

STAFF RECOMMENDATION

C. Kelly

NCPC File No. 3012



CHANCERY OF THE UNITED ARAB EMIRATES AMBASSADOR'S TERRACE RENOVATION

3522 International Court, NW
Washington, DC

Submitted by U.S. Department of State

March 26, 2009

Abstract

The U.S. Department of State has submitted, on behalf the Chancery of the United Arab Emirates (UAE), preliminary and final building plans for renovations to the Ambassador's terrace at the UAE Chancery. The terrace faces westward toward 36th Street, NW and is only accessible from the ambassador's suite on the fourth floor. The proposed terrace renovations include replacement of the existing roof deck concrete pavers with stone paving and landscape plantings, three ornamental fountains, and two ornamental screens.

Commission Action Requested by Applicant

Approval of preliminary and final building plans pursuant to the International Center Act of 1968, Public Law 90-553, as amended by Public Law 97-186 at Section 3.

Executive Director's Recommendation

The Commission:

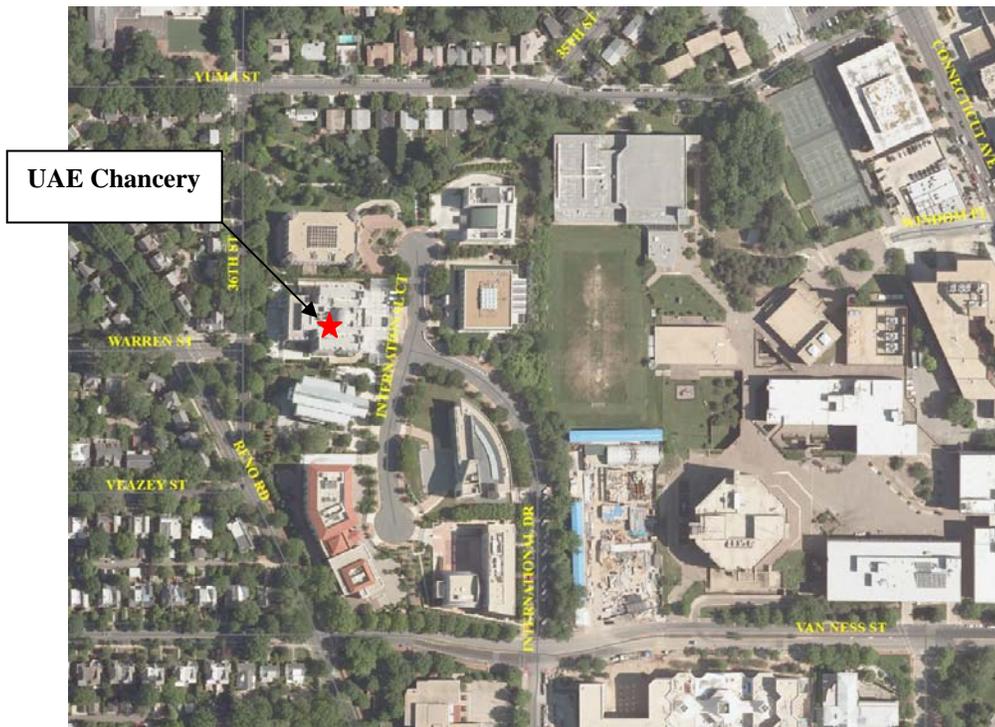
Approves the preliminary and final building plans for the Ambassador's Terrace Renovation at the Chancery of the United Arab Emirates, as shown on NCPC Map File No. 72.10(38.00)42734.

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PROJECT DESCRIPTION

Site

The Chancery of the United Arab Emirates (UAE) is located at 3522 International Court, NW, on Lot 19 of the International Chancery Center (ICC), located at Van Ness Street, NW and Connecticut Avenue, NW in Washington, DC.



PROJECT LOCATION

Background

The Commission approved final site and building plans for the UAE Chancery at its November 6, 1997 meeting. This is the first project the Commission has reviewed from the UAE Chancery since the approval of the Chancery building.

Proposal

The U.S. Department of State has requested, on behalf the UAE Chancery, preliminary and final approval of building plans for renovations to the Ambassador's terrace at the UAE Chancery. The Chancery is currently conducting renovations to the existing complex, including remodeling of the Ambassador's fourth floor suite and adjoining 2,300 square foot outdoor terrace. The terrace faces westward, toward 36th Street, NW and is only accessible from the ambassador's suite. The proposed terrace renovations include:

1. Replacement of 756 square feet of existing roof deck concrete pavers with menkato buff limestone pavers.
2. Replacement of 725 square feet of the existing pavers with landscape plantings, including a five foot height continuous littleleaf boxwood hedge.

3. Installation of three ornamental garden fountains, approximately six feet by six feet, and about forty-six inches in height. The fountains will be composed of a menkato buff limestone square base with a circular bronze dish.
4. Installation of two 16 foot long ornamental polished aluminum screens, each approximately nine feet in height.



