

PRESS RELEASE



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NCPC to Review Plans for a New Consolidated Forensic Laboratory, Planned Unit Development, and Temporary Ballpark Parking Lots

Also on the agenda is an informational presentation on the Martin Luther King, Jr. National Memorial

Washington, DC – At its next monthly meeting at 12:30 p.m. on Thursday, May 1, 2008, the National Capital Planning Commission (NCPC) will review preliminary and final site and building plans for the District of Columbia Consolidated Forensic Laboratory. Submitted by the District of Columbia Office of Property Management, the building is being designed to meet the Leadership in Energy and Environment Design (LEED) silver certification by incorporating sustainable design features. The design includes a vegetated roof, water reclamation system, low flow water fixtures, and energy efficient systems and materials. Landscape barriers in the building yard accommodate the security requirement for the site.

Located at 401 E Street in Southwest, the site is bounded by E Street SW, 4th Street SW, and School Street SW. It is currently occupied by the Metropolitan Police Department 1st District Station and the Fire Department Engine 13 Company. The police station will be relocated off-site and the existing building demolished. The Engine 13 Company building at the west end of the site will remain and the property will be subdivided. The proposed plans for the laboratory will provide modern facilities and expanded functions for the Metropolitan Police Department Forensic Laboratory, the Public Health Lab, and the Office of the Chief Medical Examiner for the District of Columbia.

The proposed building consists of two levels below grade and six levels above grade. The laboratories are located along the north side, allowing for natural light without significant heat gain in the mechanically sensitive spaces. The south side of the building accommodates office spaces with full-height curtain walls and exposure to natural light. Exterior fritted-glass louvers are included to provide solar control for the offices. The east and west facades are limestone and extend to the mechanical penthouse roof. A six-story high atrium at the corner 4th and E Streets serves as the main entry lobby and reveals the staircase within the structure.

Also on the agenda is a referral from the Zoning Commission of the District of Columbia for a Planned Unit Development located at 2201 M Street in the West End area of Northwest. The project is an 11-story, 182 room, luxury hotel that is designed to achieve the LEED silver certification. This hotel will be the first of several planned luxury, eco-friendly hotels under the brand name “1 Hotel.” The hotels will incorporate green construction and operating principles.

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The building design includes vertical, interior, and exterior gardens, and a solar hot water system. The exterior of the building is largely glass with aluminum frames, and features glass window-walls that open at street level for a vibrant pedestrian experience. The proposed building will contain 122,235 gross square feet, with a building height of 110 feet, plus rooftop penthouses, a ground floor restaurant space, spa, and a valet operated garage for 71 vehicles. The project site is currently occupied by the vacant Nigerian Embassy and Chancery. NCPC is reviewing the submission for impacts to the federal interest.

The Commission will also review plans for temporary surface parking lots for the Washington Nationals Ballpark. Referred by the Zoning Commission of the District of Columbia, the parking lots are intended to accommodate overflow parking for the Ballpark while permanent below-grade parking is created in surrounding developments. The proposed parking areas are located in the Capitol Gateway Overlay district, adjacent to the Anacostia River and along the South Capital Street Corridor.

As proposed, these temporary spaces will contribute to fulfilling a need of 3,775 off-site spaces identified in the D.C Major League Baseball Park Transportation Management Plan. These spaces are not part of the 1,225 spaces the District of Columbia government is required to provide for the Ballpark; those spaces have been accommodated in parking structures adjacent to the structure. NCPC is reviewing the submission for impacts to the federal interest in the Capitol Gateway Overlay, the Anacostia Waterfront Initiative, and the South Capital Street Corridor.

The meeting will conclude with an informational presentation on the Martin Luther King, Jr. National Memorial to update the Commission on the status of the project.

This month's agenda also includes three consent calendar items (no presentation given): final master plan for the National Maritime Intelligence Center in Suitland, MD; concept site and building plans for the new Missile Defense Agency Headquarters Command and Control Center in Fort Belvoir, VA; and a map amendment for a Planned Unit Development at 1444 Irving Street in Northwest Washington, DC.

Information about actions taken at today's 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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