

STAFF RECOMMENDATION

Ellyn Goldkind

NCPC File No. 6548



DISTRICT OF COLUMBIA DEPARTMENT OF EMPLOYMENT SERVICES HEADQUARTERS BUILDING

4058 Minnesota Avenue, NE
Washington, DC

Submitted by the District of Columbia Office of Property Management

July 3, 2008

Abstract

The District of Columbia Office of Property Management is planning to construct a new headquarters building for the Department of Employment Services. The project will house the offices for the District agency as well as ground floor retail space, and is also intended to spur economic development in Ward 7. The project is located adjacent to the Minnesota Avenue Metrorail station.

Commission Action Requested by Applicant

Approval of preliminary and final site and building plans, pursuant to 40 U.S.C. 8722 (b)(1).

Executive Director's Recommendation

The Commission:

Approves the preliminary and final site and building plans for the District of Columbia Department of Employment Services Headquarters Building, as shown on NCPC Map File No. 81.00(38.00)42568.

* * *

PROJECT DESCRIPTION

Site

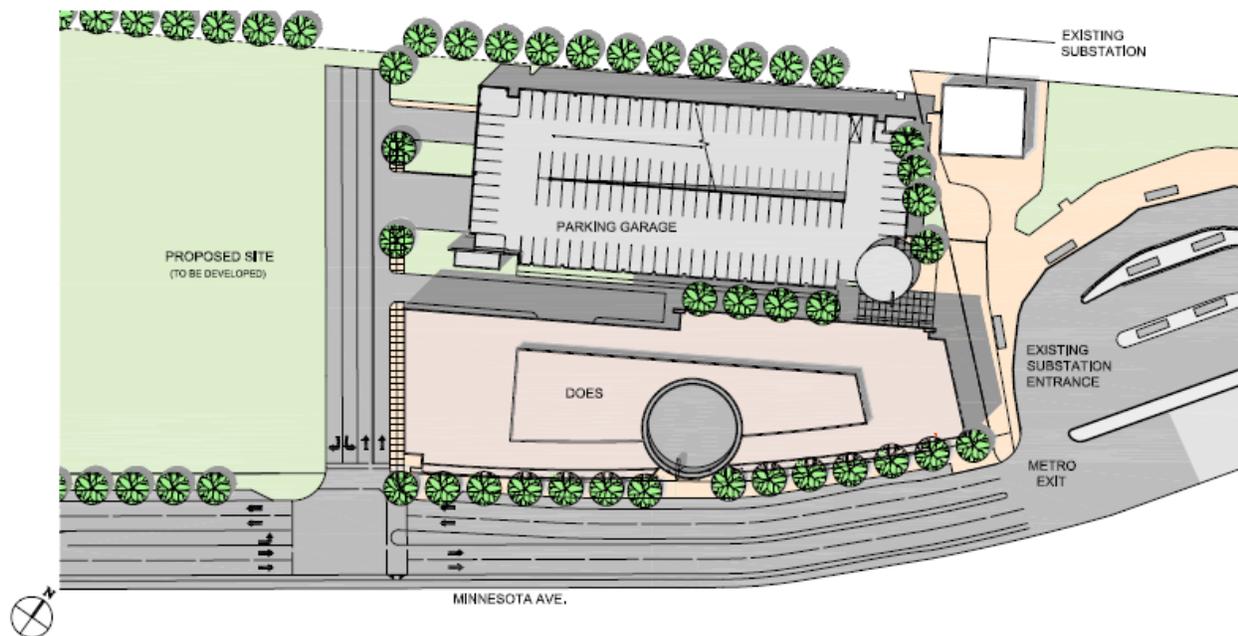
The project site is located along Minnesota Avenue, NE, near the intersection with Benning Road, NE; the new building will occupy the eastern corner of the larger D.C. Government Center site. The Minnesota Avenue Metro station is adjacent to the property.

Proposal

The District of Columbia Office of Property Management (OPM) has submitted preliminary and final site and building plans for the D.C. Department of Employment Services (DOES) headquarters building at the D.C. Government Center located at Benning Road, NE and Minnesota Avenue, NE, adjacent to the Minnesota Avenue Metro station.

The five story building will provide ground floor retail and 225,000 square feet to house approximately 400 DOES personnel. Two below-grade levels will provide 102 employee for-fee parking spaces; the Metro parking garage directly to the north will provide additional parking required by the District's zoning regulations. Bicycle and motorcycle parking will also be provided.

The building form follows the street curve and will be clad with limestone and precast concrete panels, with an aluminum and glass curtain wall system. The incorporation of environmental design features is expected to earn the facility LEED certification.



SITE PLAN



PRIMARY FAÇADE - PERSPECTIVE

PROJECT ANALYSIS

Executive Summary

Staff finds that the proposed project is a positive addition to Ward 7 that will both serve as transit-oriented development and help to generate economic growth for the neighborhood. The building design is contemporary, with durable materials, yet responsive and compatible to the site conditions and surrounding environment.

The building fronts Minnesota Avenue, which has a 90-foot right-of-way. The building height to the roof is 79 feet and there is also a 16-foot penthouse that is set back at a ratio greater than 1:1. Therefore the building height does not exceed the limits established by the Height of Buildings Act of 1910.

Staff recommends approval of the new headquarters building for the District of Columbia Department of Employment Services.

CONFORMANCE

Comprehensive Plan for the National Capital

The proposed project is not inconsistent with the *Comprehensive Plan for the National Capital*.

National Environmental Protection Act (NEPA)

NCPC does not have independent NEPA responsibility for District of Columbia projects outside the central area. The applicant will be required to meet the standards and guidelines established by the District Department of the Environment.

National Historic Preservation Act (NHPA)

NCPC does not have independent Section 106 responsibility for District of Columbia Projects outside the central area. The applicant has submitted the project to the DC Historic Preservation Office (HPO), and a determination of no adverse effect has been made. An archeological survey for the site has also been prepared as part of the HPO's determination.

CONSULTATION

Coordinating Committee

The Coordinating Committee reviewed the proposal on June 18, 2008, and forwarded it to the Commission with the statement that the project has been coordinated with all agencies represented. 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 National Park Service; the General Services Administration; and the Washington Metropolitan Area Transit Authority.