visitor access to the C&O Canal National Historical Park and surrounding sites.

5B. Smithsonian Institution, 1050 Independence Avenue, SW, Washington, DC - Freer Gallery of Art Exterior Lighting Replacement (NCPC File No. 8615)

The Commission, pursuant to 40 U.S.C. § 8722(b)(1) and (d), advised the Smithsonian Institution, that it:

**Supports** the Smithsonian Institution’s project goals to update the exterior lighting around the Freer Gallery of Art to improve the visitor experience.

**Comments favorably** on the applicant’s approach for the lighting replacement around the Freer Gallery of Art with Washington Globes, as well as the new pole banners, and pole mounted security cameras.

**Finds** the proposed lighting is appropriate to the scale of the Freer Gallery building and will provide an improved pedestrian experience.

5C. United States Department of the Interior, National Park Service, 1700 Piney Branch Parkway, NW, Washington, DC - Piney Branch Tunnel Project (NCPC File No. 8434)

The Commission, pursuant to 40 U.S.C. § 8722(b)(1) and (d), advised the United States Department of the Interior, National Park Service, that it:

**Approves** preliminary plans for the Piney Branch Tunnel Project, a component of DC Water’s Clean Rivers Project.

**Notes** the Clean Rivers Project is a large-scale initiative required by federal consent decree to control combined sewer overflows into the District of Columbia’s waterways by 2030.

*Site Planning and Design*

**Recommends** the applicant consider transplanting healthy, native, or non-invasive trees where practicable, particularly trees 31.85-inches in diameter (100-inches in circumference) or greater.

**Requests** the applicant provide a summary of the proposed acreage of forest stand replacement including the density, mixture, and size of replacement plantings with the final submission.

**Recommends** exploring appropriate areas for integrating plantings supportive to pollinators in the landscape replacement.

**Recommends** the applicant consider installing the same simplified warning light at the combined sewer overflow (CSO) 049 site as proposed for other sites along Rock Creek.

## *Public Outreach*

**Notes** DC Water has established an outreach plan designed to educate the public about the status of the project and the overall DC Clean Rivers Project. The project team will provide advance notice to inform residents, commuters, and other stakeholders about tunnel construction and will continue outreach activities into the tunnel's operations period to keep the public informed about how the system is working.

### 6. ACTION ITEMS – With Presentation

#### 6A. United States Department of Defense, Naval Facilities Engineering Command Washington, Camp Springs, MD - Joint Base Andrews Child Development Center (NCPC File No. 8564)

UPON MOTION the Commission, by notational vote, Commissioner Giachetti abstaining, pursuant to 40 U.S.C. § 8722(b)(1), advised the United States Department of Defense, Naval Facilities Engineering Command Washington, that it:

**Approves** the final site and building plans for the Joint Base Andrews Child Development Center (CDC) at the intersection of Arkansas Road and California Avenue, with comments to be addressed as part of the future Area Development Plan (ADP) update and other installation-wide planning efforts.

#### *Master Plan Update*

**Requests** the applicant submit an updated ADP that accurately reflects the location of the CDC, as well as any other changes related to the project, or other corrections necessary for an accurate master plan.

**Notes** that a revised ADP may require referral to the local jurisdictions for intergovernmental review prior to the Commission's review depending on the extent of the changes.

**Recommends** the Air Force meet with staff at the outset of the ADP plan revision process to ensure the plan is coordinated with policies of the *Comprehensive Plan for the National Capital* and the Commission's review process.

#### *Site Plan and Parking*

**Notes** the proposed site plan has been updated to reflect the existing sidewalks around the project site. An additional pathway was added from the north side of the school. Other pedestrian improvements, as recommended by the draft ADP, are not currently funded.

**Finds** the pathway connection added around the north side of the school and play areas that connects to the existing sidewalk on Arkansas Road will encourage walkability between the CDC and Jones Center Campus.

**Notes** the project includes the addition of 15 parking spaces. Staff parking will be located across California Avenue to the south in two existing lots that will be resurfaced. The facility aims to comply with the specific Air Force United Facilities Criteria Standards parking ratio standards for CDC's which is 1:1 (less than NCPC's proposed parking ratio of 1:2).

**Requests** Joint Base Andrews develop a Transportation Management Plan (TMP) in consultation with staff which demonstrates how the overall base parking ratio meets NCPC's 1:2 ratio, which may include reducing the parking counts elsewhere to account for this project.

