

# STAFF RECOMMENDATION

D. Hamilton

NCPC File No. 6429



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**COURT SERVICES AND OFFENDER SUPERVISION AGENCY  
RENOVATION OF KARRICK HALL (BUILDING 17)  
PRELIMINARY AND FINAL SITE AND BUILDING PLANS  
1900 Massachusetts Avenue, SE.**

Submission by the Court Services and Offender Supervision Agency

January 29, 2004

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***Abstract***

The Court Services and Offender Supervision Agency (CSOSA) has submitted preliminary and final site and building plans for the renovation of Karrick Hall (Building 17). Throughout the District of Columbia, CSOSA provides supervision, drug treatment and other related support for adult offenders on probation or parole and adult defendants in a pretrial status. CSOSA works to ensure that defendants and offenders comply with the conditions of their release. CSOSA plans to expand its Assessment and Orientation Center program which has operated in Karrick Hall since 1996.

***Commission Action Requested by Applicant***

Approval of preliminary and final site and building plans pursuant to Section 5 of the National Capital Planning Act of (40 U.S.C. § 8722(b)(1)).

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***Executive Director's Recommendation***

The Commission:

**Approves** the preliminary and final site and building plans for the renovation of Karrick Hall (Building 17), 1900 Massachusetts Avenue, SE, Washington D.C., as shown on NCPC Map File No. 41.20(38.00)41298.

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## **BACKGROUND AND STAFF EVALUATION**

### *DESCRIPTION OF PROPOSAL*

The CSOSA has submitted a proposal to renovate Karrick Hall at 1900 Massachusetts Avenue, SE. The purpose of the renovation is to expand the Assessment and Orientation Center program which has operated in Karrick Hall since 1996. This program is a 30-day residential program that provides supervision, drug treatment and other related support for adult offenders on probation or parole and adult defendants in a pretrial status. Karrick Hall is located within the D.C. General Hospital complex on Reservation 13. It is a 61,000 square-foot, dormitory style building constructed in the early 1960s and originally served as the residence for hospital medical staff. Since the mid 1980s various substance abuse treatment programs have occupied this building.

Building 17 is comprised of a single-story lobby and an eight-story dormitory. It is constructed of a cast-in-place concrete frame and brick exterior. Each of the eight floors has an exterior cast-in-place concrete balcony. The proposed renovation includes:

- Repairs to the exterior brick veneer, cast stone lintels, sills, column covers, and parapet caps
- Removal of existing steel framed single glazed clear windows and replacement with energy efficient, dual-glazed, clear glass, aluminum-framed windows
- Incorporation of existing exterior balconies facing east into new expanded interior dayrooms on each floor
- Enclosure of exterior balconies with infill curtain wall to provide expanded therapy areas
- Replacement of all mechanical and electrical systems
- Replacement of small outdoor lounge area in front of main entrance

### *DEVELOPMENT PROGRAM*

Applicant: Court Services and Offender Supervision Agency  
Architect: Heery International  
Cost: \$13,000,000 (including all new furniture and any relocation costs).  
Schedule: Occupancy in May, 2005.

### *EVALUATION*

Staff recommends approval of the proposal:

- Renovation of Karrick Hall would allow the continued use of this building to provide a needed drug treatment service for adult offenders.
- Enclosing the exterior balconies to recapture additional space for dayrooms provides intimate group therapy areas for each floor. Additionally, the infill curtain wall recalls the horizontal nature of the balconies and does not depart from the overall form of this building.
- Reuse of this building is consistent with the objectives of the Draft Master Plan for Reservation 13, prepared by the District of Columbia's Office of Planning, which called for a mix of health-care, residential, municipal, and institutional uses that are easily accessible and convenient to both neighborhood residents and city-wide patrons.

## *CONFORMANCE*

### Master Plan

The proposal is consistent with the District of Columbia's Draft Master Plan for Reservation 13, which calls for a variety of activities on the site that include health-care, municipal, and institutional facilities.

## *COORDINATION*

### Coordinating Committee

The Coordinating Committee reviewed this item at its meeting on January 14, 2004 and forwarded the proposal to the Commission with the statement that the project has been coordinated with all agencies participating. The participating agencies were NCPC; the District of Columbia Office of Planning; the Department of Housing and Community Development; the General Services Administration; and the Washington Metropolitan Area Transit Authority.

### Commission on Fine Arts

The Commission of Fine Arts reviewed the proposal at its November 20, 2003 meeting and approved the proposal, provided that the CSOSA investigate a curtain wall infill system that recalled the horizontal balconies on the east elevation of the building. Subsequently, the current proposal responds to that recommendation.

### National Environmental Policy Act

Pursuant to the regulations implementing the National Environmental Policy Act (NEPA), the CSOSA has completed an Environmental Assessment. The analysis determined no significant impact to any environmental factors within the scope of the purpose for NEPA evaluation pursuant to the Council on Environmental Quality's implementing regulations. NCPC staff analysis of the developed NEPA document finds the conclusions expressed are supportable and the proposed action will result in negligible effects to any environmental attributes of the project area. A Finding of No Significant Impact was determined by CSOSA in late January 2004.

National Historic Preservation Act

Pursuant to the Section 106 review required under the National Historic Preservation, the CSOSA has determined that Karrick Hall is not listed on the D.C. Historic Registry nor is it a DC Landmark. The D.C. Historic Preservation Officer has concurred with this determination.