

East Wing Modernization Project

Frequently Asked Questions

1. What is the East Wing Modernization project?

The White House has announced a project to build a new East Wing for the White House on the White House grounds. For more information, please visit the official White House Website ([The White House](#)). NCPC will update its website when we receive the project submission.

2. When will NCPC review the project?

The White House will provide an information presentation on the project at NCPC's January 8th, 2026 meeting. An information presentation is often the first step of NCPC's review of a project. No vote is taken, and no public testimony is accepted at this stage. This is an opportunity for the project applicant to present the project and for Commissioners to ask questions and provide general observations prior to formal review which we anticipate this spring. No project materials are submitted by the applicant for information presentations.

When NCPC has more information about the submission and the project review timeline, we will update our website accordingly at www.ncpc.gov. The Commission typically meets the first Thursday of each month, except for August. Submissions are generally due about five weeks before the Commission meeting. Information about projects and upcoming NCPC meetings is posted online at www.ncpc.gov/review/agenda/. People may also register to receive Commission meeting agendas via email at www.ncpc.gov/subscribe/tai/.

3. Does NCPC review the demolition of existing buildings and/or clearing of the site?

NCPC does not review the demolition of buildings or general site preparation. The National Capital Planning Act does not give the Commission authority over demolitions. Additionally, because NCPC only reviews the exteriors of buildings, below-grade improvements are not subject to NCPC review. Thus, it has been the Commission's longstanding practice not to review demolitions or site preparation activities, including below-grade work. As noted below, NCPC will review any new building or permanent site improvements that are proposed as part of the project.

4. What criteria does NCPC use to review proposals on federal land?

Projects located on federal land within the District of Columbia come to NCPC for review. Applications typically include plans and development proposals for buildings, uses, structures, site improvements, and signage. NCPC only reviews the exterior of buildings and site improvements. Building interiors and demolition of buildings/structures are not subject to NCPC review. NCPC's review uses guidance

from the federal elements of the *Comprehensive Plan for the National Capital*. This includes, without limitation, policies related to Urban Design, Parks and Open Space, and Visitor Experience. For additional information, consult NCPC's resource guide page at www.ncpc.gov/review/guides/

5. Are there other review considerations in addition to the National Capital Planning Act?

NCPC has an obligation under the National Environmental Policy Act (NEPA) for the review of Federal Projects within the District of Columbia. NCPC's review process includes NEPA through an integrated analysis process. Typically, NCPC uses materials provided with the submission for compliance with NEPA, and NCPC anticipates following the same approach here.

6. Does the National Historic Preservation Act process apply to NCPC's review?

The White House and its grounds are not subject to the provisions of the National Historic Preservation Act and, thus, projects affecting the White House and its grounds are not subject to the Section 106 process. Specifically, the National Historic Preservation Act says: *"Nothing in this division [Historic Preservation] applies to the White House and its grounds, the Supreme Court building and its grounds, or the United States Capitol and its related buildings and grounds."* 54 U.S.C. §307104. Given this exemption, Section 106 does not apply to NCPC's review of projects at the White House, and therefore NCPC does not consider potential effects to historic properties for projects at the White House and its grounds. NCPC will consider policies set forth in the Historic Preservation Element of the Comprehensive Plan, including, but not limited to, those related to important viewsheds, public spaces, and landscapes. These policies are evaluated in balance with those set forth in other elements of the Comprehensive Plan as well as the project's needs and objectives.

7. Has NCPC reviewed other projects at the White House?

Yes, NCPC has reviewed several other projects at the White House. Most recently, NCPC reviewed the [White House fence and associated security improvements](#) in 2016/2017, and the [Tennis Pavilion](#) in 2019.

8. What is NCPC's review process for projects on federal land?

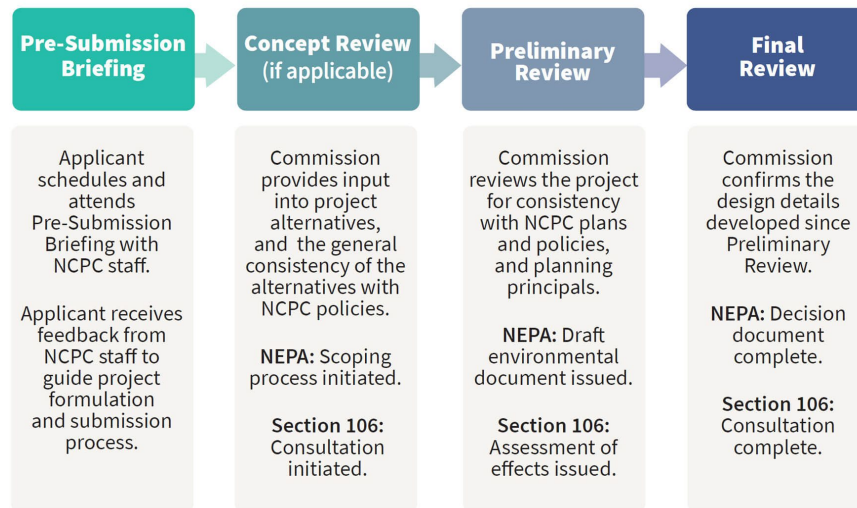
While there are unique requirements for individual project types, the review process generally follows four basic steps. Each step is designed to provide NCPC staff and the Commission with increasingly detailed information as the project and any related NEPA and NHPA Section 106 analyses progress.

Additionally, prior to formal application, applicants may provide Information Presentations to the Commission on projects that will come to the Commission for review at a later date. Information Presentations are distinct from the formal review

stages described below and in the NCPC Submission Guidelines. These presentations occur by recommendation of NCPC staff, and the Commission does not take an action.

Steps can be consolidated if the project warrants streamlined consideration. Refer to [NCPC's Submission Guidelines](#) for more information.

NCPC General Submission Stages



9. Why is the Commission's review necessary?

NCPC, through planning, policymaking, and plan review, defines and protects both federal interests and broader national interests in the region's development as the seat of the federal government. NCPC's review is important because local and state governments do not have the authority to review development on federal land. One of NCPC's primary functions is to review development projects and master plans in the NCR for consistency with the Federal Elements of the [Comprehensive Plan for the National Capital](#). NCPC aims to improve projects through a collaborative process, encourage coordination among agencies, and provide opportunities for public input.

10. Does NCPC review project budgets?

No, NCPC does not review project budgets. The project scope and budget are determined by the submitting agency.

11. Will there be opportunities for public input?

Members of the public have an opportunity to submit written comments to the Commission and/or testify before the Commission during its formal review of the project. General information on how to provide public input at NCPC can be found at <https://www.ncpc.gov/participate/guidelines/>.

12. Where can I find more information?

When NCPC has more information about the submission and the project review timeline, the website will be updated accordingly at www.ncpc.gov.