**Notes** the project exceeds federal and local stormwater management requirements with the proposed submerged gravel wetland system and will limit the project's impervious surface area by utilizing and resurfacing existing lots, rather than constructing new lots, for employee parking.

**Finds** the location of the submerged gravel wetlands near the play areas appears acceptable as the submerged gravel wetlands are designed pursuant to Maryland Stormwater Design Manual Standards which will ensure that water will drain, rather than remain standing, and therefore reduce the potential for mosquito habitats.

**Encourages** the applicant, as the project is constructed, to seek opportunities in the field to utilize the proposed play equipment to gradually transition areas of grade that slope greater than three percent to achieve a more level play surface.

### *Building Design*

**Notes** the building entrance was designed without windows in accordance with Antiterrorism/Force Protection and United Facilities Criteria Standards for Air Force Child Development Centers to secure the building from blasts and vehicular threats. However, windows are incorporated at the rear of the building to promote views and allow natural light into the classrooms.

**Appreciates** the applicant's willingness to incorporate artwork on the primary building façade and **encourages** the Air Force to work within the installation community and/or the CDC to implement the artwork in preparation of the facility's grand opening.

**Notes** the applicant has increased the number of trees in the CDC parking area near the building frontage to promote a more welcoming entrance experience.

**Finds** the applicant has considered the appropriate Executive Orders in the design and energy optimization of the CDC.

### 6B. United States Department of Defense, Naval Facilities Engineering Command Washington, Camp Springs, MD - P490 Crash Rescue Station 1 (NCPC File No. 8596)

UPON MOTION the Commission, by notational vote, Commissioner Giachetti abstaining, pursuant to 40 U.S.C. § 8722(b)(1), advised the United States Department of Defense, Naval Facilities Engineering Command Washington, that it:

**Approves** the preliminary and final site and building plans for a new crash rescue station on a site adjacent to the southwest side of the Joint Base Andrews airfield, located in Camp Springs, Maryland.

**Supports** the purpose of the project, which is to provide an additional new rescue station that will allow additional airfield emergency responders to work at Joint Base Andrews.

**Notes** the project was referred to the Maryland Department of Planning's Clearinghouse and Prince George's County Planning Department on October 12, 2024, and no significant comments were provided to NCPC by any of the referral agencies.

**Notes** the building design is based on Unified Facilities Criteria High Performance and Sustainable Building Requirements, with third-party validation based on US Green Building Council (USGBC), Green Building Initiative (GBI), or Guiding Principle Compliance (GPC) system standards.

**Requests** the Air Force submit the West Flightline District ADP to NCPC when available, and **recommends** the Air Force meet with staff at the outset of the planning process to ensure the plan is coordinated with policies of the *Comprehensive Plan for the National Capital* and the Commission's review process.

6C. United States Department of Health and Human Services, National Institutes of Health, 9000 Rockville Pike , Bethesda, MD - NIH Building 29B Improvements (NCPC File No. 8612)

UPON MOTION the Commission, by notational vote, Commissioner Giachetti abstaining, pursuant to 40 U.S.C. § 8722(b)(1), advised the United States Department of Health and Human Services, National Institutes of Health, that it:

**Approves** the preliminary and final site and building plans for new Building 29B access improvements at the National Institutes of Health Main Campus in Bethesda, Maryland.

**Notes** the proposed improvements for Building 29B will enable the facility to continue to operate as a research building while the adjacent buildings (29 and 29A) are demolished in the future to allow NIH to constrict a new Center for Pediatric and Adult Disease Research Building.

**Requests** the applicant coordinate early with NCPC staff regarding the proposed planning and design of the new Center for Pediatric and Adult Disease Research Building, as well as updates to the campus master plan.

6D. District of Columbia Department of General Services, 1500 Mississippi Avenue, SE, Washington, DC - Malcolm X Elementary School Modernization (NCPC File No. 8579)

UPON MOTION the Commission, by notational vote, Commissioner Giachetti abstaining, pursuant to 40 U.S.C. § 8722(b)(1), advised the District of Columbia Department of General Services, that it:

**Approves** the final site and building plans for the proposed Malcolm X Elementary School Modernization, located at 1500 Mississippi Avenue, SE in Washington, DC.

**Notes** the landscape plans as proposed are consistent with the *Comprehensive Plan for the National Capital* and the guidance in NCPC's *Pollinator Best Practices Resource Guide*.

\* \* \*

---

Meghan Hottel-Cox  
Secretary to the Commission