

MEDIA RELEASE



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NCPC Approves National Naval Medical Center Master Plan Update

Commission also approves BRAC 133 project and comments favorably on two zoning referrals

Washington, DC – At its February meeting the National Capital Planning Commission (NCPC) approved a proposal by the United States Department of the Navy to update the Master Plan for the National Naval Medical Center (NNMC) located in Bethesda, Maryland.

Per the 2005 Base Realignment and Closure action (BRAC), the Walter Reed Army Medical Center in Washington, DC will close and military medical services in the National Capital Area will be split between the National Naval Medical Center and a new hospital in Fort Belvoir, Virginia. The approved NNMC Master Plan will guide long-term development of the approximately 245-acre campus located on Rockville Pike in Bethesda.

It is anticipated that by 2016 total campus personnel will increase from 8,000 to 10,500; annual patients and visitors will increase from 497,000 to 981,000; building square footage will increase from 4.7 million gross square feet to 6.35 million gross square feet; and parking spaces from 6,083 to 8,087.

In its approval, the Commission recommended that the Navy continue coordinating the review of individual projects with the Montgomery County Planning Department prior to submitting them to NCPC. It also commended the U.S. Navy for a master plan that respects and enhances the historic and cultural resources of the campus, works to mitigate the external impacts of the planned expansion, and for their outreach efforts and coordination with those affected by the plan's update.

Due to the strict BRAC implementation schedule, NCPC previously reviewed three of the largest projects slated for the campus. These include Medical Facility Additions (approved June 5, 2008), the National Intrepid Center of Excellence (approved June 5, 2008), and the Patient Parking Garage (approved December 4, 2008).

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The Commission also reviewed two referrals from the Zoning Commission of the District of Columbia. The first was a proposed map amendment to change the zoning for Square 101, Lot 874 located on H Street, NW between 20th and 21st Streets in Washington, DC. The Commission advised the Zoning Commission that this proposed change would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other identified federal interests. The map amendment would allow for an increase in allowable density on the site and remove a maximum lot occupancy requirement. The site's existing use would be expanded with a seven-story addition constructed next to an existing three-story building and carriage house.

NCPC commented favorably on a consolidated Planned Unit Development (PUD) and related map amendment to construct the Marriott Marquis Hotel on Square 370 at the corner of 9th Street and Massachusetts Avenue, NW in the District. The PUD would allow for increased height. The map amendment would change the current split zoning. NCPC advised the Zoning Commission that the project would not be inconsistent with the Comprehensive Plan for the National Capital nor adversely affect any other identified federal interests.

The proposed 1,160-guest room convention center hotel would offer ballrooms, meeting rooms, and four eating establishments. Located on an 82,888 square-foot site, it would be connected to the Washington Convention Center by an underground tunnel. The site's existing seven-story American Federation of Labor office building would be renovated and incorporated into the project as a boutique hotel.

The final project was a BRAC-related item submitted by the Department of the Army for the BRAC 133 Project Mark Center Development. Per BRAC requirements the Army is required to relocate offices and personnel to secure locations by 2011. As part of this effort, they propose moving 6,409 personnel from the Washington Headquarters Service and related support personnel to two new buildings on a secure 15.9 acre site in the Mark Center in Alexandria, Virginia. The Mark Center, an existing office complex, is located at the Intersection of Seminary Road and I-395.

The Commission approved the location and the preliminary and final building foundation plans for the new West and East Tower complex and commented favorably on the concept site and building plans for the Washington Headquarters Services. Several recommendations were given to the Army in their further development of these plans. These include planning for the location of a slip-ramp to I-395 from the south parking garage for federal employee traffic; conducting further design coordination with the City of Alexandria; completing the National Historic Preservation Act, Section 106 process for the north garage location; submitting a revised land use plan as part of the updated Fort Belvoir master plan; and continuing to coordinate with the public.

This month's agenda also included five consent calendar items (no presentation given): preliminary and final building foundation plans for the Missile Defense Agency Headquarters Command and Control Center located at Fort Belvoir in Fairfax County, Virginia; preliminary and final site and building plans for the Army National Guard Readiness Center addition in Arlington, Virginia; preliminary plans for Phase II of The Yards Waterfront Park located at the former Southeast Federal Center in Washington, DC; preliminary and final site development plans for modifications to perimeter security at the United States Secret Service Headquarters in Washington, DC; and final site and building plans for the Chancery of the Kingdom of Morocco located at the International Center in Washington, DC.

Information regarding actions taken at the Commission meeting can be accessed at www.ncpc.gov.

The National Capital Planning Commission is the federal government's central planning agency in the District of Columbia and surrounding counties in Maryland and Virginia. The Commission provides overall planning 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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