PROJECT RENDERINGS



Development Program

Architect: The architect for the proposed renovation is LaPierre Studio of Alexandria, Virginia.

Timeline: The proposed renovation is scheduled for spring 2009, in coordination with the current interior renovations, with anticipated completion before May 1, 2009.

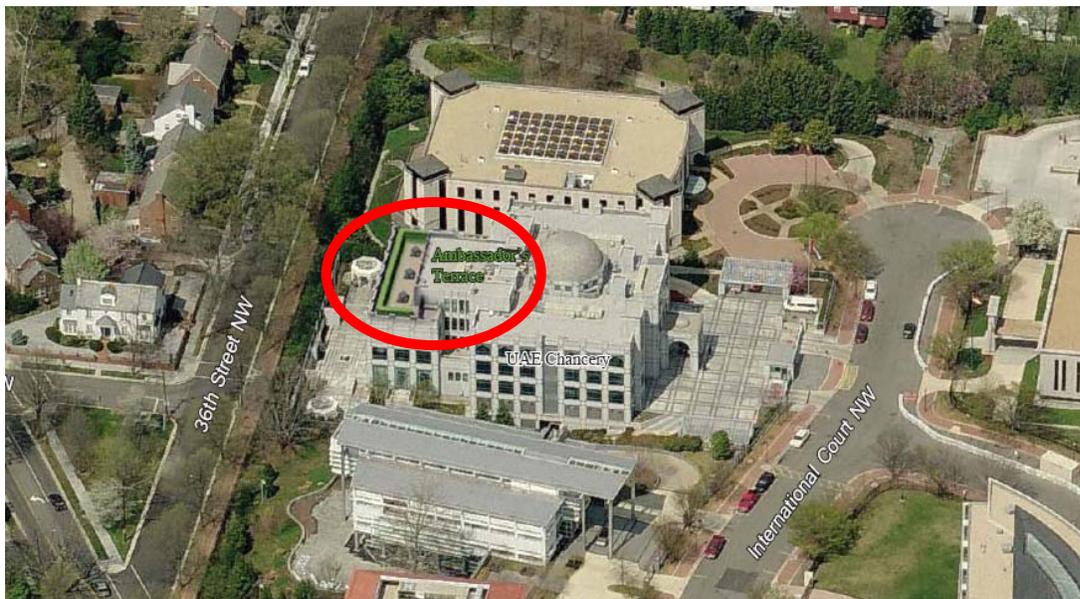
PROJECT ANALYSIS

Executive Summary

Staff finds that the proposed renovation will be minimally exposed to views surrounding the site because of the terrace elevation above street grade, height of the existing architectural parapet around the terrace, and the limited offsite viewpoints due to neighboring structures and landscapes. Staff has determined that the proposal is consistent with NCPC's *Development Controls for the Chancery Section of the International Center in the District of Columbia*.



**EXISTING
CONDITIONS**



**PROPOSED
CONDITIONS**

CONFORMANCE

Comprehensive Plan for the National Capital

Staff has determined that the proposed project is not inconsistent with the *Comprehensive Plan for the National Capital: Federal Elements*, in particular policies in the Foreign Missions and International Organizations Element.

Relevant Federal Facility Master Plan

The proposed terrace renovations are consistent with the International Center master plan, which identifies the area for Chancery use.

National Environmental Protection Act (NEPA)

The building plans for the Ambassador's terrace renovations have been reviewed by the State Department, which states that the work is consistent with the policies and objectives of the original Environmental Impact Statement (EIS) for the International Center and has determined that no additional environmental assessment is required for the building renovation. NCPC staff has determined that the proposed project adheres to the NCPC Categorical Exclusion requirements under §8(C)(2) of the agency's Environmental and Historic Preservation Policies and Procedures, which is for "repair, replacement, and routine installation of components such as windows, doors, roofs; and site elements such as site or building identification signs, sidewalks, patios, fences, retaining walls, curbs, or gates."

National Historic Preservation Act (NHPA)

The applicant has determined, and staff concurs, that proposed actions inside the ICC are not subject to further review under Section 106 of the National Historic Preservation Act because the buildings are not eligible for listing in the National Register of Historic Places. The National Register-listed residential properties to the south of the ICC would not be affected by the proposed project.

CONSULTATION

Coordinating Committee

The Coordinating Committee reviewed the proposal on March 11, 2009, and forwarded it to the Commission with the statement that the project has been coordinated by all agencies present. The participating agencies were NCPC, the District of Columbia Office of Planning, the District Department of Transportation, the Department of Housing and Community Development, the Washington Metropolitan Area Transit Authority, the National Park Service and the General Services Administration

Commission of Fine Arts

The proposed project was reviewed by the Commission of Fine Arts (CFA) as a Consent Calendar Item at its March 19, 2009 meeting. CFA found no objections to the proposed improvements to the Ambassador's Terrace.